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PUBLIC REVIEW DRAFT
RESOURCE DOCUMENT

Multiple Species Conservation Program (MSCP)

Volume III: Appendix B - Policies and Agreements
Appendix C - Implementation

Prepared for:

City of San Diego

Prepared by:

Ogden Environmental and Energy Services Co., Inc.
The Rick Alexander Company
Onaka Planning & Economics
Douglas Ford & Associates
Sycamore Associates
SourcePoint
CESAR

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POLICIES AND AGREEMENTS

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APPENDIX B-1
EXISITING RESOURCE PROTECTION GUIDELINES AND POLICIES

The following are summaries of resource protection guidelines and policies provided by the City of San Diego, ten smaller jurisdictions within the study area, the County, and Special Purpose Public Entities.

1.0 GENERAL PURPOSE ENTITIES

1.1 CITY OF SAN DIEGO

This listing represents available plans, ordinances and regulations relevant to the MSCP within the City of San Diego. Plans for certain developed areas are not included in the listing since these communities do not contain the amount and type of lands identified for inclusion within possible preserve areas. With these exclusions considered, the following listing represents a comprehensive summary of available documents for the City of San Diego for use in identifying the role and obligations of land owners to manage and protect the biological resources on their property.

i. City of San Diego Progress Guide and General Plan (1989)

The Progress Guide and General Plan is the principal planning document for the City of San Diego. It establishes the parameters for comprehensive, long-term physical development of the city and the lands outside its boundaries relating to it. The Progress Guide and General Plan states overall planning goals, whereas the numerous community plans represent the general plan as applied to the specific community of concern.

In terms of land use policies affecting the MSCP, overall development guidelines for the city are established in the Progress Guide: for example, the policy regarding new communities is to slow down inland suburban growth but not to try to stop it. In the open space element one of the stated goals is to establish an open space system which provides for the preservation of natural resources. The conservation element contains a section on vegetation, wildlife and major habitats. There is some assessment of endangered species, recognition of threats to existing resources, established goals, guidelines and standards, and recommendations for achieving goals and standards, all of which are consistent with the principles behind development of the MSCP.

ii. Guidelines for Future Development (1990)

The Guidelines for Future Development is an amendment to the Progress Guide and General Plan which strengthens the city's goals, guidelines and standards regarding preservation of environmental quality. The mechanism proposed to accomplish this is to add one more level to the phased sequence of development, which is currently in three tiers. Restrictions on removing land from the tier four environmental level are intended to reduce future losses of open space and environmentally sensitive land.

iii. Park and Recreation Planning Study (1990)

The Park and Recreation Study deals primarily with active and developed parks. Therefore, its utility for MSCP mapping is low.

iv. General Plan Changes in the San Diego Region, by SANDAG (1990)

The General Plan Changes in the San Diego Region, prepared by SANDAG, documents changes to general and community plans which are used as inputs to SANDAG's subregional forecasting models. It compares acreages of 1989 plan designations with those used to produce Series 7 growth forecasts. This document may be used to supplement CIC's database of development trend information, which is being compiled to evaluate growth trends within the MSSSA.

v. Community Plans

Draft Mira Mesa Community Plan and Local Coastal Plan (1991)
Mira Mesa Community Plan and Local Coastal Program (1981) and Amendments (Nov. 1989, April 1990)
Clairemont Mesa Community Plan (1985)
Tierrasanta Community Plan (1982) and Amendments (1985-89)
College Area Community Plan (1989)
Torrey Pines Community Plan (1975)
Uptown Community Plan, Open Space and Recreation Element (1985)
Serra Mesa Community Plan (1977) and Amendments 1 - 5 (1986-88)
Rancho Bernardo Community Plan (1988) and Amendment (1989)

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Peñasquitos East Community Plan (1978) and Update (1987)
Sabre Springs Community Plan (1988)
University Community Plan (1990)
San Ysidro Community Plan Update Draft and Addendum (1990)
Otay Mesa Community Plan and Environmental Impact Report (1981)
Otay Mesa Development District (1986)
East Elliott Community Plan (1971) and East Elliott Community Plan Update (1990)
Carmel Mountain Ranch Community Plan (1984)
Uptown Community Plan (1988) and Amendment (1989)
Scripps Miramar Ranch Community Plan (1978) and Amendments (1989)
Sorrento Hills Community Plan (1983)
Mission Valley Community Plan (1985)
Miramar Ranch North Community Plan (1991)
Kearny Mesa Community Plan, Draft (1991)
Navajo Community Plan (1982)
North City West Community Plan (1975)
La Jolla - La Jolla Shores Local Coastal Program Addendum (1983)

Community plans were collected for those parts of the city with amounts of remaining open space sufficient for consideration for preservation of biological resources; this determination was made by Ogden.

Community plans commonly entail plan policy elements including open space either as a separate section or in combination with "recreation" and/or "parks." Resource protection is classified as such or as the resource management element, or included within the open space element.

A comparison of community plans for different areas indicates that some also include the Environmental Impact Report (EIR) necessary to adopt the plan. Others include a local coastal plan/program (LCP). Plans containing EIRs and LCPs entail more detailed analyses of environmental resources than those that do not. Such plans exist for the communities of Mira Mesa, Otay Mesa, Serra Mesa and all coastal communities. The Uptown Community Plan has a separate Open Space and Recreation Element document which focuses on remaining natural open space retention, primarily hillsides.

Other plans include detailed environmental information as appendices. For example, the Mission Valley Community Plan contains the San Diego River Wetlands Management Plan. An alternative means of dealing with environmental issues is to evaluate open space and conservation issues within the context of the community environment and design element, as is done in the Carmel Mountain Ranch Community Plan. This approach integrates planning and conservation approaches, but by doing so, the strength of the conservation side of certain trade-offs is often weakened. Including planning and urban principles, however, can allow better separation of conservation areas by considering topography and other natural and man-made boundaries/obstacles. Certain information contained in the community plans' resource and open space element discussion is not favorable to the MSCP's intended goal of increasing the amount of protected, high-quality biological resources. For example, the Peñasquitos East Community Plan's discussion of resource-based parks encourages development of Peñasquitos Canyon Park with a "balance" of active and passive uses throughout the length of the park, not preservation of the maximum amount of existing resources or their re-establishment.

Thus, the review of community plans will facilitate determination of levels of protection. They also provide a basis for subsequent tasks in the MSCP study pertaining to management of publicly-owned lands, and for providing recommendations to planners and others involved in updating the plans so these documents will be consistent with MSCP objectives.

A diagram of the inter-relationships between the Progress Guide and General Plan, community plans, and segments of these documents is presented in Figure B-1. In summary, the Progress Guide and General Plan directs policy for specific applications within community plans and also guides overall resource management planning. Community plans identify how specific resource areas are to be treated. They articulate which specific land use controls apply, and generally describe these specific resource-related ordinances as they pertain to the subject area. The planning process can sometimes result in special districts or treatment of resource areas precipitated through application of resource protection and community design regulations.

vi. Specific Plans and Precise Plans

Mission Valley Heights Specific Plan (1987)
First San Diego River Improvement Project Specific Plan (1986)

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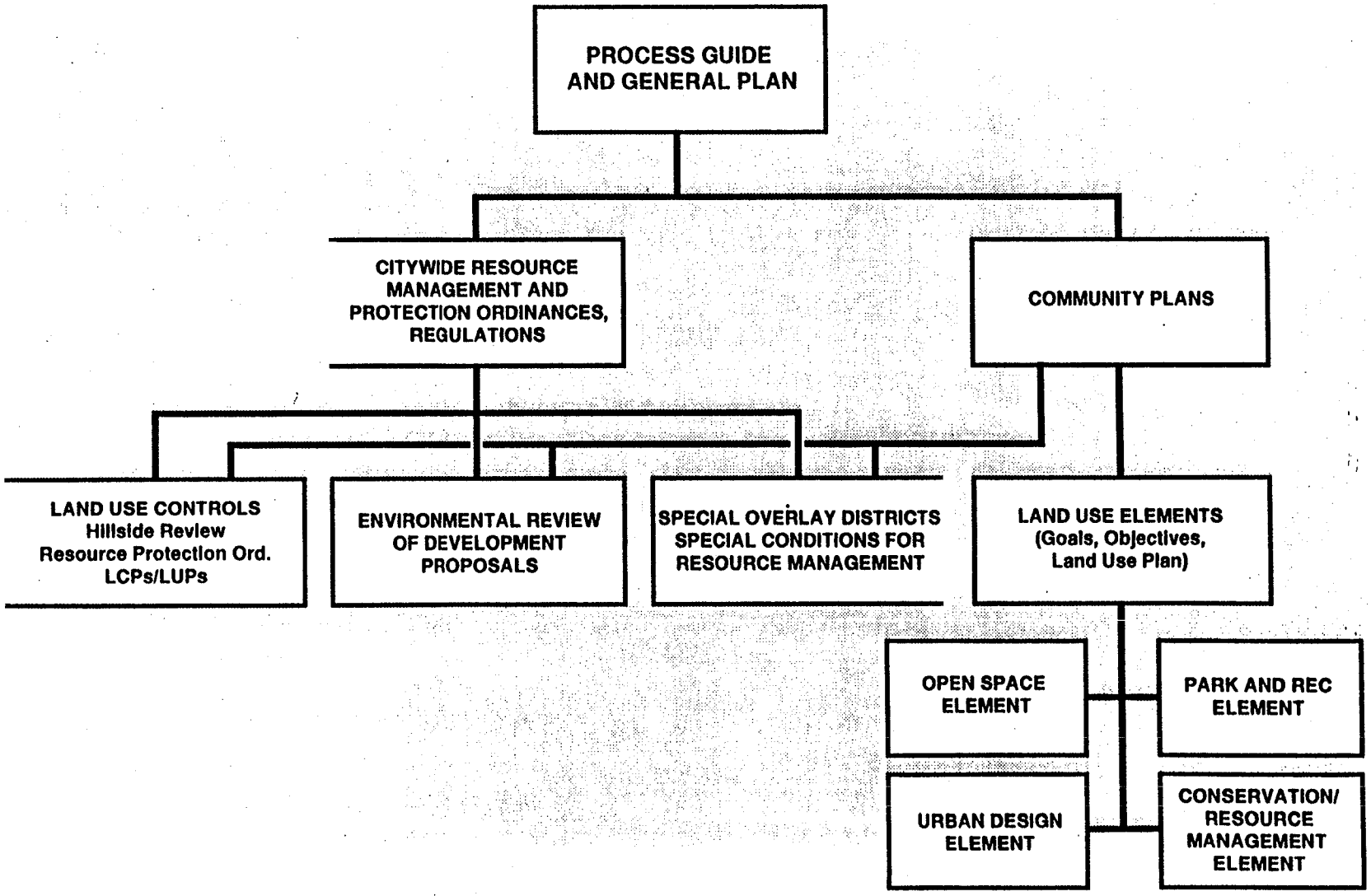

Figure B-1. Structure of Community Plans In Relation to Resource Protection

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Northside Specific Plan (1984)
Via de la Valle Specific Plan (1984)
Fairbanks Ranch Country Club Specific Plan (1982)
Carmel Valley Precise Plan (1981)
Carmel Valley Neighborhood/Precise Plan North City West (1986)
North City West Employment Center, Development Unit Number Two Precise Plan (1987)
North City West Development Unit Three Precise Plan (1981)
North City West Development Unit Four-A Precise Plan (1987/1989)
North City West Development Unit Seven Precise Plan (1989)
North City West Carmel Valley Neighborhood Eight (1990)
North City West Town Center Development Unit Number Nine (1986)

Specific plans are prepared for areas with no existing community plan. These may be areas with existing development such as at Via de la Valle, newly developing areas such as Fairbanks Country Club, or redeveloping areas like Mission Valley Heights which was in extractive use and is planned for urban development. The Via de la Valle Specific Plan contains an EIR, which will be useful in determining levels of protection for natural resources, whereas the Mission Valley Heights Specific Plan and the First San Diego River Improvement Project Specific Plan do not contain EIRs.

Precise plans are more focused than specific plans. They pertain to areas with an existing community plan, such as North City West. Fairly detailed resource information is included in the precise plans. In the Carmel Valley Neighborhood 8 Precise Plan, open space and developed open space areas are diagrammed, which will assist in defining levels of protection within this area. Information related to drainage, circulation and buffer areas between open space and development may be useful at a later stage of evaluating the relative value of certain parcels for their long-term potential as protected biological resources.

vii. Area Plans

San Pasqual Valley (1964) and Amendment (1989)
Tijuana River Valley Plan (1977) and Amendment (1983)
Tijuana River Valley Plan Local Coastal Program Addendum (1979)

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These area plans are similar to specific plans, but may simply pre-date that particular terminology. The two plans and LCP addendum correspond to river valleys with relatively desirable and available land for resource preservation. The San Pasqual Valley area plan is now being augmented through current planning to establish the San Dieguito Regional Open Space Park. Both documents focus on the agricultural and open space lands predominating in their respective valleys. The Tijuana River Valley Plan does not contain any information for defining levels of protection of mapped lands. The LCP addendum does identify sensitive biological resources and will be useful for mapping resource areas.

viii. Resource Protection and Management Plans

Open Space and Sensitive Area Preservation Study, Background Report (1984)
City of San Diego Mitigation Monitoring and Reporting Program (1991)
Hillside Review Overlay Zone and Hillside Design and Development Guidelines (1984)
Amended Resource Protection Ordinance (1991)

The Open Space and Sensitive Area Preservation Study is a general, city-wide document that reviews existing programs, discusses current (then) relevant issues, and recommends proposals for action. Because of the general nature and age of the document, it will not facilitate identification of levels of protection for specific areas.

The City of San Diego Mitigation Monitoring and Reporting Program report establishes a program for monitoring of mitigation measures of development approvals to ensure compliance with requirements identified in EIRs and mitigated negative declarations. Implementation of the program involves submittal of reports by consultants, site visits and review of reports by city staff, a monitoring and notification system, changes to environmental documents, and a system for cost recovery. The program implements California Public Resources Code Section 21081. The report outlines compliance procedures that, if reviewed for specific properties, could describe variations between intended and actual mitigation practices and results. Specific measures for biological mitigation include revegetation/enhancement, a sensitive brush management program, grading restrictions, and avoidance of sensitive areas (and construction of barriers to limit access). This document will be useful in establishing a management plan for the MSCP, but is not directly applicable for determining levels of protection. However, the program itself does represent an additional level of protection worth considering for mitigation lands within the City of San Diego.

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The Hillside Review Overlay Zone and Hillside Design and Development Guidelines promulgates procedures for retaining the maximum amount of natural hillsides through the application of planning, engineering and landscaping practices. Because the guidelines do not limit development, the document will not assist in determining levels of protection for lands within hillside areas.

The amended Resource Protection Ordinance (RPO) does limit development to a maximum of 35 percent of sites containing steep slopes and sensitive biological resources. Specific areas to which the ordinance applies also include floodways and floodplain fringe areas, and wetlands and wetland buffer areas. Specific development practices are imposed for development in these areas. For application to the MSCP mapping work, site characteristics (biological sensitivity, slope, etc.) would have to be known or determinable through existing environmental documents in order to ascertain the amount of development encroachment allowed by RPO. This analysis may be done for larger, important sites once they have been included in a preliminary preserve design, but may not be feasible for more preliminary mapping work.

ix. Management Plans

Conceptual Master Plan: Otay Valley Regional Park

- Otay Valley Regional Park Map, County of San Diego
- Maps: Otay Valley Regional Park Conceptual Master Plan; Eastern Area, Western Area, Otay Lakes Area (1990)
- Map: Otay Valley Regional Park Opportunities and Constraints (1990)
- Map: Otay Valley Progress Plan (1990)

Draft San Dieguito River Valley Regional Open Space Park Concept Plan, and map (1990)

Airport Land Use Plans (SANDAG):

Comprehensive Land Use Plan, NAS Miramar (1990)

Draft Comprehensive Land Use Plan, Lindbergh Field, San Diego (1991)

Comprehensive Land Use Plan, Brown Field, San Diego, California (1981)

Comprehensive Land Use Plan, Montgomery Field, San Diego, California (1984)

Mission Trails Design District (1981)

Tecolote Canyon Rim Development Guidelines (1987)

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In contrast to resource management approaches set forth in the previous discussion, management plans in this section relate to specific geographical areas. The Conceptual Master Plan: Otay Valley Regional Park describes the proposed park area that will protect open space in both active and passive uses. The opportunities and constraints section identifies certain areas such as Dennery Canyon where development is restricted under the Resource Protection Ordinance. (The degree of the limitations would then have to be determined.)

The Draft San Dieguito River Valley Regional Open Space Park Concept Plan provides general planning guidelines for the fourteen "landscape areas" extending from the Pacific Ocean to Volcan Mountain east of Santa Isabel. At this time only the intent to preserve sensitive biological resources is established, without identifying actual locations. The plan seeks to preserve and enhance sensitive habitats and species and to establish adequate buffers between these and development. Application of the plan to defining levels of protection is not possible at this time without supporting environmental studies; however, the presence of the proposed park does infer a degree of protection for sensitive lands within its landscape areas.

The airport land use plans stipulate development regulations that could allow preservation of valuable habitat, although preserve areas (especially those with avian populations) are not always compatible with airports. Specific development restrictions near the airports correspond to noise levels (which are mapped), the 100:1 flight ratio extending from 20,000 feet from where the runway ends, and "accident potential areas." Definition of these areas will facilitate assignment of levels of protection to lands on and near city airports.

The Mission Trails Design District report does not specifically promote retention of sensitive habitat, but rather itemizes design guidelines for areas near the park. The Tecolote Canyon Rim Development Guidelines are similar to those for Mission Trails but with the addition of grading regulations intended to protect sensitive off-site park areas.

x. Other Documents

City of San Diego Memorandum: Sensitive Lands Acquisition Sites (1990)
North City Future Urbanizing Area Final Report (1991), and RFP for North City Future Urbanizing Area Framework Plan (1991)

The Sensitive Lands Acquisition Sites study identifies public and private land ownerships in 15 areas of the city that were targeted for acquisition through a 1990 bond initiative that eventually was rejected by the voters. The document identifies sensitive areas deemed to include most high priority parcels for preservation. It can be used to identify ownership, habitat type, habitat quality, zoning, community plan designation, protection or regulation status, and includes some narrative descriptions. Thus, this document will be very helpful for determining levels of protection for identified parcels.

The North City Future Urbanizing Area Final Report and RFP will not be useful for MSCP mapping efforts, since they contain no specific data. The recommendation within the report "to preserve the inherent character of the natural landscape and habitat while providing neighborhoods..." lacks sufficient definition, even in concert with the planning area's inclusion of parts of regional open space parks.

1.2 CITY OF CHULA VISTA

i. General Plan

The general plan for the City of Chula Vista, along with a few specific plans, comprises the complete documentation for preserving this city's open space and natural resources. The Environmental Resource Management portion of the general plan contains provisions for conserving and managing the city's natural resources and integrating parks and open space areas into the Community Development part of the general plan. The objectives and policies refer to Chula Vista's natural resources such as the bay, river valleys, creeks, canyons, mountains, hillsides and plant and animal life.

The general objectives that pertain to open space preservation include:

(a) provide for the judicious management of Chula Vista's natural resources;

(b) promote land use policies and practices which will minimize the impact of development upon natural resources;

(c) conserve and maintain the quality of existing water resources by careful management of lands adjacent to water resource areas; and

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(d) preserve habitat for unique and endangered species of wildlife and areas of rare or unique vegetation.

The conservation and open space areas described in the general plan include land resources, water resources, (referring to flooding hazards, designation of low intensity land uses (open space) adjacent to waterways; and flood control solutions emphasizing habitat and visual resources), plant and animal resources such as high interest floral or fauna species listed in the EIR for the general plan. Those open space areas and resource protection requirements would indicate a level of protection within the MSCP coding system.

Open Space as defined in the general plan designates permanent open space and denotes potential resources areas for MSCP purposes. As land is developed, developers will be required to dedicate land for recreational purposes or pay "in-lieu" park fees, per the Park Lands Dedication Ordinance. Land with public safety constraints such as floodplains, steep hillsides, unstable soils, beneath power lines, lower than and adjacent to above ground reservoirs, and land within areas of high noise levels from nearby freeways may be more desirable as open space. An analysis of these areas may indicate a moderate level of resource protection. Development pressures on vacant parcels in the easterly and southerly sections of Chula Vista has led to the city searching for an adequate balance of development with open space within the area.

ii. Land Use Element (with map)

The mapped land uses include greenbelts, open space and trail system, with specific plans for trails, parks, and an SDG&E facility. Specific plans will be used as a guide in determining where active vs. passive parks will be located.

1.3 CITY OF DEL MAR

The provisions for open space and resource protection in the City of Del Mar are addressed primarily in three elements of the Del Mar Community Plan (General Plan) and related ordinances. The following is a brief discussion of the documents and maps that address resources protection in Del Mar.

i. Community Development Element (with Land Use Maps)

This section of the Community Plan identifies and evaluates goals, and makes recommendations that will result in the development of a community that protects and enhances the environment. This element divides Del Mar into districts and identifies low density residential areas, as well as undeveloped terrain. The following are land uses which refer to some resource protection.

- Very low density residential (0-1 units/net acre) which preserves open character on land within areas that include steep slopes, bluffs and/or canyons.

- Modified low density residential (1-3 units/net acre) allowed in areas having environmental sensitivities (steep slopes, bluffs, and/or canyons) in established neighborhoods.

ii. Recreation Element (Ordinance #395)

This ordinance refers to an implementation program for a list of specific (passive recreation) projects which include:

Del Mar Canyon Preserve
North Bluff Preserve
Ahmanson Preserve
San Dieguito Lagoon (refers to preserve expansion pursuant to the San Dieguito Lagoon Enhancement Program (subject to CEQA, public hearings, review by City of Del Mar, State Coastal Conservancy, California Coastal Commission).

iii. Environmental Management Element of the Community Plan

This element provides general description of conditions within the San Dieguito Lagoon, floodplain, bluff and steep slope descriptions, seismic hazards, and five major open space areas. An open space specific plan is part of this element and is referred to in the zoning map.

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iv. Chapter 30 Zoning Ordinances and Zoning Map

There are four overlay zones described and mapped in Chapter 30. These include:

(a) Beach overlay zone - regulations protecting public access, safety, and protection of private property. Includes permit application procedure.

(b) Bluff, slope and canyon overlay zone - controls development to preserve scenic bluffs, canyons and steep slopes.

(c) Floodplain overlay zone - purpose is to protect public by regulating real property subject to floodwaters. Defines areas of hazards and designates uses permitted within the zone.

v. Open Space Overlay Zone

Open space areas of community-wide importance are protected to satisfy the recreational needs of the residents, preserve scenic vistas, etc. These overlay zones apply to all parcels shown in the open space element of the adopted community plan. Conditional use permits are required for these areas.

vi. Carmel Valley Precise Plan

This implementation document spells out restrictions on open space areas surrounding development as it occurs within Carmel Valley.

1.4 CITY OF POWAY

The City of Poway has a resource-based comprehensive Plan consisting of the General Plan, Development Code, and Master Environmental Assessment. The Poway General Plan was updated in 1991 and includes community-wide goal statements along with related general plan policies and specific implementation strategies. A program-level environmental impact report (EIR) for the updated Plan was prepared and certified in conjunction with Plan adoption.

The EIR contains environmental mitigation measures that parallel the Plan's implementation strategies. The General Plan covers approximately 25,000 acres of land area in the City's

jurisdiction, 2,100 acres in its adopted Sphere-of-Influence, and 1,600 acres in its General Plan planning area. The adjacent sphere and planning area are in the County's jurisdiction.

The General Plan emphasizes quality of life and community design, environmental enhancement, natural hazard management, natural resource protection and preservation, biological and ecological diversity, community-wide health and safety, and regional cooperation and coordination. The Development Code provides property development standards and other zoning requirements consistent with the General Plan. The Master Environmental Assessment (MEA) provides a detailed description of existing environmental conditions of the area covered by the General Plan. The following paragraphs describe the City's approach to the protection, conservation and management of its natural resources.

i. The Poway General Plan Natural Resources Element contains provisions to conserve resources including land, water, air, biological, visual, open space and cultural resources. The Biological Resources section of the element incorporates the Poway Detailed Biological Assessment (DBA), which was prepared by ERCE/Ogden for the City's 1991 General Plan update. The GIS database file for the Poway DBA has also been incorporated into the MSCP Plan. The Open Space section of the element addresses regionally significant open spaces including natural resource areas, rural lands, steep slopes, floodplains, wetlands, sensitive ecosystems and wildlife corridors.

ii. The Poway General Plan Land Use Element identifies three rural residential land use/zoning categories intended for very low-density single family development and preservation of the City's important natural resources. The minimum lot sizes are determined by average natural slope and availability of City water service. These rural residential categories include:

Rural Residential A, RR-A (1du/4, 8, 20, 40 net acres):	7,500 acres;
Rural Residential B, RR-B (1du/2, 4, 8 net acres):	1,320 acres; and
Rural Residential C, RR-C (1du/1, 2, 4 net acres):	3,200 acres

The Open Space-Resource Management (OS-RM) land use/zoning category presently includes approximately 2,600 acres of publicly-owned land which contain valuable natural resources. This Element also provides for a Prominent Ridgeline Overlay for the protection of ridgelines with special significance to the community.

iii. The Poway General Plan Hazard Management Element contains the provisions for the protection of life, health, and property as a result of natural occurrences related to geologic, seismic, flooding, fire and noise hazards.

iv. City of Poway Ordinance No. 283 was passed by the people of the City of Poway at a general election held on November 8, 1988. The ordinance requires that any proposed changes to the Poway General Plan, Zoning Development Code, a tentative subdivision map, or other discretionary land use decision which would increase the residential density or development intensity permitted by the law shall only be authorized if approved by the voters of the City at a special or general election.

The ordinance applies to the rural residential and open space land use/zoning categories, specific "planned community" land use/zoning category areas, the slope criteria and minimum parcel sizes, and lot averaging provisions of the General Plan, Zoning Development Code, and Poway Municipal Code.

v. City of Poway Resolution No. 90-89 was adopted by the City Council in November, 1990 and established an interim replacement standard as mitigation for coastal sage scrub habitat for the California gnatcatcher and established a mitigation fund. In September, 1991, the City adopted "Guidelines for California Gnatcatcher Survey and Report Preparation" in conjunction with the Poway General Plan Update approval.

vi. City of Poway Ordinance No. 345 was adopted by the City Council in November, 1991 and amended the City's grading ordinance adding regulations and permit requirements for clearing and grubbing of vegetation.

vii. City of Poway Resolution No. 93-149 was adopted by the City Council in October, 1993 and established a policy concerning removal of coastal sage scrub habitat of lower potential value pursuant to the State NCCP Process and Conservation Guidelines.

viii. The draft City of Poway Subarea Habitat Conservation Plan preparation was authorized by the City Council on February 15, 1994. The draft Plan will be based on a preliminary focused planning area boundary and a goal of conserving multiple habitats and species.

1.5 CITY OF CORONADO

Although the City of Coronado is substantially developed, the remaining land is subject to restrictions on development within the Wildlife Preserve Zone (overlay zone). Uses may be restricted to wildlife preserves, but include provisions for military facilities and walkways.

i. The Land Use Element

Does not provide any significant resource protection. The military land is considered outside of the city's influence and is therefore for military and/or environmental purposes.

1.6 CITY OF LA MESA

i. The Land Use Element Map

Is the primary expression of land use policy in the general plan. Eastridge and West Central Specific Plan areas are both designated as Open Space and contain the three remaining areas of undeveloped land. Areas within this designation have several limited development options. The rural residential designation allows between 0-2 du/acre depending on the slopes and vegetation present and may also provide some degree of resource protection.

ii. The Eastridge Specific Plan preserves open space (56 acres) or coastal sage scrub habitat and Resolution #15978 approves the Eastridge Final EIR.

1.7 CITY OF IMPERIAL BEACH

The area of interest within the Imperial Beach area is the Tijuana River National Estuarine Sanctuary. The Biological Management Plan, which provides resource protection is the Tijuana River National Estuarine Sanctuary Management Plan. Sanctuary nomination in 1982 brought federal, state and privately owned lands under coordinated resource management. The plan outlines both protection and development of the site over a 5-10 year period.

1.8 CITY OF EL CAJON

i. General Plan

There are 900 acres of open space in El Cajon. Designation as Open Space means density is not to exceed 3 du/per acre in an area of clustered residential development. This designation may not be stringent enough for resource protection.

ii. The Hillside Overlay Zone was intended to provide for the reasonable use of hillside areas while minimizing danger and disturbance of terrain. This zone would not offer a high level of resource protection.

1.9 CITY OF NATIONAL CITY LCP

i. Open Space Reserve Zone

Specific public areas are designated (i.e., Caltrans, SDG&E right-of-way, marshes). These areas are surrounded by intense development and are not likely to be part of a preserve design. The same applies to floodplain zoning regulations.

1.10 CITY OF LEMON GROVE

This city is completely developed and, therefore, has no open space policies within its General Plan.

1.11 CITY OF SANTEE

The General Plan summary updates and land use map refer to park/open space. There are no specific resource protection policies within the city.

1.12 COUNTY OF SAN DIEGO

i. Sensitive Resource Area Regulations

The purpose of these regulations is to increase protection of the county's natural resources. They require a site plan to be submitted to the county before development can occur within these areas.

ii. Ordinance #7415

This ordinance imposes interim regulations on grading and clearing and applies to land with sensitive species and habitats. It establishes a fine for improper grading or clearing (without appropriate permit).

iii. Resources Conservation Overlay of the Land Use Element (RCA maps)

The RCA overlay acts as a tag to land identified as having valuable resources in need of conservation. Implementation actions vary depending on the resource.

iv. Resource Protection Ordinance

This ordinance requires a resources protection study for certain discretionary projects to protect sensitive lands and prevent their degradation and loss. The ordinance reserves the ability of land owners to make reasonable use of their land subject to conditions of this ordinance.

v. Hillside Development Policy

These guidelines supplement the Resource Protection Ordinance.

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2.0 SPECIAL PURPOSE PUBLIC ENTITIES

2.1 BUREAU OF LAND MANAGEMENT (BLM)

South Coast Planning Area Resource Management Plan and Environmental Impact Statement

This document outlines a number of alternatives for managing the Bureau's public lands in the South Coast Planning Area. The area contains property that falls within MSCP boundaries, mostly within the easternmost mountainous terrain lying between I-8 and the border with Mexico. The general objective of the plan is to provide a framework to maximize resource values and the multiple use of the public lands, balancing protection of sensitive resources with potentially appropriate uses, and improving management effectiveness through adjustment of scattered land ownership patterns. The resource management plan addresses the opportunities to manage the sensitive resources and open space values of these lands, and to balance the protection of these resources with potential uses such as recreation and mineral development. The preferred management alternative is analyzed to determine appropriate levels of resource protection, as well as acquisition possibilities of land not needed by BLM.

2.2 CALIFORNIA DEPARTMENT OF FORESTRY

Environmental Impact Report - Compartment Analysis and Management Plan, Coochama Experimental Forest

The Coochama Experimental Forest is a 2,261-acre tract west of Tecate Peak and north of the U.S.A. - Mexico border. The land is designated as part of the Laguna-Morena Demonstration Area. The experimental forest is Unit 5 of the larger Laguna - MDA project, in compartments 39 and 40.

The current management objectives are incomplete but focus on objectives to conserve habitat, recreation, and forest (fire hazard) management.

2.3 COUNTY WATER AUTHORITY

Alignment of Pipelines in San Diego County

The County Water Authority provided a map depicting the alignment of pipelines through the study area. After an initial determination of the draft preserves are made, the pipeline alignment will be reviewed for more detail to determine whether the widths of the pipeline rights-of-way in important areas are sufficient to provide linkages between preserve areas.

2.4 U.S. FOREST SERVICE

Land and Resources Management Plan - Cleveland National Forest

The purpose of the Forest Plan is to provide a management program reflecting a mix of activities for the use and protection of Forest Resources. It fulfills legislative requirements while addressing local, regional, and national issues. It establishes management objectives through the year 2000, specifies implementation practices, and outlines monitoring requirements. A determination will be made whether management of U.S. Forests land is for competing or complementary uses.

2.5 TIJUANA RIVER NATIONAL ESTUARINE RESEARCH RESERVE AUTHORITY

Tijuana River National Estuarine Research Reserve Management Plan

The TRNERR is 2,531 acres of tidally-flushed wetlands, riparian, and upland habitats lying north of the U.S. - Mexico border. It contains the Tijuana National Wildlife Refuge, Border Field State Park, and the Sweetwater marsh wetlands. Ownership is divided between city, county, state, federal and private land owners. As a wildlife estuarine sanctuary, its focus is on research, education, and interpretation. The plan's objectives are to protect the sanctuary's significant estuarine resources and improve the overall health of the estuarine ecosystem. Compatible multiple use of sanctuary land, public education, and a management-oriented research program are other important objectives. To address concerns of the sanctuary, six program areas including resource protection, research, interpretation, land acquisition, facilities development, and administration are listed in the

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plan. The plan is flexible enough to continue to be relevant towards realizing the long-term resource protection goal of the sanctuary.

2.6 California Department of Fish and Game

The Department of Fish and Game currently has a number of reserves within the MSCP study area including the San Dieguito Lagoon Ecological Reserve and Dairy Mart Ponds Reserve. While these reserves are not currently being actively managed, the department is currently working on management plans to preserve habitat in these areas. The department has supplied bird species lists for these reserves, and will follow up with additional management information after January 1992.

2.7 State Coastal Conservancy and Los Peñasquitos Lagoon Foundation

Los Peñasquitos Lagoon Enhancement Plan and Program

This plan was developed in 1985 by the Los Peñasquitos Lagoon Foundation and the State Coastal Conservancy to describe the measures that are currently planned for restoring and enhancing the environmental qualities of the 636 acres that make up the Los Peñasquitos Lagoon. The plan calls for funding of wetland enhancement and restoration and discusses projects that are eligible for funding from lagoon enhancement fees that watershed developers pay as a means of mitigating impacts of their developments. The major land owners in and surrounding the lagoon include SDG&E (who has vacant land that may be developed as light industrial - 90 acres), the State Department of Parks and Recreation (1,326 acres Torrey Pines State Beach and North Beach parking lot), Atchison-Topeka and Santa Fe Railway (41 acres - up to 200 feet wide), the City of San Diego (Torrey Pines Golf Course and Clubhouse, and the Peñasquitos Canyon preserve -- see master plan for the preserve), and private land owners in Sorrento Valley. An assessment using information from this plan and related master plans will help determine the level of resource protection on different portions of the lagoon property.

2.8 California Department of Parks and Recreation

San Diego Coastal State Park System General Plan: Torrey Pines State Beach and State Reserve

The Department of Parks and Recreation provided a general plan document for the Torrey Pines State Beach and State Reserve as input for resource protection provided for the department's property that contains sensitive habitat. The general plan contains a number of elements, the most important of which is the Resource Element. The Resource Element describes the 1,256-acre reserve which is made up of two natural preserves: the Ellen Browning Scripps Natural Preserve and the Los Peñasquitos Marsh Natural Preserve. A summary of natural resources is provided in this element, along with management objectives which stress perpetuating the area's prime resource values. The environmental impact element is prepared according to the mandates of CEQA, and development proposed in the general plan reflects the policies presented in the Resource Element. Application of this general plan to the MSCP resource protection coding process will focus on whether management and development of the State Reserve is consistent with the objectives of the MSCP.

2.9 San Dieguito River Valley Regional Open Space Park

A Joint Powers Authority was created by local governments to create a 60,000-acre greenway and open space park system along the river's path. The goals are to preserve open space, protect and enhance natural resources, establish appropriate recreational areas, and to create a scenic trail system. Mapped land uses will aid in determining which lands are preserved for habitat conservation, and which ones are being managed for competing purposes.

Conceptual Plan for the Expanded San Dieguito Lagoon Resource Enhancement Program

This program represents a concept for restoring a rare and valuable natural resource that has great community support and can serve as a tool and inspiration in the San Dieguito River Valley Regional Park planning process. It is one more step in the process of defining the best and highest public use for the river valley. The concept is to create an open space zone for the sensitive and scenic areas within the San Dieguito river valley which would still

allow for low intensity recreational and agricultural uses, while conserving resources and habitats. Of note is that A-1-10 zoning has been ineffective in maintaining open space in the valley. The zoning should be supplemented by several means, according to the plan, including the establishment of a regional park and the implementation of a specific open space park zone. Zoning by use rather than land density would allow zoning designations that recognize limited development potential on sensitive lands. It would also implement the goal of "open space" designation for the area in the City of San Diego's General Plan. Suggested treatments for various specific elements in the planning concept are given, including conservation and management of the river mouth, tidal inundation area, saltmarshes and mudflats, islands, uplands, watershed, fairgrounds, tidal channels, and buffer zone.

ONGOING MULTI-SPECIES PLANNING AGREEMENT
March 1993

I. INTRODUCTION

The following parties are entering into this agreement: the North County Multiple Habitat Conservation Program, represented by the San Diego Association of Governments (SANDAG), the City of San Diego Multiple Species Conservation Program, represented by the City of San Diego Clean Water Program, the County of San Diego Multiple Species Wildlife Habitat and Open Space Conservation Program, the U.S. Fish and Wildlife Service (USFWS), the California Resources Agency and the California Department of Fish and Game (CDFG).

II. PURPOSE OF AGREEMENT

By signing of this agreement, the State Resources Agency and the Department of Fish and Game agree that the three named programs are Ongoing Multi-species Plans (OMSP) as defined in the Natural Communities Conservation Planning (NCCP) Process Guidelines, and therefore will be accepted as NCCPs. These three programs in combination cover the entire San Diego region which includes all 18 incorporated cities and the county. These three existing local programs are recognized as providing regional protection and perpetuation of natural wildlife diversity while allowing compatible and appropriate development and growth. The three named programs are designed to provide an alternative to current "single species" conservation efforts by formulating regional, natural community-based habitat protection programs to protect the numerous species inhabiting each of the targeted natural communities and to enhance the effectiveness of ongoing species protection efforts. The combination of these three programs will create a regional planning and management system designed to protect the region's native habitats, including the coastal sage scrub habitat, and reconcile conflicts between habitat protection and new development within the region.

This agreement is not a NCCP Planning Agreement, and this Ongoing Multi-species Planning Agreement will not affect the ability of NCCP Planning Agreements to be approved for any portion of the program areas. Furthermore, the relationship among the plans is horizontal and no one plan has authority over another.

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III. RECITALS OF FACT

This agreement is entered into based upon the following goals and objectives:

A. GOALS

1. Maintain the full range of vegetation communities and maximize biological diversity within the San Diego Region.

2. Maintain viable populations of targeted species, including endangered species and those species threatened with endangerment.

B. OBJECTIVES

1. Coordinate regional habitat preservation and management efforts in the San Diego region with other Southern California efforts.

2. Prepare a set of coordinated local habitat/multi-species/natural communities conservation plans throughout the region.

3. Prepare plans that will comply with federal and state conservation planning processes.

4. Agree to implement the plans through equitable interjurisdictional mitigation procedures.

5. Have in place at the end of the planning process a system whereby potential land banks and mitigation sites can be identified and preserved for the future.

6. Any regional plan that may result due to this effort shall maintain a close liaison with all land use agencies and property owners in a matter that assures due diligence as to property rights.

IV. LANDS SUBJECT TO THIS PLANNING AGREEMENT

Lands subject to this planning agreement include lands within San Diego County which are planned and regulated by the eighteen incorporated cities, and the County of San Diego for the unincorporated lands. This agreement does not include lands planned and regulated by federal and state agencies. Attached to this Agreement is a map (Attachment A) which defines the boundaries for the three programs signatory to this Agreement. This Agreement recognizes that the boundaries of the three programs are the boundaries for the Ongoing Multi-Species Program subregions.

This agreement is based upon the recognition by the NCCP that the three programs, as described within and whose boundaries are shown on Attachment A, are in fact Ongoing Multi-Species Plans as described in the NCCP Process Guidelines dated

September 1, 1992, due to the fact that the planning efforts were funded and underway at the time that the NCCP Act became effective, January 1, 1992.

V. AUTHORIZATION

The approval of the Ongoing Multiple Species Plans will be in the form of an Implementing Agreement between the USFWS, the CDFG, and each respective program. If sufficient data and commitments are provided, the Implementing Agreement will state that the Plans can serve as a pre-listing agreement for specified species and as a federal Habitat Conservation Plan (HCP). It is understood that the Ongoing Multiple Species Plans will lead to issuance of a Section 10(a) permit pursuant to the Federal Endangered Species Act, and a 2081 permit pursuant to the California Endangered Species Act, providing all issuance criteria are met.

Environmental documents will be prepared as needed to meet NEPA and CEQA requirements.

VI. ROLES OF JURISDICTIONS PARTICIPATING IN THE OMPs AS ADDRESSED BY THIS PLANNING AGREEMENT

Some of the agencies listed below have already entered into NCCP agreements. Nothing in this agreement precludes these agreements from proceeding, or preclude future agreements between the State and any of the local jurisdictions or property owners. This agreement simply recognizes the three named programs as Ongoing Multi-Species Plans per the NCCP Process Guidelines.

North County Multiple Habitat Conservation Program (MHCP)

The San Diego Association of Governments (SANDAG) has been designated the lead agency to facilitate coordination and plan preparation as per a Memorandum of Agreement, dated November 1991, as signed by the San Diego County Water Authority, the U.S. Fish and Wildlife Service and the California Department of Fish and Game and the following local governments:

City of Del Mar
City of Solana Beach
City of Encinitas
City of Carlsbad
City of Oceanside
City of San Marcos
City of Vista
City of Escondido
City of Poway
City of San Diego
County of San Diego

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It is recognized that individual NCCP Planning Agreements may be entered into by local jurisdictions and/or private landowners within any portion of the MHCP study area and that no one plan has authority over another. The MHCP will incorporate any agreements reached through the NCCP process to the extent possible given that all programs must proceed on their own schedules.

It is further recognized that local jurisdictions must concur with the recommendations made by the MHCP for their respective jurisdictions and that they may apply different regulatory and plan development techniques which result in coordinated plan implementation.

City of San Diego Multiple Species Conservation Program (MSCP)

The City of San Diego Clean Water Program is the project manager for the Multiple Species Conservation Program, which covers the Metropolitan Sewerage System Area and City-owned lands outside that area. The following local governments are located within the study area, with the cities of Chula Vista, Poway and Santee and the County of San Diego participating as members of the MSCP Working Group, an advisory board:

City of San Diego
City of Del Mar
City of Poway
City of National City
City of Chula Vista
City of Imperial Beach
City of Santee
City of La Mesa
City of Lemon Grove
City of El Cajon
City of Coronado
County of San Diego

For land within the City of San Diego, the MSCP is intended to function as a NCCP equivalent for coastal sage scrub habitat. Therefore, a separate NCCP Planning Agreement will not be pursued for the City of San Diego or lands within the MSCP study area. It is recognized, however, that individual NCCP Planning Agreements may be entered into by local jurisdictions and/or private landowners within any portion of the MSCP study area and that no one plan has authority over another. The MSCP will incorporate any agreements reached through the NCCP process to the extent possible given that all programs must proceed on their own schedules.

It is further recognized that local jurisdictions must concur with the recommendations made by the MSCP for their respective jurisdictions, prior to adoption, and that they may apply different regulatory and plan development techniques which result in coordinated plan implementation.

Multiple Species Wildlife Habitat and Open Space Conservation Program (MSWH&OSCP)

The County of San Diego is the project manager for this habitat program designed to cover the unincorporated area of the County. The County is working collectively with the two multiple jurisdiction planning efforts that are a part of this agreement, and with State and Federal land owners and managers in the region to attain a consistent and coordinated conservation plan for the entire County.

Within this larger regional framework, the County is working at the subregional level to more closely coordinate resource planning activities; in parts of the south County, the County has enrolled with the City of Chula Vista in the State NCCP program. Other subregional or local areas may result in future NCCP plans as well.

VII. ONGOING MULTI-SPECIES PLANS

The three conservation plans are Ongoing Multi-species plans according to the NCCP Process Guidelines:

1. The three planning efforts were funded and underway by the time that the NCCP Act became effective (1/1/92).

2. The plans protect coastal sage habitat, and upon completion, the approved plans will contain an agreement for satisfactory mitigation of any coastal sage scrub loss as approved by CDFG. The approved plans substantially achieve the objectives of the NCCP Act, meaning that the plans provide assurance that coastal sage scrub habitat and named species will be protected to a degree substantially equivalent to a NCCP.

The three habitat conservation programs are similar in scope, yet proceeding on separate schedules, moving forward independently of one another. This Agreement recognizes the three time lines and will not require compatibility of schedules.

VIII. PUBLIC PARTICIPATION AND PUBLIC NOTICE OF PLAN PREPARATION

A. Regional Habitat Conservation Public Outreach Committee

This committee is composed of staff members from SANDAG, the City of San Diego, the County of San Diego, and members of the MSCP Working Group and the MHCP Advisory Committee. The goal of this committee is to provide information and educational materials on habitat conservation programs to the public at large. An integrated public information program is underway for a variety of elected, public and special-interest groups throughout the region. A slide show has been prepared which describes the need for conservation, identifies the various habitat types in the region in need of protection, and discusses what will be achieved by pursuing a multiple habitat conservation

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effort. A brochure has been prepared which summarizes the plan underway to preserve the natural environment. Names and phone numbers of the project managers are provided so members of the public can have direct access to the information they need. A speakers bureau has been formed. Various organizations, agencies, groups and clubs have been invited to receive a presentation on what we are trying to accomplish.

B. MHCP Advisory Committee

This committee is comprised of 36 individuals representing the eleven north county jurisdictions, the San Diego County Water Authority, CALTRANS, USFWS, CDFG, property owners, environmental organizations, citizen groups, and other public and semi-public organizations who may have an interest in the north county. The group meets once a month, all meetings are publicly noticed. Their purpose is to advise SANDAG staff and the consultants who are preparing the multiple habitat conservation plan for the north county.

C. MSCP Working Group

The MSCP Working Group was formed to advise the City of San Diego's Clean Water Program on development of the Multiple Species Conservation Program. The members of the Working Group represent the sectors of the community which will be involved in reaching a consensus on how the plan is designed, financed and implemented. The purpose of the Working Group is also to maximize coordination of this conservation program with the work of others. The Working Group consists of public agencies, public facility providers, resource agencies, conservation groups, and developers. This group meets monthly as do its Implementation Strategy and Public Outreach Committee.

D. County of San Diego Public Participation Program

The San Diego County program has a public participation program consisting of quarterly informational meetings within the community, meetings as needed with special-interest groups, public workshops with the County Planning Commission and the Board of Supervisors. Necessary implementation plans will be considered in noticed public hearings before the Planning Commission and the Board of Supervisors.

IX. STATE AND FEDERAL AGENCY PARTICIPATION

The U.S. Fish and Wildlife Service and the California Department of Fish and Game are actively involved in the preparation of the Plans through attendance at meetings, responding to work products and by providing direction on the acceptability of proposed habitat preserve designs and implementation mechanisms. Staff from both the USFWS and the CDFG will attend the MHCP Advisory Committee, the MSCP

Working Group, the Biological Task Force on Multiple Species Preserve Design, and the Regional Conservation Coordinating Committee as active members.

Although the U.S. Marine Corps and the U.S. Navy are not signatory to this agreement, they are actively involved in the preparation of these plans. They are represented on the advisory committees, they respond to and review work products, and they provide land use and biological information on federal land as needed to complete the regional habitat conservation plan.

X. SCHEDULES AND EXHIBITS

Attachments

Exhibits generic to all three habitat conservation programs:

A. Map of region showing subregions
B. Paper - "Habitat Conservation Planning in the San Diego Region"
C. Description of Regional Conservation Coordination Committee
D. Vegetation Classification System

North County Multiple Habitat Conservation Program

MHCP - A. Memorandum of Agreement
MHCP - B. Scope of Work - include species list
MHCP - C. Schedule
MHCP - D. MHCP Advisory Committee Members
MHCP - E. Paper - "Interim Coordination of Land Use Activities"

Contact: Janet Fairbanks, Project Manager
SANDAG
401 B Street, Suite 800
San Diego, CA. 92101
(619) 595-5370

City of San Diego Multiple Species Conservation Program

MSCP - A. Target Species List (10/15/92)
MSCP - B. MSCP Working Group Members
MSCP - C. NCCP Enrollment Agreement for the City of San Diego
MSCP - D. MSCP Scope of Work
MSCP - E. Resource Inventory and Mapping Methodology for the Multiple Species Conservation Program (August, 1992)

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Contact: R. David Flesh, Project Manager
Clean Water Program
401 B Street, Suite 1000
San Diego, CA. 92101
(619) 533-5262

Multiple Species Wildlife Habitat and Open Space Conservation Program

MSWH&OSCP - A. Target Species List
MSWH&OSCP - B. Scope of Work

Contact: Michael Evans, Open Space Program Manager
5201 Ruffin Road Suite B
San Diego, CA. 92123
(619) 694-3496

XI. DURATION OF AGREEMENT

The duration of this agreement is dependent upon each program completing its plan. Upon plan completion, the lead agency for each program, along with CDFG and USFWS intends to enter into an Implementing Agreement that specifies all terms and conditions of activities for each signatory agency under the NCCP plan. By signing the Implementing Agreement, CDFG and USFWS explicitly acknowledge approval of the Final NCCP plan and declare that the NCCP meets the requirements of a state Management Agreement or a federal Habitat Conservation Plan to allow issuance of appropriate permits for target or other named species, should those species become listed.

XII. AMENDMENTS TO AGREEMENT

An amendment of this agreement may be initiated by any of the signatories of this agreement. If the subject matter of the amendment involves only one program, the amendment shall be between CDFG and USFWS and the program in question only.

Gloria McClellan, Chair
SANDAG Board of Directors for the
Multiple Habitat Conservation Program

Jack McGrory, City Manager
City of San Diego for the
City of San Diego Multiple Species Conservation Program

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David Janssen, Chief Administrative Officer
County of San Diego for the
Multiple Species Wildlife Habitat and Open Space Conservation Program

for Boyd Gibbons, Director
California Department of Fish and Game

Marvin L. Plenert, Regional Director
U. S. Fish and Wildlife Service

for Douglas Wheeler, Secretary for Resources
The Resources Agency, State of California

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STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, *Governor*

DEPARTMENT OF FISH AND GAME
1416 NINTH STREET
P.O. BOX 944209
SACRAMENTO, CA 94244-2090
(916) 653-7667

July 9, 1993

Ms. Janet Fairbanks
San Diego Association of Governments
First Interstate Plaza
401 B Street, Suite 800
San Diego, California 92101

Dear Ms. Fairbanks:

The Department of Fish and Game and the California Resources Agency have signed the Ongoing Multi-Species Planning (OMP) Agreement and I am returning it to you with this letter. The Department acknowledges that this OMP Agreement provides formal recognition of the three San Diego County OMPs as components of the Natural Communities Conservation Planning (NCCP) Program. This OMP Agreement is a general document intended to assure coordination and integration of the three OMPs in San Diego County with the NCCP Program. We have signed it even though several sections are no longer precisely applicable because of recent events (e.g., listing of, and special rule for, the coastal California gnatcatcher). These issues have been discussed in the U.S. Fish and Wildlife Service's (USFWS's) May 26, 1993 letter to you (copy attached). We concur with the USFWS's comments.

In addition, you indicated in discussions with Dr. Larry L. Eng, NCCP Program Manager, that the language in the second paragraph of Section II, is not intended to require that separate NCCP Agreements must be signed. Because negotiation of separate NCCP Agreements for jurisdictions within the three OMPs would be largely redundant and will unnecessarily delay the development of subregional NCCPs, we concur with that interpretation.

We look forward to continue working with the OMP planning groups and the USFWS to develop viable NCCPs for San Diego County.

If you have any questions, please call Dr. Larry L. Eng, NCCP Program Manager, Department of Fish and Game, 1416 Ninth Street, Sacramento, California 95814, telephone (916) 653-9767.

Sincerely,

for Boyd Gibbons
Director

Attachment

cc: Mr. Larry L. Eng
Department of Fish and Game
Sacramento, California

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
911 N. E. 11th Avenue
Portland, Oregon 97232-4181

MAY 26 1993

Ms. Janet Fairbanks
San Diego Association of Governments
Suite 800, First Interstate Plaza
401 B Street
San Diego, CA 92101

Dear Ms. Fairbanks:

The U.S. Fish and Wildlife Service (Service) has signed the Ongoing Multi-Species Planning Agreement (OMPA) and is returning it to you with this letter. The Service has signed the OMPA with the understanding that there are some sections of the agreement that have been superseded by events of the last few months (e.g., the listing of, and the special rule for, the coastal California gnatcatcher) and are, therefore, of concern to the Service. We want you to be aware of our concerns and suggest to you that if the OMPA is revised in the future, some changes would be required.

Our major concern involves changes in the process of developing the multi-species plans because of the listing of the coastal gnatcatcher as threatened and the proposal of a special rule that will allow for incidental take. Several sections in the agreement will need to be adjusted at some time in the future to account for the listing and special rule. Also, the Service recommends that in future versions, the agreement states that mitigation elements will be integrated across subregional boundaries. There has also been a minor change in the way the Service approves Habitat Conservation Plans that needs to be acknowledged should the OMPA be revised.

The Service acknowledges that this OMPA is a general document whose intent is to assure coordination and integration of the multi-species planning efforts that have been started in San Diego County with the newer Natural Community Conservation Planning process. We also acknowledge that any plan that is derived from these various planning processes will need to have its own implementing agreement where all of the aforementioned concerns can be addressed.

We appreciate working with you on this issue and acknowledge your patience. We look forward to the ongoing relationship to ensure that the multi-species planning efforts will be protective of the natural resources in San Diego County and allow for compatible development.

If you have questions, please call Gail C. Kobetich, California Planning Manager, Sacramento, California, at 916-978-4866.

Sincerely,

Marvin L. Plenert

MARVIN L. PLENERT
Regional Director

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APPENDIX B-3

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MODEL IMPLEMENTING AGREEMENT

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APPENDIX C

IMPLEMENTATION

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APPENDIX C-1

ISSUE PAPERS

1	Crediting Off-Site Mitigation in the MSCP Preserve System
2	Relationship Between the MSCP and a Natural Community Conservation Program
3	Relationship Between the MSCP and Subarea Habitat Area
4	Coordination of Interim Permit Activities
5	A Conceptual Framework for MSCP Preserve Design
6	Implementation of the MSCP Through Subarea Plans
7	MSCP Implementation Equity Issues
8	Resolution of Intention to Finalize the Multiple Species Conservation Program Plan
9	Planning Regulatory Devices for Habitat Preservation
10	A Plan Review, Approval and Implementation Structure for the MSCP
11	Implementation Agreement
12	Cooperative MSCP Planning and Implementation Issues Discussion Draft

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CLEAN WATER PROGRAM
for Greater San Diego

First Interstate Plaza • 401 "B" Street, Suite 1000 • San Diego, CA 92101-4230
Phone (619) 533-4200 • Fax: (619) 533-4267

Approved by the
MSCP Working Group
on February 19, 1992

ISSUE PAPER No. 1
Crediting Off-Site Mitigation
in the MSCP Preserve System

Introduction

This Issue Paper has been developed to provide the MSCP Working Group and other project participants with a "working definition" of how mitigation will be counted and credited in the MSCP preserve system when it is determined that off-site mitigation is necessary. Clarification of this issue is necessary early in the planning process so that the resource agencies, development community, public facility developers, and Clean Water Program (CWP) are made aware of the value of investment in a process which reaches a successful outcome. The working definition is contained in a series of statements or points of agreement which follow.

Working Definition Statements

- In order to provide benefit to participating parties, the Multiple Species Conservation Program (MSCP) must be biologically correct and implementable.

- A Plan based on sound biology and with appropriate implementation is necessary to assure the approval of the resource agencies.

- When implemented, the MSCP will create a wildlife and habitat preserve system which will provide private and public participants with an agreed-upon location for off-site and on-site mitigation. This off-site mitigation is intended to address the unavoidable direct impacts on habitat identified in the environmental analysis of these projects.

- Use of the wildlife and habitat preserve system for off-site mitigation should be provided to private and public participants with projects proposed to be constructed within the MSCP study area on a priority basis, but should not be limited to those projects when other uses benefit the overall implementation of the MSCP.

- The MSCP is intended to address potential impacts on habitat caused by population growth within the Metropolitan Sewer System Service Area (MSSSA).

- The Clean Water Program has undertaken the MSCP with the understanding that it may serve to address the potential secondary impacts of growth from many sources and not just those attributable to wastewater treatment facilities.

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- Those secondary impacts attributable to the CWP are the same as the direct impacts of public and private projects which use vacant land, including the private sector:

  - housing,
  - commercial, and
  - industrial development,

  and in the public sector:

  - transportation facilities,
  - schools,
  - water supply conveyance and treatment facilities,
  - wastewater treatment and conveyance facilities,
  - recreational facilities, and
  - other public utilities.

- The growth of the San Diego region and the consequent demand for housing, employment locations, and public facilities is the same growth for which the CWP will provide wastewater treatment facilities and, when implemented, the MSCP will create a preserve system to address.

- The MSCP will define the process by which mitigation land is identified, preserved, managed, and financed; and how participation in the preserve system will benefit users of land through mitigation credits. The major regulatory agency partners in the process, the U.S. Fish and Wildlife Service and the California Department of Fish and Game, will enter into an agreement on implementation of the MSCP with the responsible local entity(ies). This agreement will eliminate the issue of "double counting" (i.e., having to mitigate twice for the same impacts), and other concerns about conflicting regulations enforced by different agencies.

Resolution of the definition of how mitigation will be counted and credited in the MSCP is a key issue for agreement at this early point in our planning process. This Issue Paper is intended to provide a catalyst for such an agreement among the participants to occur. In a consensus process such as this one, it is valuable for the involved parties to state for the record that a working agreement has been reached.

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CLEAN WATER PROGRAM
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600 B Street, Suite 500 • San Diego, California 92101-4587
Phone: (619) 533-4200 • Fax: (619) 533-4267

Approved by the
MSCP Working Group
on February 19, 1992

ISSUE PAPER NO. 2

Relationship Between the MSCP and a Natural Community Conservation Program

Introduction

A.B. 2172 (Kelley, 1991) was signed by Governor Wilson on October 9, 1991. The bill enables the development of Natural Community Conservation Plans (NCCPs), describes how the Department of Fish and Game will participate in those processes, and makes the State law generally consistent with Section 10(a) of the Federal Endangered Species Act in the area of Habitat Conservation Planning.

City of San Diego Clean Water Program staff have discussed the designation of the MSCP as an NCCP with staff of the California Department of Resources and the California Department of Fish and Game. Those entities cannot make such a designation until guidelines for implementation of the law are published by Fish and Game. However, their reaction has been that the MSCP is the type of plan envisioned by the law, and that the State does not intend to produce plans which are competitive with or are duplicative of those already under way. This intention applies not only to the MSCP, but habitat planning efforts under way for Carlsbad, Riverside County, and specific HCP's for the least Bell's vireo.

Importantly, an additional step necessary before designation of the MSCP is the concurrence by the Metropolitan Sewerage System member agencies that they support such a designation.

Discussion

Even in advance of the development of NCCP guidelines by the Department of Fish and Game, it is clear that the MSCP meets the legislative requirements as described in AB 2172 in several specific ways.

1. The Multiple Species Conservation Program will develop a system of interconnected habitat/wildlife preserves and corridors to enhance biodiversity in a large and rapidly urbanizing porion of the San Diego region. A basic philosophy of the MSCP is that it be based on the best science available.

2. The MSCP has been undertaken by a public entity, the City of San Diego, as a part of its Clean Water Program.

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3. The Clean Water Program has established a 23-member Working Group to review, advise, and reach consensus on the MSCP. The Working Group includes broad representation from local government, environmental groups, the building industry, special purpose entities, and other interested parties. Additional direct participation by local general purpose agencies is also anticipated.

4. The California Department of Fish and Game is a member of the Working Group, as is the U.S. Fish and Wildlife Service and U.S. EPA.

5. The Work Program for the MSCP is "front-end loaded" so that important habitat and land use data are collected and analyzed early on. Consequently, by March 1992, a draft of the focused study boundaries will have been delineated. This schedule assures that critical concerns like coastal sage scrub preservation or California gnatcatcher management are addressed in a timely fashion.

6. The MSCP Work Program is comprehensive, including good quality science, land use, institutional arrangements, a financing strategy, and an overall implementation plan.

7. The Clean Water Program is prepared to enter into an agreement with the California Department of Fish and Game which addresses the MSCP.

8. The Clean Water Program is coordinating its MSCP activities with other habitat plans in the San Diego region, both directly and through SANDAG.

9. The MSCP is intended to provide equivalent protection to species as is provided by the California and Federal Endangered Species acts.

10. The MSCP will comply with CEQA and, as appropriate, NEPA.

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for Greater San Diego

600 B Street, Suite 500 • San Diego, California 92101-4587
Phone: (619) 533-4200 • Fax: (619) 533-4267

Approved by the
MSCP Working Group
on June 17, 1992

ISSUE PAPER No. 3
Relationship Between the MSCP and Subarea Habitat Plans

Introduction

It is important that a relationship between the MSCP and evolving subarea plans which will lead to cooperative design of a draft preserve system be defined and agreed to. By doing this, all participants will be sure of how planning efforts undertaken by local general purpose agencies and their partners will be coordinated with the MSCP. Through this in-process coordination, resulting plans will maximize their impact to preserve habitat in a comprehensive way. Consequently, the likelihood of approval of these plans by State and Federal regulatory agencies will be enhanced.

Currently, since the beginning of the MSCP planning effort, three new habitat planning processes are either under way or are being organized. These are entirely or partially within the MSCP Study Area boundary. For ease of reference, these are called "subarea plans" in this Issue Paper:

1. Open Space and Wildlife Habitat Conservation Program (OS/WHCP) -- being conducted by the County of San Diego.

2. Central County Wildlife Forum (CCWF) -- being organized by the cities of Poway, Santee, and San Diego, the County of San Diego, and the East Elliot Community private land owners.

3. South County Natural Community Conservation Plan (SCNCCP) -- being conducted by the City of Chula Vista, the County of San Diego, and private land owners.

The inclusion of two additional single species plans, which are in the final permitting process, are important to preparation of both the MSCP and the subarea plans:

1. San Diego River Habitat Conservation Plan (HCP) for the least Bell's vireo.

2. Sweetwater River HCP for the least Bell's vireo.

08212

The design for cooperative planning reflected by this Issue Paper is the result of the involvement of local staff members responsible for these planning efforts. This Issue Paper provides guidelines based on a general understanding among the involved parties on how coordinated planning should proceed.

Overall Areas of Agreement

1. It is necessary for local agencies to cooperate on species/habitat preserve system design and development.

2. The MSCP must proceed on its current schedule in order to address the needs and obligations of the City of San Diego.

3. Cooperative development of subarea plans by the affected general purpose agencies is superior to a centralized planning process.

4. The relationship among the plans should be horizontal; i.e., that no one plan has authority over another.

5. Local jurisdictions may apply different regulatory and plan development techniques which result in coordinated plan implementation.

6. MSCP and subarea plans must be coordinated with other San Diego region open space and habitat conservation planning efforts, including the current City of Carlsbad Habitat Management Plan, North County Wildlife Forum, San Dieguito Regional Open Space Park, San Diego River HCP, Sweetwater River HCP, and related park planning efforts along or adjacent to the Otay, Sweetwater, and Tijuana Rivers.

Coordination for Planning

7. The subarea plan participants will form three Technical Project Teams to share responsibility for development of these plans and assure consistency with the MSCP and each other. The teams can be composed in any fashion that the participating agencies and land owners wish. However, the suggested minimum membership should be:

   OS/WHCP - MSCP Technical Project Team

   - o County of San Diego
     - Interdepartmental Task Force
   - o City of San Diego
     - MSCP staff
     - Planning Department
     - Park and Recreation Department

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CCWF - MSCP Technical Project Team

- o County of San Diego
  - Planning and Land Use Department
  - Parks and Recreation Department
- o City of Poway
- o City of Santee
- o City of San Diego
  - MSCP staff
  - Planning Department
  - Park and Recreation Department
- o San Diego Association of Governments (SANDAG)
- o U.S. Navy

SCNCCP - MSCP Technical Project Team

- o County of San Diego
  - Planning and Land Use Department
  - Parks and Recreation Department
- o City of Chula Vista
- o City of San Diego
  - MSCP staff
  - Planning Department
  - Park and Recreation Department

8. The Technical Project Teams may choose to establish policy review groups for the purpose of coordinating changes in General Plan, land use, public facility, or other local public policies.

9. The subarea plans may choose to formalize the agreement to do cooperative planning through Memoranda of Agreement or similar documents.

Technical Coordination

10. The subarea plans must be based on compatible scientific methods and common defensible preserve design criteria, both of which are acceptable to the planning programs.

11. Local jurisdiction participants will share biological and land use data freely among the planning programs.

12. Local jurisdictions have the responsibility of bringing private land owners into the process as partners to the process.

13. Each jurisdiction will be responsible for the costs associated with its own participants in developing the subarea plans.

CLEAN WATER PROGRAM
for Greater San Diego

600 B Street, Suite 500 • San Diego, California 92101-4587
Phone: (619) 533-4200 • Fax: (619) 533-4267

Approved by the
MSCP Working Group
on July 15, 1992

FINAL DRAFT

ISSUE PAPER No. 4

COORDINATION OF INTERIM PERMIT ACTIVITIES

Introduction

It is important that the twelve general purpose agencies of government who are participating in the MSCP agree on a process to closely coordinate some permit activities during the thirty month planning period. As the MSCP enters the Draft Preserve Design phase, local public and private sector projects which are at some level of consideration must be made known to the MSCP planning team. These development plans represent both potential constraints and opportunities for the MSCP, and their coordination with plan development is critical. Consequently, Issue Paper No. 4:

- Establishes guidelines and a procedure for coordination of project planning and permitting on an interim basis.

- Should not anticipate the content of the MSCP Plan. The purposely general criteria it contains are for interim use and will be considered and refined many times before the Plan is completed.

- Assumes that participating local agencies are responsible for applying their own judgment on which projects to report. Likewise, they are responsible for coordinating the activities of their own departments and public facility providers. As indicated in Attachment A, the MSCP planning team will, however, provide technical assistance to any jurisdiction which requests it in reviewing a project.

- Also assumes that the sub-area planning processes (County Open Space and Wildlife Habitat Conservation Program, Central County Wildlife Forum, and South County Natural Community Conservation Plan (or other similar programs which may be undertaken)) will produce project evaluations and reporting which meet these criteria as part of the work accomplished by the Technical Project Teams established for those planning processes.

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Issue Paper No. 4 proposes a draft methodology for participating jurisdictions to coordinate permit activities. There are two areas of focus:

1. Develop a method to track major public/private projects which will impact native vegetation.

2. Coordinate permit review and pre-permit planning activities to assure that all jurisdictions are treating habitat in essentially the same way.

Tracking Local Projects

The sub-area plans which are currently being conducted by the Central County Wildlife Forum, the South County NCCP, the County OSWHMP, and vireo HCP's will provide the analysis of potential project impacts for their areas. However, for the remainder of the MSCP Study Area, a process needs to be in place to monitor land planning activity. As a result of interviews and comments from participants, areas of agreement on how to address this issue are:

1. Participants will submit data on public and private projects which meet specific criteria to the MSCP staff.

2. The CCI staff will serve temporarily as the clearinghouse for this data and will record it manually on working maps.

3. In Fall 1992, SourcePoint will be able to enter the data into the GIS by Assessors Parcel Number (APN).

4. Participants should submit the information in both mapped and narrative form; if possible as part of biological reports prepared for projects (see Attachment A).

   The maps should include as much information as is known about:

   - project boundary
   - anticipated use(s)
   - existing biology
   - known plans, including development bubbles, tentative maps, etc.
   - existing General Plan designations and zoning

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5. For inclusion, a project should meet all of these criteria:

- ♦ supports native vegetation
- ♦ not isolated by existing development
- ♦ contiguous to other open space, vacant vegetated areas, or existing potential wildlife open space corridor

and:

- ♦ A project proposal of any size should be given special consideration if it has wetlands or coastal sage scrub (CSS).

- ♦ Projects already well in progress which include significant open space or wildlife preserve areas should also be identified.

6. Land acquired by project proponents for mitigation which is located within a participant's jurisdiction should also be reported to the MSCP planning team. These lands are potentially important to the "preserve building" process because of their compatible level of protection.

Habitat Policy and Permit Coordination

Local jurisdictions participating in the MSCP should also consider applying consistent policies concerning habitat areas during the Plan development period. Some jurisdictions will presumable enroll in the State NCCP process for coastal sage scrub and others may not. In any event, it behooves MSCP participants to adopt policies which treat all sensitive habitats as if the jurisdiction were enrolled. This is to:

- ♦ Review "grand/busing/grubbing" ordinances to assure that habitat resources are not lost to valid permits without consideration of the MSCP. Jurisdictions who do not have these ordinances should consider adopting them.

- ♦ Review enforcement provisions of these ordinances and monitor both illegal actions and permitted activities.

- ♦ Local policies on wildfire safety and fuel management should be reviewed for consistency with prevention of habitat loss. Public safety providers should be aware of the need to coordinate brush clearing actions/orders with habitat planning.

08217

- Assure careful compliance with CEQA provisions by public and private sector during the planning period. Provide Draft Negative Declaration and Project DEIR's which substantially effect natural vegetation to the MSCP planning team.

- Coordinate application of local policies and ordinances with the evolving MSCP; evaluate rewriting and refinement of these policies as necessary to be consistent with the MSCP.

- Provide "counter" personnel with briefing materials on the MSCP so that they, and applicants, cn be aware of the program.

- With regard to projects which impact coastal sage scrub, the California gnatcatcher, coastal cactus wren, and tri-colored blackbird, participants should consider addressing the requirements which would need to be met if the species were listed as a state or federal endangered species. They should also explore entering into an early consultation process with Fish and Wildlife/Fish and Game on these projects, if they meet the criteria listed in item 5 above.

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ATTACHMENT A

Interim Project Tracking Procedure for Local Agencies

This process for monitoring land planning activity within the MSCP Study Area is designed to track development projects which, by virtue of their preliminary nature, were not included in the MSCP land use data development mapping effort. A preliminary effort will be to review Environmental Impact Reports to determine projects which were at a pre-development phase prior to July 1992. A review of Ogden's EIR bibliography will be supplemented by interviews with city planning contacts. The second phase will be comprised of a coordinated effort between an appointed staff member liaison at each jurisdiction and CCI staff to efficiently record and track projects which have the potential to impact the MSCP.

Step 1: An initial project application is accepted, and a determination of biological resource impacts is made by the local agency. The local agency/MSCP liaison should also assure that MSCP staff and Sub-Area Planning Teams are on the lead agency distribution lists for NOP's and EIR's.

Step 2: Local agency staff person responsible for MSCP liaison reviews each application for generalized MSCP criteria. Technical assistance from Ogden is available for this review.

Step 3: Those projects which meet the criteria will be submitted to CCI staff with available mapping information, narrative descriptions, and/or biological reports.

Step 4: CCI will record project boundaries on USGS quad working maps, and enter land use and biological data as well as Assessor Parcel Numbers as attribute information in a spreadsheet file. This information will be used in the preserve design process.

Step 5: Each project will be assigned a ranking code depending on the anticipated timing and/or approval of the project. The ranking codes will be used on the working maps to help identify levels of progress on each potential project.

Step 6: The data will be entered into the GIS system by Assessor Parcel Number (APN) when that file is ready to accept data (Fall 1992).

Step 7: MSCP planning team will utilize this additional data layer for refinement and updating of the preserve design and acquisition strategy.

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CLEAN WATER PROGRAM
for Greater San Diego

First Interstate Plaza • 401 "B" Street, Suite 1000 • San Diego, CA 92101-4230
Phone (619) 533-4200 • Fax: (619) 533-4267

Approved by the
MSCP Working Group
December 16,1992

ISSUE PAPER No. 5

A CONCEPTUAL FRAMEWORK FOR MSCP PRESERVE DESIGN

Introduction

The purpose of this Issue Paper is to document a consensus of the MSCP Working Group on how to design the initial segments of the MSCP preserve system. The paper contains two parts:

1. A set of Basic Principles which should guide a cooperative preserve design process.

2. A diagram which shows graphically how the Basic Principles may be applied to design of the Preserve Segments. The diagram also shows how Preserve Segment design can occur simultaneously on both public and private lands; and how sub-regional planning efforts already underway may be incorporated into the MSCP. Finally the diagram outlines how Interim Activities by MSCP participating agencies can be consistent with and help to build the future preserve system.

Basic Principles for MSCP Preserve Design

1. Many of the biological components of a preserve system are already in place, although threatened by new land uses and inconsistent management practices. The challenge is to prevent its fragmentation in the near term and preserve an adequate amount of it in a contiguous way over the long term, and consider restoration of key areas and linkage corridors when necessary.

2. Design of the future preserve system relies on a blending of land use, ownership, economic, and local plan issues with biological Preserve Design Standards and Guidelines. Drawing final preserve boundaries in advance of the ability to apply all of these criteria to individual segments may result in poorly considered boundaries which adversely affect property values, local planning options, and ultimately the ability to implement the MSCP.

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3. Individual segments of the preserve system may be designated and acquired over a period of time so long as the then current MSCP Preserve Design Standards and Guidelines are used.

4. Local public/private partnerships are the preferred way to design individual Preserve System Segments using MSCP Preserve Design Standards and Guidelines to maintain the integrity of the larger system.

5. Encouraging property owners and local agencies to cooperatively design their segments of the preserve system is the best way to assure that decisions are based on a combination of economic, biological, and land use factors.

6. Participating local agencies should incorporate MSCP plans, standards and criteria into General and Community Plans to be effective. These local plans may be used to implement future design of Preserve Segments.

Principals 7, 8, and 9 refer to Interim Actions by MSCP participants:

7. Close coordination of land use approval actions by the local jurisdictions with the MSCP Preserve Design process is critical. Opportunities for local projects to complement and provide building blocks of the Preserve System should not be lost and should be properly credited. Local jurisdictions should be encouraged to participate in land banking programs which would be a part of the Preserve System.

8. The Coordination of the Interim Permit Activities described in Issue Paper #4 should be strengthened by development of a Memorandum of Understanding among local agencies which will increase the ability of those jurisdictions to obtain and/or designate future Preserve Segments on public and private lands and receive mitigation credit for those actions.

9. As a policy guideline, participating agencies should emphasize the avoidance of high biological-value lands and direct development to low biological-value lands (or non-contributing lands) which do not contribute to a preserve system. This action is not intended to place a moratorium on the development of land or to result in delay of the MSCP.

10. Design of the MSCP Preserve System should be coordinated with other regional habitat preservation programs.

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Other Assumptions

In the process of developing consensus or the Issue Paper, the Working Group made some additional assumptions which relate directly to the Preserve Design process.

1. The biological Preserve Design Standards and Guidelines necessary to designate preserve segments will be completed and available by the end of December 1992.

2. Local public/partnerships which intend to produce Preserve Segment plans should consider undertaking those programs so that draft plans could be produced by June 1993. This will enable the local plans to take full advantage of MSCP data and technical assistance. It is envisioned, however, that local Preserve Segment plans may be undertaken at any time property owners and local jurisdictions feel it is opportune to plan for their projects.

3. Public entities are encouraged to keep a similar schedule for public lands which are already being considered as Preserve Segments.

4. The process for interim activities coordination by participating agencies described in Issue Paper #4 will not be re-visited; but development of a Memorandum of Understanding among local entities on interim activities will be considered.

5. The purpose of the preserve system is to mitigate regional growth, with emphasis on the cumulative success of the process and not on what lands were contributed by whom.

Glossary of Terms

GAP Analysis: Overlay map showing Public Ownership and dedicated biological open space onto Bio-value map to determine which important biological resources are currently considered "preserved" on public or private lands. The lands of high biological value which are not on public lands and/or are not protected or managed for biological resources are the "gaps" in protected habitat. Public lands that are currently managed for biological resources provide opportunities for use as building blocks for a preserve system. Management programs can be developed for public lands that are not currently managed for biological resources to add to the preserve system.

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Habitat/Species Characteristics: the biological components of lands with high probability for preservation, i.e., vegetation type, size, species diversity, preserve of sensitive species, etc.

High Biological-Value Lands: vacant vegetated lands which received the highest rankings based on the MSCP Habitat Evaluation Model.

Lands with High Probability for Preservation: those areas identified by their private owners or public manager as those lands which are available for preservation based on their plans for future land uses and activities.

Low Biological-Value Lands: vacant vegetated lands which received the lowest rankings on the MSCP Habitat Evaluation Model and would likely only be considered as part of a preserve segment if they could be revegetated to provide critical corridor, linkage, or buffer.

Non-Contributing lands: vacant lands which because of a history of depleting land uses have no biological value and a very small likelihood of contribution to a preserve system segment.

Planning Guidelines: data, maps, and other economic and land use guidelines furnished by the MSCP for use in local Preserve Segment design and including the Preserve Design Standards and Guidelines.

Preserve Design Biological Standards and Guidelines: biological standards and criteria furnished by the MSCP to be used by the Sub-area Habitat Plans and other participants for design of Preserve Segments.

Preserve Segment: a cooperative or individual sub-area planning effort undertaken by property owners and/or local entities of government to identify a draft portion of the preserve system which occurs on their properties, or jurisdictions.

Sub-area Habitat Plans: plans produced through local public/private partnerships or by local entities which are integrated with the MSCP as equal components (described in Issue Paper #3).

Technical Assistance: assistance provided by the MSCP through its consultants to help local Preserve Segment design efforts. Particularly the interpretation and use of the Planning Tools.

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MSCP Working Group
8/18/93

FINAL DRAFT

Issue Paper #6

IMPLEMENTATION OF THE MSCP THROUGH SUBAREA PLANS

Introduction

This Issue Paper describes the subarea planning process which will be one of several major methods for implementation of the MSCP Plan. When taken collectively with:

- implementing agreements
- a resource protection process
- a targeted acquisition program
- a public lands contribution plan, and
- coordinated habitat management guidelines;

the result is a comprehensive plan for incremental implementation of the MSCP Preserve System.

Issue Paper #6 identifies overall guidelines for the preparation of Subarea Plans, and additionally, proposes a set of technical guidelines for use in the development of these plans. The Issue Paper has been updated to make it consistent with the recommendations contained in Issue Paper #10, A Plan Review, Approval and Implementation Structure for the MSCP.

Implementation of the MSCP Plan incrementally through Subarea Plans is a practical and affordable way to assure that the Plan accomplishes its long term goal, preservation of bio-diversity. In most cases, local jurisdictions, property owners, and public facilities providers do not have the resources or time to do the kind of specific site planning (including the myriad land use, economic, market, local regulation, and other details) which would lead to the establishment of complete preserve system boundaries in the near future. Consequently, the Draft MSCP Plan will establish a methodology to produce Subarea Plans which will contribute to the comprehensive and coordinated implementation of the MSCP Plan over time.

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DRAFT RECOMMENDATION

The MSCP Plan will incorporate the overall Subarea Planning Guidelines and Specific Technical Guidelines described in this Issue Paper.

Overall Subarea Planning Guidelines

NEW 1. MSCP Subarea Plans may be prepared by local jurisdictions serving as lead agencies and may be undertaken by more than one local jurisdiction acting cooperatively.

NEW 2. Subarea Plans may vary in their level of initial specificity. Some jurisdictions may choose to start publicly sponsored General/Community Plan updates before or after adoption of the MSCP which result in fairly specific preserve system designs for the jurisdiction. Others may select a process whereby public or private project proponents contribute to the completion of SAPs through the preparation of specific project plans and consequently, their schedule for production will be tied to economic growth or public facility land needs. In either scenario, the preparation of SAPs would be mandated by local jurisdictions, and would be coupled with a local ordinance that prescribes interim protection for habitat lands.

3. Subarea Plans may be undertaken wherever appropriate in the MSCP Planning Area as long as a team comprised of property owners, local governments, and if appropriate, special purpose agencies can be cooperatively formed. Local jurisdictions may apply different plan development and regulatory techniques to fit local needs and still produce a Subarea Plan which is coordinated with the MSCP Plan.

   Subareas must, however, be large enough to effectively implement the MSCP, but not so large that the permit process is unnecessarily delayed by the inability of a single partner (or partners) to keep pace.

4. Subarea Plans must use the approved MSCP Plan as a master plan and reflect then current land use, economic, biological, and other MSCP Preserve Design Standards and Guidelines (See Attachment A for Outline of Draft MSCP Plan).

5. The schedule for subarea planning should offer maximum flexibility. Local jurisdictions should be able to undertake the components of Subarea Plans any time from now until these detailed plans are completed for the entire MSCP Planning Area, potentially a span of several years. It is anticipated, however, that some Subarea Plans are currently anticipated or underway.

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a. The County Open Space and Wildlife Habitat Conservation Program (those portions which overlap with the MSCP boundary)
b. The Central County Wildlife Forum Plan
c. The South County NCCP
d. The San Diego Future Urbanizing Area Plan
e. Identification of public lands which will be committed in the initial MSCP Preserve System

NEW 6. Local jurisdictions should provide interim protection from taking for those habitats and target species addressed in the overall MSCP Plan until Subarea Plans are prepared. Subarea Plans by their specific nature describe how the MSCP Plan will be implemented locally and consequently, what level of conservation and take of resources will occur at the local level through approval of the Subarea Plan.

NEW 7. For the purpose of the State Natural Community Conservation Program (NCCP), Coastal Sage Scrub (CSS), and the California gnatcatcher, the restriction to 5% take of CSS by jurisdiction would be replaced by an approved Subarea Plan. The Subarea Plan would describe a targeted ratio of conservation and take which would replace the interim restrictions.

8. Local jurisdiction lead agencies will assemble the Planning Teams, be responsible for development of the Subarea Plan, coordination with MSCP Plan coordinating groups, and must conduct a Subarea Plan review and approval process with the US Fish and Wildlife Service and the California Department of Fish and Game.

9. When a Subarea Plan is completed and approved by the Resource Agencies, and the sponsoring jurisdictions, an appropriate authorization or permit to implement those plans would be issued to the local jurisdiction(s) lead agency(ies). As with the MSCP Plan, the action would authorize both the take of listed species, and pre-listing agreements dependent on the implementation of the approved Subarea Plan. This approval of the Subarea Plan would incorporate an Implementing Agreement between the local jurisdiction and USFWS/CDFG.

10. Subarea Plan Implementing Agreements will described how the Subarea Plan will serve to implement the overall strategy contained in the MSCP Plan and may contain special conditions which apply to local resources or situations.

NEW 11. Approved Subarea Plans would be incorporated into the General and

Community Plans and other codes and ordinances of the local jurisdictions who prepared them.

NEW 12. Small or predominantly built out jurisdictions with little remaining natural habitat could prepare single Subarea Plans which focus on mitigation of project impacts within the Subregional Preserve System; or produce a plan cooperativelyy with a neighboring jurisdictions which accomplishes the same end.

NEW 13. The Subarea plan process should be similar to any other local jurisdiction planning effort which would lead to update of the General Plan including incorporation of the normal CEQA and public hearing processes.

NEW 14. To help implement Subarea Planning, the MSCP Plan will develop a process for technical assistance to local jurisdictions in preparing Subarea Plans.

15. To help implement Subarea Planning, the MSCP Plan will incorporate in the Financing Strategy a means to financially assist local jurisdictions in producing these plans.

Technical Guidelines for Subarea Planning

This section of the Issue Paper contains a set of specific Technical Guidelines for use by local jurisdictions in designing local Subarea Planning programs. It also presents a model outline for a Subarea Plan.

I. GUIDELINES FOR UNDERTAKING SUBAREA PLANS

1. The following are foreseen as directly participating in the preparation of a Subarea Plan:
   - Local Jurisdiction(s): as the lead agency
   - Private and public property owners
   - The groups which will participate in MSCP Plan implementation
   - USFWS and CDFG: will review, provide input, and approve the Subarea Plan
   - Adjacent jurisdictions and other interested parties which may review the Subarea Plan as part of the CEQA and public review processes.

2. At the local jurisdiction level the objective should focus on the integration of Subarea Plans into the structure of the State of California Planning.

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Zoning, and Development Law as it pertains to approval of segments of the MSCP Plan by participating local jurisdictions. Depending on the degree of specificity, the Subarea Plan may be included in the structure of the planning law in three ways:

- At a policy level, Subarea Plans may take the form of the Conservation element and Open Space element of a General Plan.
- To make the Subarea Plan site specific, the Subarea Plan could take the form of Land Use Area Plan or Community Plan which addresses a particular region. An Area or Community Plan is adopted in the same manner as a General Plan amendment. It refines policies of the General Plan as they apply to a smaller area and is implemented by local ordinances such as those regulating land use and subdivision.
- A Specific Plan is a hybrid policy statement and implementation tool that is often used to address master community planning and area specific planning efforts. Its emphasis is on concrete standards to implement the General Plan policies (in this case, those that would be set forth in the Conservation and Open Space elements in the Area Plan). It specifies those programs and regulations necessary to finance the implementation of the plan. A Specific Plan may be adopted by resolution or by ordinance. Specific Plans must be consistent with all aspects of the General Plan including policy statements. In turn, zoning and other implementing actions must be consistent with the Specific Plan.

  An alternative to development of a Specific Plan would be the approval of a master planned development permit and/or specific zoning regulations designed the improvement of the General Plan, Area Plan or Community Plan.

NEW 3. The Subarea Plan should be concise. It need not repeat the overall biological, land use and economic findings incorporated in the MSCP Plan. It should focus on how the Subarea Plan implements the MSCP Plan and should provide maps of the Subarea component of the MSCP Preserve System. These maps could either describe a preserve system, or identify areas for preserve planning with accompanying preservation targets to be designed specifically through project plans. The SAP should contain a specific financing and implementation component as well as an analysis of local economic and land use impacts.

NEW 4. Like the MSCP Plan, the Subarea Plans should be habitat based, but must also address listed endangered species, and other plants and

animals which require special consideration. Emphasis should be on those habitats and target species named in the MSCP Plan providing they occur in the Subarea.

NEW 5. The Subarea Plan must describe how its boundary designation has addressed ownership patterns, habitat locations, and jurisdiction/special purpose agency boundaries. It must also assure that no enclaves are left unplanned and isolated from other potential Subarea Plans. Whether local agencies choose to do a single jurisdiction-wide plan, or prepare Subarea plans incrementally, the net result should be complete coverage of the jurisdiction(s) involved. This will enable the Subarea Plans to address issues such as transfer of development rights, financing, mitigation banking, and the ability to develop isolated or low habitat quality parcels in exchange for mitigation within the MSCP Preserve System. Consequently, all developed, and predominantly developed areas, should be incorporated in Subarea Plan boundaries.

6. Subarea Plan boundaries should, to the extent feasible, incorporate current planning structures so that existing plans and policies, policy and citizen groups and data bases can be maximized.

7. Citizen participation in the Subarea Plan process will occur as part of the local jurisdictions, CEQA, public hearing, and local review process.

8. Subarea Plans shall consider and address adjacent habitat areas and wildlife corridors through direct coordination with adjoining jurisdictions and if appropriate, through the coordinating groups.

9. Subarea Plans must contain a detailed management plan prepared in coordination with any group selected to manage the evolving MSCP Preserve System.

10. Format of the subarea plans, maps and graphics, shall be consistent with the MSCP Plan.

II. OUTLINE OF A SUBAREA PLAN DOCUMENT

1. Role/Objective

2. Framework/Relation to:
   - State Planning Laws
   - NCCP

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- MSCP
- CEQA\NEPA
- Other General Planning elements within the same jurisdiction

3. Habitat Conservation Element
   - Goals, Policies, and Objectives
     - Habitat Based Conservation Strategy
     - Special Wildlife and Plant Protection
     - Habitat Conservation Map Plan
       - Conserved Habitat Areas
       - Wildlife Corridors and Habitat Linkages
       - Project Impact Minimization and Mitigation on site/off site
       - Development Areas
     - Conserved Habitat and Corridor System Management and Maintenance Strategy
     - Relationship to Adjoining Conservation Plans

4. Land Use/Economic Element
   - Generalized Land Use Plan
   - Generalized Public Facility Plan
   - Land Use Techniques Employed
   - Economic Impact/Benefit Analysis
   - Financing Plan

5. Local Implementation Plan
   - Zoning
   - Specific Plans
   - Development agreements
   - Redevelopment
   - Preferential assessments
   - Public/private venture
   - Financial strategies
   - Enforcement

6. Specific Projects
   - Identification and description

7. Special Considerations

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ATTACHMENT A

The MSCP in January 1994

When completed in January 1994, the MSCP Plan will contain these components.

Biology

Biological Database; vegetation and target species maps, written accounts of vegetation communities and target species, methodologies for mapping and surveys.

Biological Standards and Guidelines for Preserve Design; as produced by the Biological Task Force for Preserve Design.

Preserve Management Guidelines; habitat management techniques, recommended land uses within and adjacent to the preserves, compatible recreational uses.

Preservation matrix; indicating which habitats and associated species will be addressed by the Preserve System.

Habitat Evaluation Map; describing ratings of land for potential habitat value..

Preserve System Map; one or more scenarios depicting generalized implementation of the preserve system, and an analysis of its biological impacts.

Recommendations for Needed Future Biological Studies; additional scientific information necessary to successfully implement the MSCP.

Land Use and Economics

Land Use Database; existing and planned land use maps, generalized ownership maps, land use policy codes and maps, existing environmental ordinances/regulations.

Subarea Plans; procedures and technical guidelines for preparation of Subarea Plans by local jurisdictions and their public or private sector partners.

Economic Impacts; impacts of implementation of the generalized preserve system analysis at a regional level.

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Implementation Strategies

Financing and Acquisition Strategy; describes preferred options and sources for MSCP implementation, continuing planning, local government participation, and a fair share analysis.

Institutional Strategy; an adoption process for the MSCP Plan, options and procedures for identification and selection of groups to implement the Plan, their relationship to the MSCP participants, and to establishment of a preserve management process.

Plan Update and Review Process; for long-term implementation of the MSCP.

Model Agreement; between local jurisdictions and the resource agencies.

The MSCP Plan will, at this point, provide the tools necessary to public and/or private entities acting collectively or individually to produce Subarea Plans.

08232

Approved by
Working Group
10/27/93

ISSUE PAPER #7
MSCP IMPLEMENTATION EQUITY ISSUES

Introduction:

This issue paper has been developed to provide the Working Group and project participants with agreed upon philosophy based guidelines to resolve issues of equity among public and private entities that will arise during the design of an overall implementation strategy for the MSCP.

The guidelines should serve as well to determine fair share distributions and the financing and acquisition strategies.

The Implementation Strategy Committee approved and forwarded to the Working Group a previous version of this Issue Paper. The Working Group discussed but did not take action on this paper. Discussion have been taking place before the Implementation Strategy Committee and the Working Group on methods for allocating the cost of the preserve system. These discussions have involved concepts of equity in the allocation of those costs.

Revisions in this paper reflect decisions made by the Implementation Strategy Committee on methods for allocating the cost of the preserve system and comments made by the Working Group during their review of this document.

DRAFT RECOMMENDATIONS

Recommendation I. The Draft MSCP Plan incorporate the resolution of equity issues described in this Issue Paper.

Recommendation II. Project participants use the methods identified in this Issue Paper for resolving equity issues as they arise during implementation of the MSCP.

08233

A. **ISSUE: How the cost of the preserve system is spread.**

RESOLUTION:

A.1. Financing for the ultimate preserve system should reflect the responsibility of past, present and anticipated development.

A.2. Private and public sector developers are responsible for the costs related to mitigation of the adverse impacts of their new developments on sensitive habitats.

A.3. Projects approved or processed during the MSCP planning period should contribute to the preserve as do those approved once the preserve is established.

B. **ISSUE: Fair share consideration with regard to financing the acquisition of the preserve system.**

RESOLUTION:

B.1 The fair share division of acquisition cost will be based upon an allocation to the benefiting parties; private landowners and new development, local public agencies, and Federal and state agencies. The allocation attributable to private landowners and new development will be based upon the determination of appropriate nexus between these parties and their impact on habitat and need for a preserve system.

B.2. Federal and state sources of funds may include the federal Land and Water Conservation Fund, acquisition funds of federal agencies such as the U.S. Bureau of Land Management and the U.S. Forest Service, and bond acts sponsored by the State of California.

B.3. Local sources of funds may include general taxes, special taxes, surcharges on utility rates, special assessments, and bond issues repaid through such sources.

B.4. Private landowners and new development may contribute land through the normal development approval process or through the satisfaction of mitigation requirements through off-site purchase of habitat lands or payment of mitigation fees.

08234

C. **ISSUE: Fair share consideration with regard to financing the maintenance, operation, and management of the preserve system once established.**

RESOLUTION:

C.1. Financing alternatives for maintenance, operation, and management of the preserve system that involve imposition of fees, charges, or taxes should be implemented uniformly so that everyone within the MSSSA is charged on the same basis.

Discussion: Maintenance, operation, and management could be funded in part through a surcharge on monthly utility bills, when appropriate nexus has been determined. If a surcharge is sought, it should be levied at the same rate uniformly so that all ratepayers within the MSSSA would be charged on the same basis.

C.2. Sources of financing the maintenance, operation, and management of the preserve system should be as broadly based as possible and may include but not be limited to the following:

Endowment fund created from mitigation of private sector and public sector projects

Charges to taxpayers and ratepayers

Grants, contributions, and other sources

Special districts

D. **ISSUE: Compensation to or from local agencies for revenues gained/lost as a result of preserve creation.**

RESOLUTION:

D.1. Inclusion of property within the MSCP preserve system may result in a reduction in local agency net revenues. The agencies selected to implement the MSCP Plan should be responsible for establishing a fund and procedures to determine compensation to local agencies for reductions in revenues resulting from the inclusion of land within a preserve. Fees or similar mechanisms shall be excluded from consideration of payment for loss of revenues.

Discussion: Revenues that could be affected include: sales tax, property tax, lease payments, and redevelopment agency tax increment. The determination of local agency loss of revenue may be extremely difficult to determine. Compensation to the agency may be in the form of mitigation credits for agency projects rather than monetary. A process similar to the Redevelopment Agency fiscal review provisions may be an alternative to determining compensation.

E. **ISSUE: Equity in establishing the preserve between public and private sectors regarding use of public land for mitigation.**

RESOLUTION:

E.1. Establishment of a preserve system will involve both public and private lands.

E.2. Whether public land is appropriate to include in the preserve system depends upon the public agency which owns the land, the habitat value of the land, the process and/or funding by which it was acquired, whether the land is encumbered with any deed or property use restrictions, and its use designation.

Public land for the purposes of this issue paper has been broken down into three categories. The first category encompasses all publicly owned land which is already protected for habitat preservation. The second category encompasses all publicly owned land designated or dedicated as open space, but not protected as habitat. The third category encompasses those publicly owner lands designated for public development projects or which have no public use designation.

08236

The relationship of public land to the preserve system is based upon within which category public lands fall.

1. Category 1 Public Lands should be considered already a part of the preserve system. They should be considered as contributing to the habitat necessary for a viable ecosystem and as a part of the fair share existing development contribution.

2. Category 2 Public Lands should be considered as target lands for preserve segments. Since these lands are identified as open space, they may be suitable for inclusion depending upon their habitat value and compatibility with other recreation uses. Lands falling within this category may become available for mitigation for public projects , may be used as fair share contributions for existing development, and/or upon approval by appropriate agency may be used for mitigation for private projects.

3. Category 3 Public Lands should be considered in the same context as private sector lands. If developed for whatever use, the landowning agency should mitigate, or rather participate in the MSCP pursuant to the plan. If dedicated for conservation, the agency should receive credit without limitation in the same manner as a private sector contribution.

E.3. Public works projects undertaken by a public agency are responsible for their own mitigation. Such mitigation can take place on public land, but generally should not be the responsibility of private developers who create demand for these facilities.

Discussion: This item refers to public projects that take place independently of development projects.

Example 1: As development occurs within Area A, money is collected for road widening along major off-site access roads. In the future when the road widening project commences, any mitigation would be the responsibility of the agency or agencies conducting the project.

Example 2: As part of the development approvals for a project in Area B, the developer was required to construct off-site road and drainage improvements. Mitigation that may be required in this example would be the responsibility of the developer, not the agency.

Example 3: A water district is installing a new pipeline to bring water to San Diego. The need for this pipeline is an indirect impact of growth. If fees are charged to new development by the district, they would include

mitigation costs. However the implementation of mitigation needed as a result of installation of the pipeline would be the responsibility of the district.

F. **ISSUE: The implementation of the MSCP may effect property values.**

RESOLUTION:

F.1. The implementation and financing plan should include incentives and opportunities to reduce or eliminate the effect of the MSCP on property values.

F.2. The implementation and financing plan should include methods where private properties with sensitive habitats can be identified and purchased for mitigation of private or public sector projects.

G. **ISSUE: Equity and coordination between MSCP and other programs.**

RESOLUTION:

G.1. Issue Paper No. 3 addresses resolutions to these equity issues.

G.2. Preserve system design and implementation shall be irrespective of jurisdictional boundaries and based on land use, economics and, scientific standards and guidelines.

G.3. The MSCP should be coordinated with other habitat management programs in San Diego County and secondarily throughout Southern California. Coordination of these programs will allow for a preserve system that is regional in nature. Such a preserve system would further the goals of the MSCP and be mutually beneficial to all agencies. In addition, such a preserve system would meet the intent of Federal and State natural resource protection and conservation laws.

G.4. Impacts to sensitive habitats within the integrated preserve system should be kept to a minimum and be consistent with MSCP, NCCP Process, and other habitat planning processes within San Diego County. Mitigation of such impacts should comply with requirements established by the local government in whose jurisdiction the project will be constructed, by the local government in whose jurisdiction the mitigation is planned, and by applicable State and Federal laws.

08238

G.5. Within the context of the NCCP Program covering the Southern California area, it is acceptable for projects outside the MSCP planning area to contribute land to the MSCP preserve system as mitigation for the potentially adverse impacts of their projects.

Discussion: Creation and protection of the MSCP preserve system is the goal. If a project which is outside the MSCP planning area, such as the Port of Los Angeles, acquires land for inclusion into the preserve as part of their project mitigation, this will assist in preserve creation. Outside mitigation may also lessen the cost locally.

G.6. Coordination among jurisdictions should take place with regard to seeking funds for property acquisition. Areas of high priority for acquisition should be identified as a part of preserve design process. Funds should be sought on behalf of all jurisdictions for use in acquiring these high priority areas.

08239

CITY OF SAN DIEGO VERSION 7/9/93

Resolution of Intention on the Multiple Species Conservation Program Plan

Introduction

This Resolution of Intention (ROI) has been developed for approval by the twelve (12) local jurisdictions of government within the Multiple Species Conservation Program Plan Study Area and is being circulated concurrently for their consideration. The ROI expands upon a voluntary commitment by local jurisdictions to participate in development of an MSCP Plan by identifying a schedule, responsibilities, voluntary actions, and the contents of a final Draft Plan. The ROI also states that local jurisdictions will consider adoption and implementation of the MSCP Plan when it is completed.

This Resolution of Intention is prepared in response to the need to proceed cooperatively to address the San Diego area's historic and future habitat loss and consequent endangerment of animal and plant species. The ROI acknowledges that until a proactive and comprehensive plan is developed to address this habitat loss and species endangerment, future certainty about the successful development of public and private facilities will not be assured.

The ROI is not legally binding on any of the parties nor will it preempt any individual regulatory or discretionary authority.

Recitals

WHEREAS, the Multiple Species Conservation Program (MSCP) is sponsored by the City of San Diego to meet requirements necessary to enable upgrading of the Metropolitan Sewerage System and to address the potential associated impacts of urban growth, habitat loss, and species endangerment, and to mitigate potential direct and indirect impacts of future development, both public and private; and

WHEREAS, the MSCP Study Area includes the territory of twelve (12) general purpose agencies of government; and

WHEREAS, those general purpose agencies with substantial vacant land resources including Chula Vista, Poway, Santee, San Diego and the County of San Diego have been represented in MSCP Plan development through membership in the MSCP Working Group; and

WHEREAS, the Working Group is charged with developing recommendations for the Draft MSCP Plan including conservation, biological, land use, finance and acquisition, and institutional components; and

WHEREAS, it is important that other general purpose agencies which will benefit through development of a regional preserve system also participate in plan development; and

WHEREAS, completion of the MSCP will contribute to development of a San Diego region habitat preserve system when coordinated with other multiple species planning efforts including the North County Multiple Habitat Conservation Program, County of San Diego Wildlife Habitat and Open Space Conservation Program, and Carlsbad Habitat Management Plan; and

WHEREAS, the MSCP is a comprehensive habitat conservation based plan which addresses multiple species needs and the preservation of natural communities; and

WHEREAS, this comprehensive approach is an effective way to equitably resolve inherent conflicts between the need to protect natural habitats and wildlife and the need to proceed with certain public and private projects; and

WHEREAS, when prepared, the Draft MSCP Plan will provide the biological data base, planning guidelines and standards, financing and acquisition strategies, and other necessities to help local jurisdictions to implement their portions of the MSCP Plan; and

WHEREAS, when prepared, the MSCP will provide equity in sharing mitigation for the habitat-based impacts of regional growth among old and newly developed areas, and provides flexibility to the public and private sectors in meeting their needs to mitigate the environmental impacts of their projects; it is recognized that these planning compontents will be responsive to the need for continued economic development and economic realities in the region; and

WHEREAS, direct participation by the California Department of Fish and Game, and the United States Fish and Wildlife Service in preparation of the Draft MSCP Plan is necessary, and

WHEREAS, the MSCP creates a process for issuance of certain federal and state permits under the respective Endangered Species Acts which will preserve habitat and wildlife, and allow the concurrent development of the San Diego area including the development of housing, public facilities, and commercial and employment centers; and

WHEREAS, the MSCP Plan will serve as the basis for Habitat Conservation Plans as described by or permitted in the federal and state Endangered Species Acts; and

WHEREAS, implementation of the MSCP Plan will help maintain development flexibility by providing a program for sharing habitat impacts and mitigation options regionally; and

WHEREAS, the independent land use planning and permit authority of local agencies will be recognized by the MSCP Plan; and

WHEREAS, the City of San Diego supports public use of public lands; and

WHEREAS, the preservation of natural habitat and wildlife will significantly enhance the quality of life in the San Diego region and set aside lands for the future use and enjoyment of the region's citizens; and

WHEREAS, the preservation of habitat open space areas also benefits recreation as defined in the Plan, and visual aesthetics.

WHEREAS, after nineteen (19) months of diligent effort by the MSCP Working Group, the Draft MSCP Plan has reached a stage of development where the need for a cooperative agreement to participate in the completion of, and consideration for implementation of the Plan by the participating jurisdictions is at hand, NOW THEREFORE BE IT RESOLVED:

THAT THE LOCAL JURISDICTIONS ADOPTING THIS CONCURRENT RESOLUTION AGREE THAT COORDINATION IN THE PREPARATION OF THE DRAFT MSCP PLAN OCCUR IN ACCORDANCE WITH THE FOLLOWING POINTS OF AGREEMENT.

Points of Agreement

1. The signatories to this agreement will continue to participate in development of a Draft MSCP Plan through their representation on, or involvement in the MSCP Working Group and through approval of this ROI, by the provision of a staff liaison to the MSCP planning process, or by reviewing plan development materials funded by the MSCP.

2. For their part, the California Department of Fish and Game and the United States Fish and Wildlife Service will continue to provide appropriate staffing and timely review and comment on the evolving components of the Draft MSCP Plan.

3. The MSCP Study Area is shown on the map designated Attachment A.

4. The City of San Diego Clean Water Program, either as a department of the City of San Diego or as staff to the Board of Directors of the San Diego Area Wastewater Management District, will continue to act as the lead agency in the preparation of the Plan with review and input through the MSCP Working Group, public participation, and in other appropriate ways.

5. The existing land use authority of the participating jurisdictions will be acknowledged in the Draft MSCP Plan. The MSCP Plan will in no way preempt or limit that authority, but will work through that authority.

08242

6. Interim Land Use planning and preservation activities during development of the Draft MSCP Plan will be closely coordinated following the model established in the MSCP Issue Paper entitled Coordination of Interim Permit Activities which establishes a voluntary process for informing the MSCP Planning Team of projects being considered, and biological data developed, at the local level.

7. ~~Local jurisdictions will report to their policy bodies (City Council, Board of Supervisors, Planning Commission) or other appropriate local approval authority, on whether or not a project seeking local government approval was evaluated taking into consideration Draft MSCP maps, data, standards and guidelines approved by the MSCP Working Group, and what the result of the evaluation was. They will also require that biological studies undertaken for projects include a section addressing the projects' effects on the evolving MSCP.~~ The draft MSCP maps, data, standards and guidelines prepared as part of the MSCP planning effort ~~which are addressed in this Point of Agreement~~ must be:

   - Circulated for review and comment by the participants on the Working Group and other interested parties.

   - Approved by the Working Group for use in preparation of the Draft MSCP Plan, and

   - Will be in Draft until a final action is taken by the local jurisdiction participants to approve or adopt the MSCP Plan.

8. The local jurisdictions will consider undertaking subarea plans in conjunction with the MSCP Plan where desirable and appropriate. The subarea plans would be based on guidelines established in the MSCP Issue Paper entitled Relationship Between the MSCP and Subarea Habitat Plans which encourages local jurisdictions to undertake subarea plans which will serve as future components of the MSCP Plan.

9. The Draft MSCP Plan is intended to address the requirements of the State's Natural Community Conservation Planning (NCCP) Program, and is recognized as an Ongoing Multi-species Plan and as a subregional planning area as described in the State's NCCP Program guidelines. It is recognized that individual NCCP Planning Agreements may be entered into by local jurisdictions and/or private landowners within any portion of the MSCP study area and that no one plan has authority over another.

10. The local jurisdictions should review their public facility mitigation needs and public land resources to determine whether or not establishing advance mitigation for these programs as a part of the Draft MSCP Plan is desirable, and could be achieved through the establishment of preserve system segments on public lands.

08243

This action could lead to participation in an initial permit (or coordinated permits), issued under Sections 10(a), 2081(or other sections) of the federal and state Endangered Species Acts, which will be sought upon completion of the Draft MSCP Plan.

11. It is intended that the Draft MSCP Plan will be prepared by the end of January 1994. Following a recommendation for action by the MSCP Working Group, the City of San Diego Clean Water Program, in cooperation with staffs of the participating jurisdictions, will review the Draft Plan before asking for formal adoption by the twelve local jurisdictions.

12. When prepared, the Draft MSCP plan will contain at least the sections described in Attachment D.

13. Following adoption of the Draft MSCP Plan the twelve (12) local jurisdictions will consider its incorporation into local General and Community Plans and other local codes and ordinances.

14. The local jurisdictions will recommend a process to choose the best institutional structure to implement the MSCP Plan working through the MSCP Working Group and other related entities established for cooperative decision-making.

15. The local jurisdictions will begin to draft a model implementation agreement between themselves and the resource agencies. This will be done in anticipation of a cooperative permit application based on the MSCP Plan.

16. Development of Subarea Plans which proceed concurrently with the Draft MSCP Plan are the responsibility of the local lead agency(ies).

17. The local jurisdictions will assist the MSCP by providing technical assistance, data, and by helping to raise funds to supplement the planning program and gain commitments to fund plan implementation from appropriate outside sources. Provisions for long term reimbursement of local jurisdiction signatories should be examined to insure equitable funding. Efforts should be made to minimize funding required from local agencies.

18. These concurrent Resolutions of Intention will be in effect until the signatories adopt, or otherwise enter into an agreement to implement, the MSCP Plan.

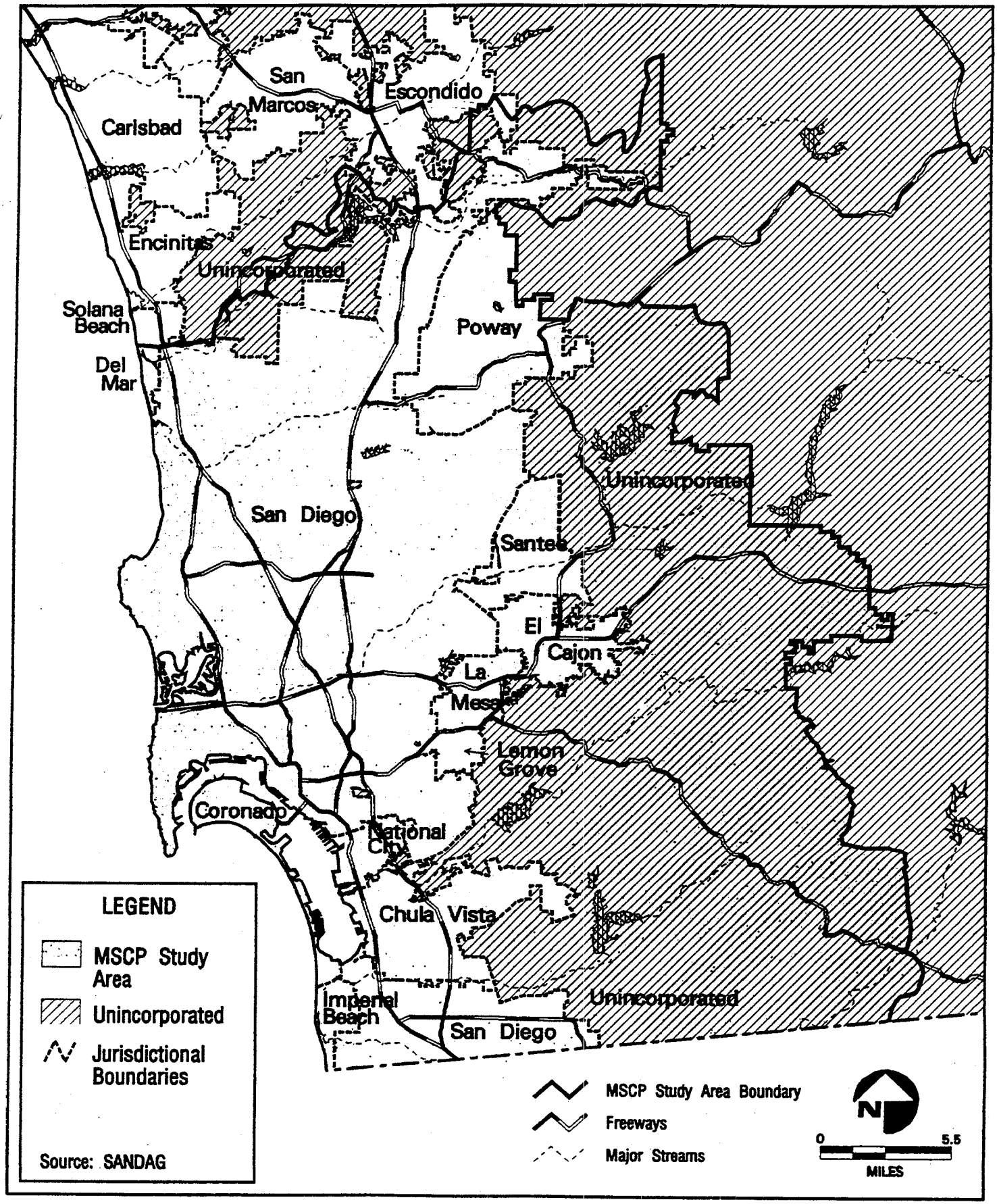
ATTACHMENTS

A. Map of MSCP Planning Area

B. Local jurisdictions requested to adopt the concurrent Resolution of Intention

C. Definition of Terms

D. Synopsis of MSCP Plan contents



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Jurisdictions within MSCP Study Area

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ATTACHMENT

A

ATTACHMENT B

Local jurisdictions requested to adopt the concurrent Resolution of Intention.

City of Chula Vista
City of Coronado
City of Del Mar
City of El Cajon
City of Imperial Beach
City of La Mesa
City of Lemon Grove
City of National City
City of Poway
City of San Diego
County of San Diego
City of Santee

ATTACHMENT C

Definition of Terms

1. Concurrent Resolution of Intention - A resolution of the cities and county within the MSCP Study Area which is considered for adoption at generally the same period of time with substantially similar language and intent.

2. Draft MSCP Plan - The draft plan, scheduled for completion in January 1994, which will be circulated among the local jurisdictions, California Department of Fish and Game, U.S. Fish and Wildlife Service, and potentially other entities for adoption and subsequent implementation.

3. Issue Papers - Reports approved by the MSCP Working Group which are intended to guide the development of the Draft MSCP Plan. As referred in the ROI:

   - Issue Paper #3 Relationship Between the MSCP and Subarea Habitat Plans (approved by the MSCP Working Group, June 2, 1992). This paper describes a relationship between the evolving MSCP and Subarea plans which will lead to integrated design of a draft preserve system.

   - Issue Paper #4 Coordination of Interim Permit Activities (approved by MSCP Working Group July 15, 1992). This paper describes a voluntary process for local jurisdictions to inform the MSCP Planning Team of public and private projects under consideration which could create an opportunity or constraint which could effect the Draft MSCP Plan. Local jurisdictions review project applications as well as Notices of Preparation and Draft Environmental Impact Reports based on a set of agreed upon criteria which include presence of native vegetation and sensitive species, geographic isolation, continuity to habitat areas, and other considerations.

4. Local Jurisdictions - The twelve local general purpose agencies of government having land use authority within the MSCP Planning Area.

5. MSCP Planning Team - The City of San Diego, Clean Water Program, and consultant staffs which are working cooperatively to prepare the Draft MSCP Plan.

6. MSCP Working Group - A broadly representative advisory group appointed by the City Manager of the City of San Diego to provide review, comment and technical assistance on development of the Draft MSCP Plan.

7. MSCP Study Area - The geographic area which is being considered in development of the Draft MSCP Plan, containing approximately 567,000 acres. The Study Area includes the Metropolitan Sewerage System Service Area plus limited contiguous areas of high biological quality public land.

8. Natural Communities Conservation Plan (NCCP) - The pilot program developed by the State of California, and administered by the Department of Fish and Game, to develop a process and plans for the conservation of Coastal Sage Scrub habitat in Southern California; also

   Ongoing Multi-species Program (OMP) - A designation in the NCCP process which refers to multiple species planning programs which predated the passage of NCCP legislation and are equivalent to the NCCP. The MSCP is an OMP.

9. Subarea Plans -

   - Plans that identify habitat conservation and development areas for geographic subareas of the MSCP Planning Areas. Prepared by a coalition of agencies, land owners and interested parties, these plans will be integrated into the MSCP Plan.

   - These plans may be prepared concurrently with the Draft MSCP Plan, or subsequent to the MSCP Plan, based on the maps, data, standards, and guidelines of the adopted MSCP Plan.

ATTACHMENT D

Synopsis of MSCP Plan Contents

Biology:

Biological Database: vegetation and target species maps, technical reports of surveys of vegetation communities and target species, methodologies for mapping and surveys.

Biological Standards and Guidelines for Preserve Design: produced by the Biological Task Force for Preserve Design.

Preserve Management Guidelines: habitat management techniques, recommended land uses within and adjacent to the preserves, compatible recreational uses.

Preservation matrix: indicating which habitats and associated species will be addressed by the Preserve System.

Habitat Evaluation Map: describing ratings of land in terms of biological quality.

Preserve System Map: one or more scenarios depicting generalized implementation of the preserve system, and an analysis of its biological impacts.

Recommendations for Needed Future Biological Studies: additional scientific information necessary to successfully implement the MSCP.

Land Use and Economics:

Land Use Database: existing and planned land use maps, generalized ownership maps, land use policy codes and maps, existing environmental ordinances/ regulations.

Subarea Plans: procedures and technical guidelines for preparation of Subarea Plans by local jurisdictions and their public or private sector partners.

Economic Impacts: impacts of implementation of the generalized preserve system analysis at a regional level.

Implementation Strategies:

Financing and Acquisition Strategy: describes preferred options and sources for MSCP implementation, continuing planning, local government participation, and a fair share analysis.

Institutional Strategy: options and procedures for developing and establishing an MSCP Plan implementation process, identifying a regional coordinating agency, outlining how the MSCP participants should cooperatively implement the MSCP Plan, and developing and establishing a preserve management process.

Plan Update and Review Process: for long-term implementation of the MSCP.

Model Agreement: between local jurisdictions, the regional coordinating agency, and the resource agencies.

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MSCP Implementation
Strategy Committee
4/8/93

Draft Issue Paper No. 9
Planning Regulatory Devices for Habitat Preservation

Introduction

This issue paper has been developed to provide the MSCP Working Group and other project participants with an estimate of the amount of land that can be preserved through the use of resource based land use regulations.

Land use regulation is one component of the implementation strategy for MSCP. The other components are impact mitigation and land acquisition. The discussion on this issue paper will summarize land use regulatory devices currently in use by local jurisdictions and the extent to which these devices will help preserve habitat, prior to application of other components of the implementation strategy.

Next month, we will discuss impact mitigation and related techniques, which have the effect of influencing the pattern of future growth in the region. Regional growth will also be discussed in May.

It is estimated that in 1992, there were approximately 297,400 acres of vacant land containing various types and qualities of habitats and vegetation communities. The habitat evaluation model classified these lands into four classes of biological value: Very High (124,500 acres), High (63,500 acres), Medium (58,100 acres) and Low (51,300 acres). The gap analysis process has created categories of land use and ownership which have been correlated with the four classes of biological values.

08252

Summary

This paper estimates the extent to which existing resource based land use regulations would protect very high and high value habitat lands within each land use and ownership category.

Table 1 provides a summary of the categories of land use and, based upon local jurisdiction land use regulations, the minimum percentage of very high and high habitat value land within each category that could be preserved. These percentages were determined from reviewing planning documents and discussions with local jurisdiction staffs.

TABLE 1

Minimum Preservation Percentages for Very High and High Habitat Value Land, Utilizing Land Use Techniques

Category	City S.D.	County S.D.	Poway	Santee	Chula Vista
II. Pub. Open Space	100%	100%	100%	100%	100%
II. Pvt. Open Space	90%	90%	90%	90%	90%
IIIA-D Public Land	90%	90%	90%	90%	90%
IIIA Pvt. Land Constrained	35%	70%	80%	65%	70%
IIIB-D Pvt. Land	35%	50%	65%	50%	65%

08253

Table 2 provides a preservation summary for public and private land based upon the application of existing resource based land use techniques.

TABLE 2

Preservation Summary for Public and Private Land

Category of Land	Acres of Very High Habitat	Percent Preserved	Acres Preserved	Acres of High Habitat	Percent Preserved	Acres Preserved
Public	48,938	98%	47,829	19,680	96%	18,875
Private	75,600	71%	53,451	43,811	68%	29,861
Total	124,538	81%	101,280	63,492	77%	48,736

Tables 3, 4 and 5 on the following pages provide summaries of the impact of existing land use technique on each category of public and private land.

08254

TABLE 3

PUBLIC LANDS - IMPACT OF EXISTING LAND USE TECHNIQUES

Category		Total Acres	VERY HIGH QUALITY HABITAT				HIGH QUALITY HABITAT		
			Total Acres	Preservation Under Existing Controls			Total Acres	Preservation Under Existing Controls	
			Very High	%	Acres	"At-Risk"	High	%	Acres
PUBLIC									
I	Public Preserves	17,914	8,516	100%	8,516	0	5,352	100%	5,352
II	Public Lands - Open Space	47,271	29,334	100%	29,334	0	6,276	100%	6,276
III A	Public - Constrained Lands	21,644	7,604	90%	6,844	760	5,493	90%	4,944
III B/C	Public Lands - Low Density Res / Ag / Indian / Public	3,869	1,221	90%	1,099	122	1,219	90%	1,097
III D	Public Lands - Planned Urban	7,187	2,263	90%	2,037	226	1,340	90%	1,206
	Total Public Acres (1)	97,885	48,938	98%	47,829	1,109	19,680	96%	18,875

(1) Totals May Not Add Due to Rounding.

0825

GAP160

TABLE 4

PRIVATE LANDS – IMPACT OF EXISTING LAND USE TECHNIQUES

	Category	Total Acres	VERY HIGH QUALITY HABITAT				HIGH QUALITY HABITAT		
			Total Acres	Preservation Under Existing Controls			Total Acres	Preservation Under Existing Controls	
			Very High	%	Acres	"At-Risk"	High	%	Acres
PRIVATE									
I	Private Preserves	2,241	523	100%	523	0	649	100%	649
II	Private – Open Space	45,620	25,002	90%	22,502	2,500	10,228	90%	9,205
III A	Private – Constrained Lands	97,014	31,641	69% (1)	21,725	9,916	20,819	69% (1)	14,393
III B/C	Private Lands – Low Density Res / Agriculture	39,734	11,947	50% (1)	5,967	5,980	9,307	48% (1)	4,489
III D	Private – Planned Urban	14,965	6,487	42% (1)	2,733	3,754	2,808	40% (1)	1,125
	Total Private Acres (2)	199,574	75,600	71%	53,451	22,149	43,811	68%	29,861

(1) Preservation Yields Range Betwwen 35% and 70& By Individual Jurisdiction. See Discussion in Text.
(2) Totals May Not Add Due to Rounding.

08259

TABLE 5 - PRESERVATION BY EXISTING LAND USE TECHNIQUES - ALL PUBLIC AND PRIVATE LANDS

Category	Total Acres	VERY HIGH QUALITY HABITAT				HIGH QUALITY HABITAT		
		Total Acres	Preservation Under Existing Controls			Total Acres	Preservation Under Existing Controls	
		Very High	%	Acres	"At-Risk"	High	%	Acres
PUBLIC								
All Public Lands	97,885	48,938	98%	47,829	1,109	19,680	96%	18,875
PRIVATE								
All Private Lands	199,574	75,600	71%	53,451	22,149	43,811	68%	29,861
Total Acres	297,461	124,538	81%	101,280	23,258	63,492	77%	48,736

(1) Totals May Not Add As Shown Due to Rounding.

@APSUM1

02257

Conclusions

1. The analysis generally identifies those components of a preserve system which could be acquired:

   a) without cash
   b) based on the coordination of existing regulations and constraints.

2. Existing local land use regulations can be very effective in building the core of the preserve. The added objective of MSCP implementation will make local ordinances more effective at habitat preservation. Consequently, it should not be an imposition of a new major cost burden to public/private developers. Rather, it is based on a more careful coordination of what would have happened anyway with bio-constraints as a guiding factor.

3. Public land with very high and high habitat value will be contributed to the preserve system. Determinations of mitigation credits and method of contribution have not yet been made.

4. Public land with very high habitat value comprises approximately 48,938 acres. Approximately 47,829 acres or 98% of this land is being counted as being included within the preserve system.

5. Public land with high habitat value comprises approximately 19,680 acres. Approximately 18,876 acres or 96% of this land being made available for preserve purposes.

6. Private land with very high habitat value comprises approximately 75,600 acres. Local jurisdiction land use regulations could result in approximately 71% or 53,451 acres of this land being made available for preserve purposes.

7. Private land with high habitat value comprises approximately 43,811 acres. Local jurisdiction land use regulations could result in approximately 68% or 29,861 acres of this land being made available for preserve purposes.

8. Jurisdictions should use land use techniques to "steer" development to portions of property containing low or medium habitat values and preserve land with very high and high habitat value.

9. Mitigation banks, transfers of development rights, and/or a mitigation credit system could result in higher protection levels and assist jurisdictions in balancing development and habitat preservation goals.

08258

Gap Analysis Categories of Ownership and Land Use

As part of the gap analysis, the vacant lands were also classified by the following levels of protection which are currently afforded to habitat areas:

Category	
I	Public or private lands which are permanently protected and managed for habitat purposes (ex. Torrey Pines Preserve, Penasquitos Canyon Preserve).
II-A	Private, dedicated open space. Although these areas have open space easements, they are not necessarily managed for habitat purposes. Some of these areas have or could have recreational uses or non-native landscape improvements.
II-B	Public or private lands which are designated by the applicable general plan or community plan for passive park, preserve, or open space uses, but which have not been permanently dedicated for such uses.
III-A	Public or private lands, which have general plan or community plan designations allowing some active use, but which are considered to be "constrained" by the local jurisdictions and subject to special planning review. Examples of constrained lands are wetlands, flood plains, and steep slopes.
III-B	Public or private lands, which have general plan or community plan designations for agricultural use only.
III-C	Public or private lands, which have general plan or community plan designations for low density residential use, or for public or semi-public use, including lands in Indian reservations. "Low density" is defined as fewer than one dwelling unit per acre.

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III-D Public or private lands, which have general plan or community plan designations for urban or extractive uses. "Urban" uses include residential use at a density not less than one dwelling unit per acre, commercial, industrial, and institutional uses.

Category I lands total 20,200 acres; Category II lands, 92,900 acres; and Category III lands, 184,400 acres. For the purposes of the MSCP, habitat areas in Category I are considered to be already a de facto part of the permanent preserve system. A large portion of Category II lands are assumed to be protected from loss and targeted for eventual inclusion in the permanent preserve system. Habitat areas on Category III lands are considered to be "at risk", since future agricultural or development activities may negate their value for habitat purposes.

Category II includes those public and private lands that have open space designations. These designations are based upon local jurisdictional general, community and specific plans. Actual acres placed in open space may vary because of property ownerships and trade-offs occurring during developmental approvals.

Category III includes public and private lands that have a constrained designation. As the table in this report depicts, a large amount of land within the MSCP planning area has been identified as constrained; most of this land is located in the unincorporated area. There are six categories of physical constraints; land falling into any one of these categories is mapped as constrained :

a) floodplain
b) steep slopes (25% or greater)
c) lands mapped as part of the National Wetlands Inventory
d) future freeway rights of way
e) land adjacent to noise sources (i.e., freeways, airports, railroads)
f) other constraints identified by local jurisdictions (transmission lines, riparian habitat).

Environmentally constrained land is not included within this category. Development on constrained lands requires additional review by local agencies and generally occurs at a lower density and with more mitigation than on unconstrained land.

It should be noted that although Category III lands are designated by the general plan or the community plan for active use, they are often subject to resource based planning review. That is, even in the absence of a coordinated conservation program such as the MSCP, some of the habitat areas in Category III lands would nevertheless be protected from loss.

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Location of Habitat Land by Jurisdiction

A majority of the land containing very high and high habitat values is located within the County of San Diego and City of San Diego. To a lesser extent acreage is located in the Cities of Poway, Santee and Chula Vista. The analysis of land use techniques focuses on these 5 jurisdictions.

Jurisdiction	acres of very high habitat value	acres of high habitat value
County	78,332	43,612
City San Diego	34,096	15,537
Poway	5,477	2,298
Santee	2,834	812
Chula Vista	1,278	710
All others	2,450	1,234

Still to be determined is the total amount of habitat necessary for the preserve system and substitution ratios between habitats of different values.

Resource Based Planning Efforts

Resource based planning efforts consist of plans, policies and ordinances that regulate land containing resources. These efforts consist of the following techniques:

General Plans
Specific Plans
Zoning Regulations
Resource Protection Ordinances
Hillside Protection Ordinances
Grading Ordinances
Floodplain Ordinances
CEQA review

The application of resource based planning techniques varies in each jurisdiction. In all cases, however, the general plan provides the policy framework for establishment of regulatory ordinances and implementation procedures. The specific level of protection afforded as a result of resource based planning is difficult to determine. Determination of the level of protection is a "minimum approach" which assumes a pattern of completely fragmented ownership. If ownerships include multiple categories of habitat value, then "trades" could occur on private properties, leading to higher preservation yields. A coordinated approach based upon the objective of implementing the MSCP could also result in increased preservation yield in desirable areas.

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City of San Diego

The City of San Diego's primary methods for implementing resource planning are the Resource Protection Ordinance, CEQA , specific and precise plans. The purpose and intent of the RPO is to protect, preserve and , where damaged, restore environmentally sensitive lands. RPO applies to lands that contain environmentally sensitive lands including: wetlands, wetland buffers, floodplains, hillsides, biologically sensitive lands and significant prehistoric and historic resources. Many areas containing very high and high habitat values are either exempt from RPO or have projects that were "in the pipeline" prior to the adoption of RPO. CEQA and the specific and precise planning processes provide methods to secure habitat through the development negotiation process.

Based upon a review of these planning techniques and discussions with planning department staff, a minimum preservation yield of 35% is being applied to land within the City of San Diego containing very high or high habitat.

County of San Diego

The County of San Diego implements its resource planning efforts through the use of a Resource Protection Ordinance. Like the City of San Diego ordinance, the County ordinance applies to steep slopes, wetlands, historic resources and biologically sensitive lands. The County RPO does not list specific encroachment allowance for development on lands containing sensitive habitats. The RPO prohibits activities that will damage sensitive lands, but provides for development when "all feasible measures necessary to protect and preserve the sensitive habitat lands are required as a condition of permit approval and where mitigation provides an equal or greater benefit to the affected species". The determination of the minimum potential yield from sensitive lands within the County is 50%. This determination is based upon the desire of the County to allow development and still achieve habitat preservation. As stated earlier in this report, coordination with an overall MSCP implementation program could result in a higher preservation yield. On lands containing steep slopes or wetland areas the RPO contains a maximum encroachment allowance. In the case of these constrained lands the maximum encroachment is 30%, resulting in a potential preservation yield of 70%.

Poway

Poway has a very strong resource based general plan that establishes very specific preservation goals for the community. They have a high level of biological analysis as a basis for their implementation program. Poway requires development to be planned in a way to avoid disruption of habitat. The City has acquired land for preserve purposes and, where off-site mitigation is required, acquisition of land adjacent to the preserve is targeted. This strong approach to resource based planning results in the determination of a minimum preservation yield of very high and high value habitat of 65%, and 80% on land with a constrained designation.

Chula Vista

Chula Vista's resource based planning efforts are contained within their general plan. Chula Vista does not have a resource protection ordinance. The Chula Vista General Plan has specific goals, objectives and policies that guide actions on development projects. The general plan stipulates that areas containing sensitive habitats should be preserved in natural open space and that development should not be allowed in these areas. Chula Vista implements the general plan when reviewing specific plans and development projects. They have been successful in designating habitat areas for preservation in the eastern portion of the City. The Chula Vista approach does not identify specific levels of encroachment that would be allowed. They attempt to balance project density with preservation of habitat. Based upon this approach, Chula Vista estimates minimum potential yield for land containing very high or high habitat value is 65%, and 70% on land with a constrained designation.

Santee

Santee implements resource planning through their general plan policies. Santee, like other jurisdictions, attempts to balance project density with habitat preservation. Santee's open space zone allows biological habitat preserves upon approval of a conditional use permit. Based upon a review of the habitat land within Santee and discussions with planning staff, a minimum level of protection of 65% is assumed on land identified as constrained and 50% on private land that is not within the constrained category.

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Appendix

The tables on the following pages provide some of the detailed analysis that is summarized in the report. Table 6, depicts the preservation yields by land use category with subtotals for private and public and overall preservation totals. Table 7, lists the preserved acres within each jurisdiction by land use category for very high and high habitat land.

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TABLE 6 - PRESERVATION YIELDS - DETAILED BY LAND USE DESIGNATION

	Category	Total Acres	VERY HIGH QUALITY HABITAT				HIGH QUALITY HABITAT		
			Total Acres	Preservation Under Existing Controls			Total Acres	Preservation Under Existing Controls	
			Very High	%	Acres	"At-Risk"	High	%	Acres
PUBLIC									
I	Public Preserves	17,914	8,516	100%	8,516	0	5,352	100%	5,352
II	Public Lands - Open Space	47,271	29,334	100%	29,334	0	6,276	100%	6,276
III A	Public - Constrained Lands	21,644	7,604	90%	6,844	760	5,493	90%	4,944
III B/C	Public Lands - Low Density Res / Ag / Indian / Public	3,869	1,221	90%	1,099	122	1,219	90%	1,097
III D	Public Lands - Planned Urban	7,187	2,263	90%	2,037	226	1,340	90%	1,206
	Subtotal - Public Acres	97,885	48,938	98%	47,829	1,109	19,680	96%	18,875
PRIVATE									
I	Private Preserves	2,241	523	100%	523	0	649	100%	649
II	Private - Open Space	45,620	25,002	90%	22,502	2,500	10,228	90%	9,205
III A	Private - Constrained Lands	97,014	31,641	69% (1)	21,725	9,916	20,619	69% (1)	14,393
III B/C	Private Lands - Low Density Res / Agriculture	39,734	11,947	50% (1)	5,967	5,980	9,307	48% (1)	4,489
III D	Private - Planned Urban	14,965	6,487	42% (1)	2,733	3,754	2,808	40% (1)	1,125
	Subtotal - Private Acres	199,574	75,600	71%	53,451	22,149	43,811	68%	29,861
	Total Acres (2)	297,461	124,538	81%	101,280	23,258	63,492	77%	48,736

(1) Preservation Yields Range Betwwen 35% and 70& By Individual Jurisdiction. See Discussion In Text.
(2) Totals May Not Add Due to Rounding.

TABLE 7 – ESTIMATED PRESERVATION YIELDS BY JURISDICTION

VERY HIGH VALUE – PRIVATE LANDS

Jurisdiction	III A – Private Constrained			III B/C – Private Low Density / Agriculture			III D – Private Planned Urban		
	Total Acres	Yield	Preservable Acres	Total Acres	Yield	Preservable Acres	Total Acres	Yield	Preservable Acres
San Diego (City)	1,843	35%	645	1,294	35%	453	3,632	35%	1,271
San Diego (County)	25,231	70%	17,662	9,294	50%	4,647	1,796	50%	898
Poway	3,261	80%	2,609	1,262	65%	820	50	65%	33
Chula Vista	78	70%	55	0	65%	0	184	65%	120
Santee	942	65%	612	84	50%	42	809	50%	405
Other	286	50%	143	10	50%	5	15	50%	8
Total Acres	31,641	69%	21,725	11,946	50%	5,967	6,486	42%	2,733

HIGH VALUE – PRIVATE LANDS

Jurisdiction	III A – Private Constrained			III B/C – Private Low Density / Agriculture			III D – Private Planned Urban		
	Total Acres	Yield	Preservable Acres	Total Acres	Yield	Preservable Acres	Total Acres	Yield	Preservable Acres
San Diego (City)	727	35%	254	1,468	35%	514	1,959	35%	686
San Diego (County)	18,544	70%	12,981	7,451	50%	3,726	565	50%	283
Poway	1,126	80%	901	374	65%	243	9	65%	6
Chula Vista	32	70%	22	0	65%	0	91	65%	59
Santee	265	65%	172	7	50%	4	139	50%	70
Other	125	50%	63	6	50%	3	44	50%	22
Total Acres	20,819	69%	14,393	9,306	48%	4,489	2,807	40%	1,125

Process Draft
8/30/93

Issue Paper #10
A Plan Review, Approval and Implementation Structure for the MSCP

FINAL DRAFT

INTRODUCTION

Acceptance by State and Federal agencies of the Multiple Species Conservation Program (MSCP) is dependent upon a design for successful implementation. Only through aggressive and carefully coordinated implementation may the cities and County, who must implement the plan, secure its many environmental and economic benefits. This Issue Paper describes the recommended Review and Approval process which will be applied to the MSCP Plan; lists the functions which are necessary for MSCP Implementation after the Plan is adopted; and outlines the options for groups or agencies to perform those functions. This final draft of the Issue Paper is based on the result of deliberation on these topics by both the MSCP Working Group on July 21 and August 18, 1993, the MHCP Advisory Committee on July 15, 1993, and a joint workshop of the two held on August 4, 1993. The joint consultation of these policy recommendations by both the MSCP and MHCP is important. Reaching agreement on a Plan approval and implementation structure which could be enacted by both plans, would assure their coordination, and benefit participants by enabling the consideration of habitat conservation and loss at a regional level.

PLAN APPROVAL PROCESS

A. Principles of the Plan Approval Process. The recommended plan approval process:

1. will not create a new regional or subregional permit authority.

2. relies on local jurisdictions as the implementing entities of the MSCP.

3. maintains local jurisdictions' flexibility; both in the preparation of Subarea Plans and in updating of the Subregional MSCP Plan.

4. uses the completed and adopted MSCP Plan as the Subregional master plan which will serve as a framework for Subarea Plans.

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5. depends on incremental implementation of the MSCP through the preparation of Subarea Plans by local jurisdiction lead agencies. The Subarea Plans may be based on jurisdictional or smaller (e.g., community planning areas or specific plan areas) boundaries; or may be multi-jurisdictional so long as they are based on MSCP standards and guidelines. Local jurisdictions may undertake Subarea Plans on a flexible schedule and with different levels of initial specificity:

   - Jurisdictions may elect to produce "hard line" Subarea Plans which describe preserve system boundaries for all or part of their territory; or
   - Jurisdictions may elect to initially produce Subarea Plans which identify preserve planning areas, along with detailed criteria for how a specific plan with hard lines for the area would be produced, for all or part of their territory; or
   - Jurisdictions may choose to do a combination of these two for *different parts of their territory. In either event, the end result will* be a specific "hard line" Subarea Plan for the preserve system *before development of an area may proceed.*

   The reason for these options is to allow flexibility to local jurisdictions in the preparation of Subarea Plans based on economic demand and local policy choice. A jurisdiction may choose a specific type plan now because development of an area will occur in the next few years. Alternatively, design of a specific plan for an area where development pressure is ten years hence or more is probably premature. In the latter case, the identification of a preserve planning area and detailed criteria to implement the Subarea Plan should be adequate to provide interim protection. In either scenario, the preparation of Subarea Plans would be mandated by local jurisdictions, and would be coupled with a local action that prescribes interim protection for habitat lands.

6. > add description of process for Public Facility Providers<

7. assumes that the 5% interim take of Coastal Sage Scrub proposed as a part of the California NCCP program would be replaced by the conditions of an approved Subarea Plan.

8. requires that Federal agencies' projects reviewed under ESA Section 7 are consistent with the MSCP Plan.

9. streamlines the current method of individual resource agency review of public and private sector projects.

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9. identifies appropriate approval actions by the federal and state resource agencies, and assigns individual permit authority to local jurisdictions based on implementation of Subarea Plans.

B. Recommendation I: MSCP Plan Approval Process

The following diagram describes the chronological process and parties responsible for review and approval of the MSCP Plan. The diagram is divided into three functional areas; Plan Approval, Planning, and Review and Monitoring. A recommendation on selection of groups or agencies to implement the MSCP is described in the Section II of this Issue Paper.

PLAN APPROVAL	PLANNING	REVIEW & MONITORING
MSCP Plan Working Group Local Jurisdictions F&W / F&G	MSCP PLAN - Plan Document - CEQA/NEPA Compliance - Implementing Agreement	
Subarea Plan Local Jurisdictions F&W / F&G	SUBAREA PLANS - prepared by local jurisdictions - local permit/CEQA process - local hearing process - Plan Document - Implementing Agreement	COORDINATING GROUPS - Hearing process
Local Project Local Jurisdictions Self Certify F&W / F&G check off and oversight	PROJECT - local permit/CEQA process - local hearing process	

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1. MSCP Plan Approval.

The MSCP Plan package would be composed of three parts:

- The Plan Document
- NEPA/CEQA Compliance Documents
- The Implementing Agreements (an Agreement for the MSCP Plan and a model agreement for Subarea Plans)

The schedule for action by local jurisdictions on the Plan will vary following circulation of the Draft Plan in September;

- San Diego; is currently scheduled to consider the complete Plan in January 1994 including the MSCP Plan, NEPA/CEQA documents, and the overall MSCP Implementing Agreement.

- The other participating General Purpose agencies; should consider the Plan for adoption following its completion in January 1994. In their action on the Plan, those jurisdictions would agree to prepare Subarea Plans. Following completion of the Subarea Plan, the local jurisdiction will seek its approval by the US Fish and Wildlife Service (USFWS) and California Department of Fish and Game (CDFG)

Simultaneous with the January 1994 local action, the USFWS and CDFG will review the MSCP Plan in anticipation of federal approval action. That action should have two parts: 1) issue a permit for expansion of the metro sewer system and potentially for other specified public facilities; and 2) authorize take of listed species, and authorize pre-listing agreements for take of species and their habitats following the preparation and approval of Subarea Plans which are based on the MSCP Plan. The final structure of this authorization will be determined in the Implementing Agreement but it must:

- incorporate a permit for the California gnatcatcher and Coastal Sage Scrub under ESA Section 4(d).
- incorporate a permit for other listed species under ESA Section 10(a)(b)(1).
- incorporate a pre-listing agreement for other species and habitats addressed by the MSCP Plan.
- fucntion as both a Habitat Conservation Plan (HCP) and Natural Communities Conservation Plan (NCCP) for the purposes of federal and state environmental laws.

This segmented initial approval action by the regulatory agencies is intended to allow undertaking of the critical metro sewer system upgrade through the

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approval of a specific agreement for that facility, and potentially other, public facilities. The issuance of this permit is enabled by the identification of a mitigation package which represents an early component of the MSCP Preserve System.

2. Subarea Plan Approval.

Subarea Plans may be prepared by local general purpose lead agencies using the MSCP as a master plan. These Subarea plans will be reviewed and approved by their sponsoring jurisdictions and USFWS/CDFG. No approval of Subarea plans is required by any regional or subregional entity. Preparation of Subarea plans will be similar to any other local jurisdiction planning effort which would lead to update of the General Plan including the normal CEQA and public hearing processes.

Once the plans are completed and approved by the regulatory agencies, an appropriate authorization or permit to allow take of habitat and species based on those plans would be issued to the local jurisdiction(s) lead agency(ies). There are advantages to holding the component permits individually. The advantages include the ability to separate the actions of the Subarea permit holders. If any individual jurisdiction is not adequately implementing their Subarea plan, the permit authority of the other jurisdictions is not jeopardized. Also because each Subarea Plan holds its own permit(s), the need to develop a subregional project review process by a single entity, which would be the "master permit" holder, is eliminated. As with the MSCP Plan, the action would incorporate both the take of listed species, and pre-listing agreements dependent on the implementation of the approved Subarea Plan. This approval of the Subarea Plan would be in the form of an Implementing Agreement between the local jurisdiction and regulatory agencies. A description of the Subarea Planning process is the subject of MSCP Issue Paper #6, Implementation of the MSCP Through Subarea Plans, August 18, 1993.

3. Local Project Approval.

Once a local jurisdiction has an approved MSCP Subarea Plan, it could approve public and private project approvals in the customary manner incorporating the MSCP Subarea Plan into their normal project review and approval and CEQA process. Established local public hearing requirements would also apply. When the local jurisdiction determines that a project plan meets the requirements of the MSCP Subarea Plan, the local jurisdiction will submit it action to approve (checklist) to the USFWS/CDFG. This checklist process applies to specific plans which are produced under either Subarea planning option. The Resource Agencies should, however, be involved in, and

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updated on, the progress of large scale plans which have substantial impacts. This in-process involvement will assure the ability to conduct a speedy review.

The resource agencies would have a period of time specified in the Implementing Agreement (30 days is recommended, with a process to provide assurance that all parties are aware of the pending action) to comment on the project approval. If no comment, or letter of concurrence is issued the local jurisdiction may complete issuance of a permit. The local jurisdiction would also "self certify" on an established basis that their local permit actions were consistent with their MSCP Subarea Plan. In the event of a negative resource agency comment,the action by the local jurisdiction would be to enter into a second round of project review, determine the source of disagreement and, consult with the agency about potential remedial design mitigation needed, or other actions.

4. Role of the Implementing Agreements.

An Implementing Agreement would be a main component of both the MSCP Plan and of MSCP Subarea Plans. For the MSCP Plan, the agreement would recite the intended purpose of the MSCP Plan describing in its recitals 1) the authority of the participants, 2) the plan's relationship to existing federal and state laws, and 3) the terms of the agreement describing any specific permit actions as well as the obligation of all parties. For the Subarea Plans, the Implementing Agreement should be much more specific describing how the Subarea Plan will be implemented and how each signatory will honor the overall agreement reached for the MSCP Plan. Special conditions which apply to a Subarea Plan may also be included in the Implementing Agreement.

COORDINATION AND IMPLEMENTATION FUNCTIONS

A. Principles for Identifying Coordination and Implementation Functions.

1. In order for the MSCP Plan to meet expectations, and provide maximum benefits to all participants, some implementation and coordination functions will need to be done subregionally.

2. Selection of the groups and agencies who will provide coordination and implementation should be done by the participating local jurisdictions during the MSCP Plan adoption process.

3. MSCP Plan coordination and implementation functions may be accomplished by one or more groups.

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4. The selection of entities to perform MSCP coordination and implementation functions should not preclude the option of future conversion to a regional system once the MHCP and County Progam are completed.

B. Recommendation II. No new entities should be created to coordinate and implement the MSCP Plan, however, a new preserve management or acquisition entity could be considered.

Existing agencies and groups in the region already possess the ability to cooperatively accomplish most coordination and implementation functions. The participating agencies may choose, however, to establish a new entity to perform acquisition or management functions. While it is clear that the final selection of the participants in MSCP Plan implementation must be left to the elected officials, a recommendation not to consider creation of a new Joint Powers Agency is not being made. Section C describes the implementation and coordination options considered and in some cases, identifies a recommended option for the lead agency although the functions may be performed cooperatively. These recommendations are shown by a (•) on Tables A - C. In making these selections, decision-makers should bear in mind the need for a closely coordinated, organized, and efficient structure in order to gain the benefits of the MSCP Plan.

C. The Coordination and Implementation Functions.

The anticipated functions are described in this section together with a matrix which shows the six potential groups which were considered to fulfill each function. The functions are divided into three categorical areas:

Subreqional Planninq - which includes both MSCP monitoring, and certain policy making functions at the Subregional level.

Acquisition - which refers to the acquisition, trading, banking, and ownership of land within the MSCP Preserve System.

Preserve Manaqement - which refers to on-the-ground management for habitat and wildlife purposes of the evolving preserve system.

The tables compare these functions to five generic or specific groups which either exist or which could be formed for this purpose. The groups are:

- An existing District or Joint Powers Agreement (JPA) :

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1. DISTRICT - the recently formed San Diego Area Wastewater Management District consisting of general and special purpose agencies.
2. SANDAG - the San Diego Association of Governments which represents the 18 cities and the County of San Diego.

- A new semi-public Conservancy : a conservancy created by a JPA or separately to hold land and perform land management functions.

- An existing Conservancy or private conservation organization : selecting an existing entity such as The Nature Conservancy, Coastal Conservancy, Center for Natural Lands Management to perform these functions.

- USFWS/CDFG : The United States Fish and Wildlife Service and California Department of Fish and Game acting cooperatively.

- Local Jurisdiction Coalition: a coalition of local jurisdictions that have prepared Subarea Plans acting informally to implement and coordinate those plans.

- At the August 18, 1993, meeting the MSCP Working Group concluded that there are three evident options for performing the Subregional Planning function (Table A). Those are:

  1. A coalition of the Wastewater Management District and SANDAG

  2. SANDAG

  3. A coalition of local jurisidictions

The following tables (A-C) describe the most likely correlation between functions and the groups to implement them.

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TABLE ____

SUBREGIONAL PLANNING						
FUNCTION	**OPTIONS**					
	EXISTING JPA		**NEW**	**EXISTING**	**USFWS & CDFG**	**LOCAL JURSDCTN COALITION**
	DISTRICT	**SANDAG**	**CON-SERVANCY**	**CON-SERVANCY**		
1. Maintain / Update Data Base		●				
2. MSCP Review / Update	●	●				●
3. Monitor Plan Implementation	●	●			●*	
4. Subarea Plan Technical Asst.	●	●	●	●	●	
5. Evaluate Economic Impacts / Equity Issues	●	●				
6. Evaluate Regional Impacts	●	●				
7. SD Region / So. Cal. Coordination & Funding		●				
8. Legislative Review & Proposals	●	●				●

* Technial support

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TABLE ____

ACQUISITION						
FUNCTION	**OPTIONS**					
	EXISTING JPA		**NEW**	**EXISTING**	**USFWS**	**LOCAL**
	DISTRICT	**SANDAG**	**CON-SERVANCY**	**CON-SERVANCY**	**& CDFG**	**JURSDCTN COALITION**
1. Purchase Hold Preserve Lands	●		●	●		●
2. Operate Mitigation Banks			●	●	●	●
3. Coordinate Property Acquisition Stratgy	●	●	●	●		
4. Apply for State & Federal Grants	●	●	●	●		●
5. Legislative Review & Proposals	●	●				●

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TABLE

PRESERVE MANAGEMENT

FUNCTION	OPTIONS					
	EXISTING JPA		NEW	EXISTING		
	DISTRICT	SANDAG	CON-SERVANCY	CON-SERVANCY	USFWS & CDFG	LOCAL JURSDCTN COALITION
1. Develop Preserve Mgt. Plans	●	●	●	●	●*	
2. Manage Preserve System			●	●	●*	●
3. Monitor Preserve System			●	●	●*	●
4. Select Mngmnt. Special Services	●	●	●	●		●
5. Oversee Restrtn / Revegtatn Projects			●	●		
6. Coordinate Co-management	●	●	●	●		
7. Bio Studies / Research			●	●	●*	●
8. Public Info. / Outreach	●	●	●	●		●

* Technial Support

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ATTACHMENT A

A brief definition of terms included in the MSCP Implementation Function tables.

SUBREGIONAL PLANNING

1. ***Maintain and Update Data Base***: Maintenance and update of the data bases used to produce the MSCP Plan including existing land use, planned land use, ownership, vegetation, habitat evaluation and protection status, and other GIS bases.

2. ***MSCP Review and Update*** - The periodic review and update of the Subregional MSCP Plan; also incorporation of Subarea Plan updates into the MSCP Plan. Also includes coordinating necessary updates of the MSCP Implementing Agreement.

3. ***Monitor Plan Implementation*** - Recording the specific preserve designs which occur as a part of Subarea and project plans in the Subregional data base; producing regular reports on implementation of the MSCP including acquisition, conservation and take of habitats and species for use by all participants, and providing an overview of the impacts of MSCP implementation.

4. ***Subarea Plan Technical Assistance*** - Support provided to local jurisdictions to assist in preparation of Subarea plans. This could include information from the data base, mapping, GIS analysis, technical writing, biology or other assistance.

5. ***Evaluate Economic Impacts and Equity Issues*** - This task requires the ability to model or conduct economic impact studies at the Subregional level; intended to determine if MSCP Plan implementation is having negative or positive impacts on the regional economy. Equity issue resolution requires the ability to convene a policy discussion on how to equalize impacts and costs to jurisdictions as they began to implement the MSCP.

6. ***Evaluate Land Use Impacts*** - This task requires the ability to model or conduct studies on how development of the MSCP Preserve System affects the ability of the Subregion to accommodate anticipated housing and commercial activity needs.

7. ***San Diego Region and Southern California Coordination and Funding*** - The coordination of MSCP implementing activities with the MHCP and County plans. This also includes coordination with the NCCP and other efforts in Riverside and Orange counties. The funding portion addresses the need to coordinate combined applications for state and federal funds for key implementation areas both regionally and with other Southern California or state agencies.

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8. ***Legislative Review and Proposals*** - Requires the ability to convene a policy group and reach consensus on support of legislation, or development of new legislation, which effects MSCP implementation at the state and federal levels.

ACQUISITION

1. ***Purchase and Hold Preserve Lands*** - Requires an entity or group of entities whose purpose or charter enables them to hold and receive property, purchase and sell property, receive gifts of property, reduce or eliminate tax burdens on land, and also limit liability all for the purpose of assembling a preserve system.

2. ***Operate Mitigation Banks*** - Requires the ability to assemble or purchase land to be used as a mitigation bank. Also requires ability to broker trades of land and agreements for public or private entities to receive mitigation credit in exchange for purchase of lands in a mitigation bank.

3. ***Coordinate Property Acquisition Strategy*** - Requires the ability to convene the agencies and groups participating in the MSCP in order to coordinate their individual and collective property acquisition strategies so that the contribution of lands to the MSCP Preserve System is maximized by their actions.

4. ***Apply for State and Federal Grants*** - The entity or groups responsible for land acquisition functions must be organized so that they are eligible for federal and state land acquisition grants; and they must develop a procedure to apply for, lobby and monitor those applications.

5. ***Legislative Review and Proposals*** - Coordinate design and monitoring of legislation with the group responsible for the same functions in the Subregional Planning category.

PRESERVE MANAGEMENT

1. ***Develop Preserve Management Plans*** - This responsibility requires the ability to assemble or apply expertise in order to produce a preserve management plan including biology, management techniques, land use, security, and other aspects of managing habitat lands to enhance their value to native plants and wildlife and ensure functional ecosystems.

2. ***Manage Preserve System*** - The physical on-the-ground, day-to-day implementation of the Preserve Management Plan.

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3. ***Monitor Preserve System*** - Biological monitoring of the target species addressed in the MSCP Plan and possibly other natural resources (e.g. water quality) to determine what effect Preserve System implementation and management is having on their status, and on overall biological diversity.

4. ***Select Management Special Services*** - The review and selection of contractors to perform necessary services supplementary to those normally preformed by the preserve manager. These could include security, revegetation projects, biological studies or other similar necessities.

5. ***Oversee Restoration and Revegetation Projects*** - This task requires the ability to manage contracts for restoration or revegetation projects, as well as to assure that these projects are coordinated with the MSCP Plan and Preserve Management Plans.

6. ***Coordinate Co-management*** - The Preserve Manager would need to pursue cooperative agreements with other entities or groups whose land functions as a potion of the Preserve System. These would include state and federal agencies who hold land, military bases, private foundations, public facility providers, and others.

7. ***Biological Studies and Research*** - The Preserve Manager is one option for conduct of an ongoing public information and outreach process for the MSCP Preserve System. As with biological studies and research, this could be performed as an in-house or contracted responsibility.

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Issue Paper #11
Implementing Agreement

(See Appendix B-3)

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Issue Paper #12

Cooperative MSCP Planning and Implementation Issues
Discussion Draft

Introduction

This Issue Paper addresses two topics of importance to the production of a comprehensive Draft MSCP. Part B was revised based on discussion by the Working Group on November 10, 1993.

Part A
A schedule for development of cooperative planning and implementation actions by local jurisdictions, and

Part B
A discussion of the categories of criteria upon which design of a multiple species preserve planning area (PPA) could be based.

When the Draft Multiple Species Conservation Program Plan is circulated to the Working Group in December, it should incorporate a schedule for reaching conclusions on issues which are key to the finalization and approval of the Plan. This Issue Paper identifies categories of decisions which must be cooperatively made by cities and the County who will play a pivotal role in MSCP implementation. It is the view of these local jurisdictions that these policy issues must be discussed, and cooperative decisions made with the involvement of local jurisdiction policy-makers before a commitment to adopt the MSCP and embark upon Subarea Planning can be

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made. The Resource Agencies, property owners, and potentially other participants, should also be involved in this decision-making process.

One of these decision categories of interest to the Working Group is the need to identify timing and criteria for the delineation of preserve planning areas. The Working Group, at its November 10, 1993 special meeting, should consider the policy decision categories and timing of the decisions which appear in the following matrix, and the criteria categories in Part B. Reaching agreement on these issues will enable the inclusion of recommendations on these important adoption and implementation steps in the Draft MSCP Plan.

PART A: Decision Categories

1. Cooperative Planning Process
   - Reaching an agreement on when the decisions described in this Issue Paper will be made and incorporation of that consensus into the MSCP Framework Plan.

2. Species of Concern
   - When should a decision be made about which specific animal or plant species associated with the habitat types addressed by the MSCP will be identified and covered by the Plan, and what would be the extent of the coverage (ie; listed species and/or pre-listing agreements)? Early resolution of this question presumes that a preserve planning area would be drawn to address these habitats and species. This should be a joint decision of the local jurisdictions and regulatory agencies.

3. Biological Standards and Guidelines
   - Which standards, guidelines, and criteria from among those described in the Draft MSCP Plan would be incorporated into both the Final MSCP

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Plan and Subarea Plans in order to address the Species of Concern identified, and to enable the design of a preserve planning area if desired? This should also be a joint decision of the local jurisdictions and the regulatory agencies.

4. Designation of a Preserve Planning Area

- Should a sub-regional PPA boundary be designated which would:
  - help focus Subarea Planning activities
  - provide added assurance of implementation
  - define areas for interim habitat protection
  - define a boundary for payment of mitigation in lieu fees.
  - identify areas potentially suitable for off-site mitigation.

- Which land use, economic, and other local planning standards and guidelines would be used to design a preserve planning area boundary?

- Please see Part B of this Issue Paper.

5. Finance/Acquisition Strategy

- When should a recommended strategy be incorporated into the MSCP Plan?

6. Subarea Plan Boundary Designation

- Whether or not a PPA boundary is designated, when should local jurisdictions agree on where Subarea Plan boundaries would be drawn?

7. Designation of Preserve System Hard Lines

- When should the final designation occur of which lands would be conserved as a part of the MSCP Preserve System and which could be taken?

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The Schedule

The matrix compares the seven Decision Categories described above with the options for the timing of their consideration by the local jurisdictions and Resource Agencies. An "X" indicates where the Working Group has already reached a decision on timing; a "?" indicates a point where a recommendation is needed from the Working Group.

MSCP ACTION SCHEDULE OPTIONS

Decision Categories	MSCP Framework Plan	Plan Adoption Period	Subarea Plan Preparation	Project Plans
Co-op Planning Process	X			
Species of Concern	?	?		
Biological Standards and Guidelines	?	?		
Preserve Planning Area	?	?	?	
Finance/ Acquisition Strategy	?	?		
Subarea Planning Areas	?	?	?	
Hard Line Preserve	X[1]		X	X

[1] Some public lands could be designated now.

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PART B: Categories of Criteria for Preserve Planning Area Delineation

This section of the Issue Paper discusses the categories of criteria which could be considered by the local jurisdictions, resource agencies, property owners, and others in delineation of a multiple species preserve planning area which would include core preservation areas and linkage corridors. The candidate criteria are divided into three categories:

- Land Use/Ownership Considerations
- Biological Considerations
- Economic Considerations

The purpose of discussion of these criteria categories is not to determine what the final criteria should be, or how they would be applied or weighted in a PPA delineation process. The purpose is to consider whether or not the categories are comprehensive and correct.

Land Use/Ownership Considerations

1. Should a PPA be large and inclusive with the intention that Subarea Plans would refine it; or more tightly drawn so that it represents a minimum biologically defensible preserve system with limited flexibility?

2. Should a hierarchy of preference be applied in selecting lands for inclusion in a PPA? ie:

   A. Public and private dedicated open space
   B. Public lands

C. Private lands designated for open space and similar uses in local General and Community Plans

D. Private lands which are entirely constrained from use by local regulation (ie; very steep slopes)

E. Private lands which are partially constrained but retain some land use designation (ie; steep slopes, floodplain areas)

F. Lands designated for agriculture

G. Lands designated for low density development (ie: <1du/ac)

H. Lands designated for urban uses

3. Lands should be selected to minimize the need to change local General and Community Plans (including circulation elements), unless local agencies conclude that plan changes are required to accomplish conservation or other local or regional goals.

4. Areas should be selected which avoid inclusion of properties in small or fragmented ownerships if possible.

5. Careful coordination must be incorporated into the selection of areas which border the other subregional multi-species plans so that the contiguity of a regional system is not compromised.

Biological Considerations

1. Similar to land use, should a hierarchy of preference be applied in the delineation of resource lands for inclusion in a PPA? ie:

A. Core populations of federal or state listed animal and plant species.

B. Core populations of species proposed for listing.

C. Core populations of Category 1 candidate species.

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D. Key linkages between these core populations.

E. Rare Coastal vegetation communities including southern maritime chaparral and maritime succulent scrub.

F. Rare and declining habitats as defined in the Biological Standards and Guidelines.

G. Vernal Pools.

H. Coastal Sage Scrub rated very high quality.

I. Other Habitat Types covered by the MSCP rated very high quality.

J. Coastal Sage Scrub rated high quality.

K. Other Habitat Types covered by the MSCP rated high quality.

L. Vacant land required to complete linkage corridors.

M. Vacant land required to buffer core populations.

Economic Considerations

1. Preserve planning areas should seek to exclude private and public projects which are at a late stage of development approval.

2. Preserve planning areas should seek to exclude public lands currently planned and designated for Community infrastructure including public facilities.

3. Delineation of a PPA should be coordinated with the Regional Growth Management Plan policies with focus on areas such as those designated for transportation corridors and higher density development.

4. Delineation of a PPA should seek to focus on lands where public facility extensions are currently most expensive and difficult.

5. If PPA designation is undertaken with the inclusion of parcel level data:

- Assessments or liens against property which increase its availability should be considered.

- The value of crops or products produced on, or from parcels should be considered.

- Exclusion of developable lands with high property values should be considered

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APPENDIX C-2

INFRASTRUCTURE, GROWTH AND ENDANGERED SPECIES PRESERVATION: A COST-SHARING PERSPECTIVE

Prepared For:

ERCE
5510 Morehouse Drive
San Diego, CA 92121

For Submittal To:

Clean Water Program for Greater San Diego
401 B Street
Suite 710
San Diego, Ca 92101-4230

Prepared By:

CIC Research, Inc.
1215 Cushman Ave.
San Diego, CA 92110

November 1991

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EXECUTIVE SUMMARY

This report was prepared at the request of the City of San Diego Clean Water Program. The report summarizes the results of a research effort to determine precedence for secondary impact mitigation of large-scale capital facilities improvements. The purpose of the study is to assist the Clean Water Program in evaluating its fair share contribution towards implementation of a regional multiple species conservation program in meeting secondary impact mitigation for large-scale improvements to the sewer system. The major findings of the study include, but are not limited to, the following:

- There is a wealth of information regarding mitigation of direct impacts to biological resources of capital improvement projects, but there is little relevant precedence dealing with mitigation for indirect impacts. There is currently one case in Merced County, California involving an interchange improvement in which CALTRANS fought requirements by the U.S. Fish and Wildlife Service (USF&WS) to mitigate at a ratio of 100:1 for growth inducing effects of the project. Typical mitigation for direct impacts (typically construction impacts) is 3:1. Currently, the mitigation requirement by USF&WS has been reduced to 10:1, so that CALTRANS will purchase 100 acres of habitat as mitigation for the project's displacement of 10 acres of Kit fox habitat.

- In Contra Costa County, residents in 1988 approved a complementary (yet separate) ballot measure for the acquisition and preservation of open space in response to passage of an $807 million regional transportation improvement program. The Parks and Open Space bond issue amounted to $225 million and provides for acquisition /reclamation of wildlife habitat in addition to parks and open space. Residents were concerned about growth and its effect on the area's quality of life and perceived that the provision of new highways was growth inducing.

- Growth inducement is an issue in the proposed construction of Auburn Dam on the American River near Sacramento. The State Department of Water Resources and the U.S. Army Corps of Engineers estimates project costs at $836 million. The project's EIS/EIR contains a detailed discussion of project impacts on growth, stating that growth inducement is not initiated by the removal of flooding obstacles alone, but in conjunction with other infrastructure projects in the region involving such agencies as the Sacramento County Department of Airports, the Sacramento Regional County Sanitation District, City of Sacramento Public Works and CALTRANS. Responsibility for secondary impact mitigation of the project remains unresolved. The USF&WS has identified 13,000 acres of Swainson's hawk habitat as potential mitigation for the project's secondary impacts.

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- In reviewing major wastewater system improvements in major metropolitan areas of California, only the Los Angeles Wastewater Facilities Plan included mitigation measures (by the City of Los Angeles) for secondary impacts. Other projects were categorized as "accommodating of planned growth", or if growth was identified as an impact, it was considered the responsibility of the local planning agency (normally city or county). To obtain necessary environmental approvals, the Los Angeles Plan was required to provide mitigation for secondary impacts on air quality by agreeing to a set of conformity conditions outlined under the 1989 Air Quality Management Plan for the South Coast Air Basin. The costs of this mitigation are unknown.

- Growth management and open space/habitat preservation is an emerging policy issue in many communities and states throughout the U.S. In Florida, the state has taken the lead role in acquiring environmentally sensitive lands in response to tremendous growth pressures over the last two decades. Preservation 2000, passed in 1990, is a statewide bond program which provides $3 billion in funds over 10 years for acquisition of environmentally significant or endangered species lands. The bonds are backed by a voter-approved increase in the real estate documentary stamp tax on real estate transfers. Counties or cities can obtain matching grants from Preservation 2000 monies when they pass referendums for tax increases for land preservation efforts in their jurisdictions.

- In San Diego, sensitive lands preservation and open space protection is one of several "quality of life" goods contained in the San Diego Regional Growth Management Strategy. The proposed funding for the region's parkland and open space needs to 2010 is expected to come from State Proposition 70 (California's 1988 Wildlife, Park and Open Space Bond Issue) of which the County's share is estimated at $30 million, and from developer impact fees of approximately $275 million.

- A study of regional Habitat Conservation Plans (HCPs) reveals common implementing techniques. All plans utilized acquisition and designation of lands, habitat reclamation and management, and public education elements.

- In addition to preserve management (plan and species monitoring, predator control, access control and species removal and relocation programs), the following land use controls and conservation methods are common development tools for HCPs:

    - Zoning restrictions
    - Designation of habitat buffer areas
    - Grading regulations
    - Local coastal plan amendment
    - Transfer of development rights
    - Clustering of development
    - Mitigation banking

- With the exception of small HCPs (Marina Dunes, Ca., San Bruno Mountain, Ca.) most plans have obtained, or are currently seeking, federal and state participation in land acquisition efforts. The regional plans also rely heavily on developer mitigation fees and land donations by private and nonprofit parties.

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- Primary federal resources for land acquisition include the U.S. Land and Water Conservation Fund, the Bureau of Land Management and, to a much smaller extent, the Resolution Trust Corporation.

- Primary state resources for land acquisition in the State of California include the California Department of Fish & Game, and the 1988 California Wildlife, Parks and Open Space bond initiative (Proposition 70).

- Most HCPs rely on mitigation fees for program funding. Fees range from a low of $550 per acre for the Las Vegas Valley Desert Tortoise HCP, to a high of $2,500 per residential unit at North Key Largo. Fees are generally initiated by the cities or counties with jurisdiction in the preserve area.

- Existing residents can also serve as important sources of HCP funding through a variety of mechanisms, including increases in ad valorem property taxes, ratepayer increases in water and wastewater surcharges, special district assessments and general obligation bonds. An increase in the transient occupancy tax is utilized in North Key Largo and Marina Dunes HCPs.

- Other potential resources for HCP acquisition and management include mitigation bank credits. Typically these credits provide for only a small portion of HCP land acquisition efforts.

- The current economic climate suggests that competition for funding from traditional sources such as the U.S. Land and Water Conservation Fund, California Department of Fish and Game and developer fees will be strong over the next couple of years. The likely high-cost nature of the MSCP will require spreading the costs over diverse sources to be politically viable. Obtaining federal and state funding will require active participation from political leadership at the state level.

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I. INTRODUCTION

The purpose of this study is to evaluate the Clean Water Program's fair-share contribution towards mitigation for growth-inducing impacts related to sewer system improvements. The study involved a literature search and contact with public facilities providers to determine precedence for major capital improvements and mitigation for related growth-inducing impacts. In addition, the research included an overview of other regional habitat conservation plans.

BACKGROUND

The U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, State of California Department of Fish and Game, and the City of San Diego have agreed in principal to implementation of a Multiple Species Conservation Program (MSCP) to offset potential growth related impacts, if any, of Clean Water Program Facilities on biological resources within the Metropolitan Sewerage System Service Area (MSSSA). The CWP proposed facilities consist of a multi-billion dollar secondary sewage treatment and water reclamation system. The City of San Diego's position is that the proposed infrastructure improvements are consistent with planned growth for the region, as projected by the San Diego Association of Governments (SANDAG). However, EPA is requiring mitigation for potential secondary impacts for the proposed improvement program, maintaining that population growth may not occur to the same extent without the sewerage system improvements. The findings of this fair share cost analysis are intended to assist CWP in determining the appropriate level of mitigation needed to offset these impacts on biological resources.

CLIENT

This report has been prepared at the request of the City of San Diego in performance of services outlined in Task 5.4 of the MSCP scope of work. However, the analysis and

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interpretation of study findings represent the independent findings of CIC Research, Inc. Therefore, conclusions and recommendations contained in this report may not necessarily be shared by the City.

REPORT ORGANIZATION

This report is organized into six remaining sections. The following section outlines the study methodology for Tasks 5.1 and 5.3 of the MSCP scope of work. Section III of the report presents the findings of a research effort to determine precedence of major capital facilities improvement projects and mitigation for secondary, or growth-related impacts. Section IV of the report provides an analysis of growth management and open space or habitat conservation efforts in various communities throughout the U.S. Following this section is an overview of regional habitat conservation plans (HCPs) throughout the U.S. to evaluate their plan elements and funding arrangements. Finally, Section VI presents significant study findings and recommendations.

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II. STUDY METHODOLOGY

The study effort for the literature search for Tasks 5.1 and 5.3 of the MSCP scope of work entailed similar methodologies, including an extensive primary and secondary data collection effort, followed by an analysis of the data to determine areas of precedence for the Clean Water Program's planned mitigation of secondary impacts on biological resources. Task 5.1 involved researching mitigation for growth-inducing impacts of major public facilities improvements, such as construction of new highways, extension of water pipelines, and major improvements to wastewater systems which involve increases to service capacity. For this task, CIC Research contacted regional councils of government, such as SANDAG and the Southern California Association of Governments in Los Angeles to obtain information on major capital improvements within their area of jurisdiction and information regarding lead agency contacts and fair-share mitigation programs related to these projects. CIC also contacted federal and state agencies such as the U.S. Fish and Wildlife Service (USF&WS), the California Department of Fish and Game (CDFG), the California Transportation Commission, and the California Office of Planning and Research (OPR) for assistance with this task. CIC contacted the district and headquarters offices of CALTRANS to determine the mitigation details of secondary impacts of major state highway projects. Following these contacts, public works agencies in major metropolitan areas in California were contacted to determine any project-specific mitigation for growth-inducing impacts related to major sewer or water expansions in their service area. Professionals and academics in the fields of resource economics, development/conservation policy and growth management issues were contacted to determine precedence of fair-share cost mitigation for resource problems similar to those faced by the Clean Water Program in implementing the

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MSCP. Finally, a library search was conducted to determine precedence in the literature for major capital improvements and secondary impact mitigation.

Task 5.3 utilized information from many of the agencies listed above, which were also contacted regarding the mitigation details of any secondary impacts to biological resources resulting from large scale capital facility improvements. Additional public and private agencies including city and county planning departments in major metropolitan areas of California and conservation organizations across the U.S. were contacted for assistance with our research on this topic. CIC also collected regional habitat conservation plans (HCPs) from the states of Florida, Texas and California to determine financing arrangements for implementing these plans, as well as other pertinent information, including details regarding plan initiation, plan participants and habitat characteristics. Also as part of Task 5.3, CIC conducted a literature search including a review of biology/wetlands, environmental and land use planning journals to determine precedence for biological mitigation and secondary impacts of major public improvements. Finally, the collected data were reviewed for relevancy and applicability to the MSCP.

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III. MAJOR CAPITAL IMPROVEMENTS AND MITIGATION OF GROWTH-RELATED IMPACTS

The purpose of the literature search is to establish precedence for the cost-sharing of mitigation arising from large scale capital improvement projects with secondary, or growth inducing effects. The results of the research effort are intended for the use of CWP and its consultant(s) in establishing a fair-share contribution allocation towards funding of the MSCP, which represents a justifiable and equitable mitigation for CWP's secondary impacts to biological resources. This section of the report presents findings regarding major transportation, water and wastewater projects and mitigation for secondary impacts.

TRANSPORTATION IMPROVEMENTS

Major transportation improvements, in combination with infrastructure improvements, provide opportunities for commercial, residential and agricultural activity. By improving access, capacity or commute times, transportation improvements facilitate the movement of goods, services and people, affecting general land use patterns in a region.

Both the California Environmental Quality Act (CEQA) and National Environmental Quality Act (NEQA) require consideration of social and economic impacts of transportation projects in the preparation of environmental documents. Part of this analysis requires evaluation of secondary, or growth-inducing effects of these projects. CIC Research conducted a literature search and contacted the district and headquarters offices of CALTRANS to determine cases where major projects were identified with growth inducing effects. Evaluating the specific mitigation measure proposed as offset for such secondary impacts would assist CWP in evaluating its fair-share responsibilities with respect to mitigation, as is now proposed under its agreement to implement an MSCP.

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An exhaustive literature search produced only one or two examples of capital facilities projects (transportation, water, wastewater etc.) addressing issues of growth. There is a wealth of information regarding mitigation of direct impacts to biology or wetlands, but there is little precedence dealing with mitigation for indirect impacts. It was more useful to contact the actual service providers themselves, and CALTRANS was able to assist us with its experience regarding major projects and secondary mitigation. Contact with the 12 district offices throughout California produced only one case in which secondary impact mitigation was an issue, and this case was confirmed by the Office of Environmental Assessment at CALTRANS' headquarters in Sacramento. Generally, each of the district environmental staff members we contacted indicated that major improvement projects accommodated growth, and therefore were only required to mitigate for direct impacts. In cases where mitigation was required for direct (construction) impacts to biological resources, a typical acreage mitigation ratio is used which varies from 3:1 to 5:1. That is, for each one acre of biologically-sensitive land impacted by a construction project or right of way purchase, CALTRANS must provide for the acquisition, enhancement and management of 3 to 5 acres of biologically-suitable replacement land.

There is one case in Merced County involving construction of interchange improvements at the intersection of Highways 33 and 152, in which 10 acres of Kit fox habitat will be impacted. The U.S. Fish and Wildlife Service, having reviewed the environmental assessment for the project (which does not declare the project to be growth inducing), until recently had been requiring CALTRANS to mitigate for impacts it considers secondary, or growth - inducing, at a ratio of 100:1. CALTRANS has actively fought this case, which its Office of Environmental Assessment has indicated is its first case statewide of having to mitigate for secondary impacts. CALTRANS is clearly concerned about establishing precedence for mitigation of this kind. In this particular case, the impact mitigation has been by reduced by USF&WS to 10:1, so that CALTRANS will be required to purchase and maintain approximately 100 acres of Kit fox habitat for project mitigation.

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There are other major projects occurring in the vicinity of this transportation project, including construction of the Los Banos Grandes Reservoir in Western Merced County, and development of a 4,535-acre master planned community near the Los Banos facilities, called the Villages of Laguna San Luis. The Los Banos Grandes Reservoir will flood 14,000 acres of grazing land in the San Joaquin Valley and will provide an additional 1.75 million acre-feet of water storage. Both projects will be required by USF&WS and the California Department of Fish and Game to mitigate for Kit fox habitat at a ratio of 3:1. For the villages project, this amounts to approximately 12,000 acres of habitat, while for the Los Banos Grandes Reservoir, the habitat mitigation amounts to 42,000 acres.

In Long Beach, California, transportation and growth were major areas of concern as the city prepared to adopt a $207 million transportation improvement program as part of its 20-year regional transportation plan. The city took a preemptive approach to traffic management by, among other measures, hiring a transportation consultant to determine traffic growth factors in order to fairly allocate mitigation costs and benefits. The traffic mitigation program it adopted included impact fees and assessments. The public sector absorbed $96.9 million of the total costs, or 47% of the cost, to pay for the improvement of existing deficiencies, improvement due to traffic passing through the city, and to pay for public benefits of transportation improvements, including increased employment, a stronger tax base and increased recreational and entertainment opportunities.

The remaining $110.2 million in improvements was allocated to the private sector, which bears 53% of the total costs. The distribution of costs is divided as follows:

$41.6 million - Central business district impact fee and assessment district

$32.0 million - Citywide residential impact fee

$27.6 million - Citywide commercial and industrial impact fee

$ 9.0 million - Business tax increase

The model for allocating costs by traffic generation factors works because of public and private consensus regarding this method of paying for growth, and by using a traffic generation model, a nexus between contributions towards/benefits from growth and the payment of fees was established.

In another case involving Contra Costa County, residents in 1988 approved an $807 million transportation improvement program which was linked to a growth management plan. An earlier measure had failed because an influential citizens' group had convinced the voters of the program's growth inducing effects. The approved measure was submitted for voter approval along with a set of performance standards related to traffic levels of service, as well as a complementary, yet separate ballot measure (Measure AA) for the acquisition and preservation of open space. Measure AA was approved, and consisted of a $225 million bond issue for acquisition of regional open space, shoreline and parks.

In the case of Contra Costa County, resolving the impacts of transportation improvements and growth was undertaken by the citizens of the community in response to the perception that unplanned growth (facilitated by the provision of new highways) was detrimental to the region's quality of life.

The link between major transportation improvements and mitigation for growth has not been clearly established, so responsibility for mitigation cannot be clearly defined. In no cases we reviewed were the actual providers of the improvements themselves held accountable for secondary impacts; instead, in the cases where these impacts were an issue, the local lead agency and private citizens of concern participated in the mitigation of growth associated with regional transportation improvements.

WATER PROJECTS AND GROWTH

A severe lack of water availability can have major implications for continued growth in an area. In many parts of California, such as Santa Barbara and San Luis Obispo counties, lack of adequate water supplies led the local agencies there to cease issuing building permits.

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Major improvements in the State of California's water supply are related to the State Water Project (SWP), a 450-mile aqueduct which extends from the Sacramento-San Joaquin Delta near San Francisco, to Lake Perris in Riverside County, and extends to urbanized coastal areas via branch extensions.

The State Water Project serves two-thirds of California's population, including the San Francisco Bay area, the San Joaquin Valley, and Southern California. In addition, SWP provides water for the irrigation of some 4.5 million acres of agricultural land. Figure 1 shows the major features of the SWP. The current dependable water supplies provided by SWP are 2.4 million acre-feet per year. By 2010, projected water requirements are expected to increase to 3.6 million acre-feet annually, for a total capacity increase need of 1.3 million acre-feet annually. The following major facilities are planned to meet this need through 2010.

- South Delta facilities
- North Delta facilities
- Los Banos Grandes Reservoir
- Kern Water Bank
- Purchase of interim Central Valley Project supplies

The California Department of Water Resources, Environmental Studies Branch, provided environmental documentation for the State's major water projects. Each of the project EIS/EIRs addressed the link between increased water supplies and growth, as required by the laws of CEQA and NEPA. In each case, the increased delivery of water supplies was acknowledged to be growth accommodating (in accordance with growth as planned for in local general plans), as opposed to growth inducing. The responsibility for any negative impacts resulting from growth were deemed the responsibility of the local planning agencies themselves.

Mr. Randall Brown of DWR's Environmental Studies Branch provided information regarding the agency's experience with major water improvements and the issue of growth. He indicated that, to date, only direct mitigation for water projects has been an issue for the agency.

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FIGURE 1

MAJOR FEATURES OF THE STATE WATER PROJECT

SOURCE: CALIFORNIA DEPARTMENT OF WATER RESOURCES

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Two major wildlife preserves have been established by DWR as mitigation for direct impacts to biological resources. The San Jacinto preserve, located in Western Riverside County, consists of 4,800 acres, established for the direct mitigation for habitat lost due to the construction and operation of Lake Perris, SWP's southernmost storage reservoir. The habitat was a joint purchase of DWR and the Southern California Metropolitan Water District. The other major habitat acquisition/enhancement project (comprising some 10,000 acres), involves Sherman Island, in the Sacramento - San Joaquin Delta. The project involved a joint agency acquisition by the DWR and the California Department of Fish and Game for the purpose of mitigating adverse impacts associated with the North and South Delta Water Management Programs. The North Delta preferred improvements are expected to cost $300 million and involve channel dredging and enlargements, levee setbacks, improvements to channel gates and a water conservation and reclamation program. The South Delta preferred facilities involve enlargement of the Clifton Court Forebay, enlargement of selected South Delta Channels, acquisition of a U.S. Army Corps of Engineers permit to increase pumping capacity of the Banks Pumping Plant, and the construction of barrier-type facilities in the South Delta Channels.

Mr. Brown indicated that growth inducement has only recently become an issue, and involves the proposed construction of Auburn Dam on the American River near Sacramento, which allows for the potential development of a large floodplain. The project involves acquisition of 22,600 acres of land in a detention area, and has a total cost of $836 million. The project EIS/EIR contains a detailed analysis of project secondary and cumulative impacts, and discusses the removal of flood-related constraints to growth. It is argued that growth-inducement is not initiated by the removal of flooding obstacles alone, but in conjunction with various other local infrastructure projects involving such agencies as the Sacramento County Department of Airports, the Sacramento Regional County Sanitation District, City of Sacramento Public Works and CALTRANS. Mitigation responsibility for indirect impacts is a current topic of controversy. The

Corps is currently coordinating with federal, state and local agencies (City and County of Sacramento, Sacramento Area Flood Control District) and the public to develop specific environmental measures to meet secondary impact mitigation.

The USF&WS has identified 13,000 acres of Swainson's hawk and the California giant garter snake habitat as mitigation for secondary impacts of the Auburn Dam improvements. To date, responsibility for this mitigation, which has an estimated cost in excess of $50 million, has not been determined. The local lead agency involved in the project, the Sacramento Area Flood Control District, has considered implementing a combination of an assessment for property owners benefiting from flood control improvements and a developer impact fee for new development in the area, which will become developable following the flood control improvements. Any habitat mitigation property assessment may be structured as part of the flood control costs; that is, endangered species preservation measures and costs may be legally imposed as an incidental cost of carrying out the flood control improvements.

The research indicates little precedence for water improvements and secondary impact mitigation. DWR has experienced only one case, at Auburn Dam, where this has become an issue, and the secondary impact mitigation for this project remains unresolved.

WASTEWATER IMPROVEMENTS AND GROWTH

The sanitation districts of major urbanized areas in Southern and Northern California were contacted for information regarding major wastewater improvements and impacts on population or economic growth. Practically all projects which were reviewed avoided secondary impact mitigation. Projects were either deemed accommodating of planned growth, or if growth was identified as a project impact, it was not considered the responsibility of the sewer provider, but the local planning agencies in the service area.

Table 1 provides a summary of recent major wastewater projects statewide and how each project's environmental assessment addresses the issue of growth and secondary impact

mitigation. The Los Angeles Wastewater Facilities Plan is the largest project listed in Table 1, and involves significant increases to service capacity. The plan's Hyperion treatment plant, located adjacent to Santa Monica Bay, will be upgraded from a 420 MGD facility with secondary treatment capacity of 100 MGD, to a full secondary treatment plant with a capacity of 450 MGD. Two water reclamation plants will also add capacity in the service area. The project's environmental assessment addresses the project's effects on growth, and resulting impacts on air and water quality, land use, transportation and other public services. The project's growth inducement effect and resulting negative impact on air quality was a major issue in getting the project's environmental approval. As a result, the City of Los Angeles (lead agency along with EPA) has agreed to a set of conformity conditions outlined under the 1989 Air Quality Management Plan for the South Coast Air Basin. These conditions satisfy EPA's review of the project for conformity with the State Implementation Plan, which meets the National Ambient Air Quality Standards (NAAQS). The conditions the City agrees to, and which are part of the project's environmental certification, include the following:

1. The City will phase service in accordance with the population projections included in the growth management plan for the sewer service area.

2. The City will develop and implement a mitigation plan to mitigate the service area impacts that are expected to come under the Air Quality Elements in the future. The plan will lead to changes in the City's existing land use and transportation plans, that will meet air quality goals and objectives.

3. The City will specify a timetable to develop and implement the mitigation plan which will be subject to periodic review by the EPA, the Regional Water Quality Control Board and the Southern California Association of Governments (SCAG).

4. All jurisdictions within the project area shall be informed of the requirement to be in conformity with all adopted plans, and the City shall provide EPA and SCAG with copies of that transmittal requiring conformity.

5. The City will initiate a process for measuring the wastewater flow projections to predict the residential and non-residential flows accurately.

6. The City will formulate a sewer limitation ordinance and move forward with the Balanced Growth Element of its general plan to deal with growth and infrastructure relationships.

Table 1

CALIFORNIA URBANIZED AREAS
CURRENT MAJOR WASTEWATER SYSTEM IMPROVEMENTS AND SECONDARY IMPACT MITIGATION

Project	Location	Lead Agency	EIS/EIR Date	Secondary Impacts	Mitigation Measures
Laguna Subregional Wastewater Treatment Plant and Storage Reservoir for reclaimed water. Expansion from 18 MGD to 25 MGD.	City of Santa Rosa	City of Santa Rosa, U.S. Bureau of Reclamation	December 1990	Proposed system capacity is compatible with planned growth in the service area.	None required.
Wastewater management facilities. Construction of a regional wastewater reclamation plant with capacity of 3.6 MGD.	Malibu	Los Angeles County	November 1988	Project would remove an obstacle to economic and population growth.	Project by project mitigation, and growth co via the County's development monitoring sy
Pleasant Hill/A-Line sewer overflow protection project. (Two relief interceptors, adding 20 MGD of dry weather capacity).	Central Contra Costa County	Central Contra Costa Sanitation District	March 1991	The two relief interceptors are growth inducing by providing more sewer capacity. However, that capacity is consistent with planned growth for the service area, in accordance with local general plans.	Any negative impacts of growth (loss of space, increased traffic congestion, degr air quality, etc.) are significant unavoidab impacts. CCCSD does not have the au control growth within its service area n implement secondary mitigation measu
North Bay Aqueduct Water Treatment Facility. (Expansion from 30 MGD to 40 MGD).	Solano County	City of Fairfield	September 1987	The project has "growth inducing potential".	The local municipalities are responsib ensuring growth proceeds in a plann
Sewer System Master Plan	Napa County	Napa Sanitation District	June 1991	The master plan ensures the availability of adequate sewer service to support growth consistent with the local general plan.	The City and County of Napa, alor local, regional and state agencies, authority and responsibility to mit secondary effects of growth.

Table 1 (Continued)

Project	Location	Lead Agency	EIS/EIR Date	Secondary Impacts	Mitigation Measures
City of Los Angeles Wastewater Facilities Plan. Includes: - Expansion of Tillman Water Reclamation Plant from 40 to 80 MGD. - Expansion of L.A.-Glendale Water Reclamation Plant from 30 MGD to 50 MGD. - Expansion of Hyperion Treatment Plant to treat 450 MGD (full secondary) from 420 MGD with only 100 MGD secondary treatment capacity.	Metropolitan Los Angeles	City of Los Angeles and the U.S. Environmental Protection Agency.	October 1990	Growth will have negative impacts on: • water supplies • air quality • community facilities • land use • transportation • energy consumption • sensitive species and habitats	• Water conservation; purchase of new supplies by MWD • Implement 1989 AQMP and City Air Policy; conformity agreement • Additional funding for facilities • Implement regional and city growth management plans • Implement regional mobility plan and growth management strategies • Energy conservation • Environmental review process

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7. To ensure that all conditions of the approval are adhered to, monitoring of the impacts arising from the project is required.

For impacts aside from air quality, the City's mitigation generally consists of implementing regional transportation and growth management plans or strategies to offset the impacts of increased population and economic growth. The City's approach to project growth inducement is a comprehensive set of planning and growth management strategies which seeks to remedy existing land use and transportation deficiencies and seeks to phase service provision in accordance with planned growth.

SUMMARY

A review of major infrastructure improvements and resulting secondary impacts has provided no clear examples of mitigation for secondary impacts to biological resources. After a lengthy literature search and contacts with capital facilities providers and numerous environmental professionals, it is felt that CWP's secondary mitigation measures, as proposed under an agreement to implement an MSCP, are a fairly new requirement of federal agencies in an effort to link infrastructure projects and growth. Mitigation for negative impacts from growth may be biological, air quality, transportation or energy related. As the Los Angeles Wastewater Facilities Plan shows, the City of Los Angeles was required by the EPA to develop an air quality mitigation and monitoring plan to offset secondary impacts stemming from large-scale sewer system improvements.

Secondary impact mitigation has been an issue in only two other recent infrastructure projects statewide, including construction of a highway interchange in Merced County and the development of Auburn Dam on the American River near Sacramento. In the interchange project, secondary impact mitigation requirements were reduced from 100:1 to 10:1 acres by USF&WS, after much resistance by CALTRANS to incurring such costs. Secondary impact mitigation for Auburn Dam remains unresolved.

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IV. GROWTH MANAGEMENT AND OPEN SPACE/ HABITAT CONSERVATION

Many communities in rapid growth areas across the country have taken an active approach towards open space preservation. These programs aim to stem urban and suburban sprawl and the problems sprawl creates: traffic congestion, dwindling open space and burdened public facilities.

LOCAL GROWTH MANAGEMENT EFFORTS

In San Diego, a Regional Growth Management Strategy has been developed by SANDAG, and consists of a set of guidelines for the region's 18 cities and the County of San Diego to manage growth in the region. The strategy focuses on eight environmental and economic "public goods" which are designated as essential to the region's quality of life. Air quality, water, sewage treatment, sensitive lands preservation and open space protection, solid waste management, hazardous waste management, traffic congestion and housing are the quality of life areas of concern. SANDAG has estimated the costs of providing for the region's parkland and open space needs to 2010 at $275 million. There are inadequate sources to fund these costs given existing resources, which include the following:

- The 1988 California Wildlife, Park and Open Space Bond Issue (Proposition 70), totaling $776 million over 10 years in funds statewide, with the County of San Diego's share estimated at $30 million.
- City of San Diego Open Space District Bonds
- General fund

In SANDAG's regional public facilities financing plan, potential funding sources recommended for regional open space acquisition or enhancement include a new regional

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development impact fee, Mello-Roos and special assessment districts and a property tax increase. SANDAG has proposed that the costs be borne by partial funds from Proposition 70 and $275 million from private development, according to a projection of the contribution of parklands or open space to 2010, based upon the same standards as the current population enjoys (i.e., 15.7 acres per thousand residents). New development would be responsible for acquiring a total of 11,699 acres by 2010, based upon existing standards.

The San Dieguito River Valley Joint Powers Authority is an agency in San Diego responsible for the planning and acquisition of the San Dieguito River Valley as a regional open space greenbelt and park system. Its planning area covers some 60,000 acres. The San Dieguito River extends for 55 miles from Volcan Mountain near Julian to the ocean between Del Mar and Solana Beach. The acquisition costs for the park are expected to run into the hundreds of millions of dollars. Proposed funding for the park includes a $10 million grant from State Proposition 70, City of San Diego wetlands funds, the State of California's Coastal Conservancy, California Department of Fish and Game, and mitigation landbank funds from private developers. To date, the park's largest landbank acquisition involves 88 acres at a cost of $5.7 million, purchased by Southern California Edison in fulfillment of one-half of its obligation to restore wetlands as mitigation for damage to two species of fish caused by discharge of cooling waters at its San Onofre nuclear plant.

OTHER GROWTH/HABITAT CONSERVATION MEASURES

The San Francisco Bay area's regional planning agency, the Association of Bay Area Governments (ABAG), has taken a policy approach to preserving the open space system in the region. ABAG's Regional Plan (1980) provides for the protection of wildlife and wildland resources through a review process, in which ABAG will review development plans, projects and proposals for adverse effects in the preservation of regionally significant wildland resources. There is no policy in the plan which provides for the acquisition of open space.

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Other communities throughout the U.S. have taken an active planning approach to preserving open space. The State of Oregon in 1973 enacted a comprehensive land use planning program, which provides for the preservation of various categories of resource lands and the containment of urban development within areas called "urban growth boundaries". The rural lands of protection include farmland and forestland - land on which development is prohibited - and "exception land" which is land outside of the urban growth boundaries and where average-lot development is allowed, but subject to certain restrictions. In Lincoln, Massachusetts an affluent suburb outside of Boston, private citizens have over a period of 25 years created a comprehensive growth management plan which has resulted in the preservation of more than 2,000 acres of open space in the community, while still accommodating growth. The chief strategy for preserving open space has been outright acquisition, funded by private donations and increased property taxes. The City also utilizes density bonuses and rezoning as strategies for achieving open space objectives. The key to the City's success in preserving important conservation lands has been its solid relationship with property owners with a vested interest in their community.

Other states have taken an active role in establishing comprehensive growth management programs, including Vermont, New Jersey and Florida. The States of California and North Carolina implemented successful coastal management programs in the early 1970s. The State of Florida enacted landmark legislation in the mid 1970s to strengthen state-level planning for growth. The law requires that development permits be issued contingent upon infrastructure and public services being in place before development can proceed. Florida has also taken an active role in acquiring environmentally - sensitive lands. One of the high-growth sunbelt states, Florida has faced unprecedented environmental impacts as development pressures have taxed wildlife, water and transportation resources. In 1990, Preservation 2000 was passed, a statewide bond program which provides $3 billion in funding over 10 years for acquisition of environmentally

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significant or endangered species lands. The bonds are backed by a voter-approved increase in the real estate documentary stamp tax on real estate transfers. The State's water management districts receive monies from Preservation 2000, which is used for the districts' Save Our Rivers (SOR) Program. Counties and cities receive partial matching grants from Preservation 2000 as well. According to the Nature Conservancy, the best land acquisition proposals have been joint county - state acquisitions. Five counties in the state have responded to the partnership and matching opportunities of Preservation 2000, passing referendums for tax increases and bonds for land preservation efforts totaling $367 million. This was greater than the first year's funds provided by Preservation 2000 ($300 million). Eleven counties have proposed land preservation referendums for 1992.

Fifty percent of Preservation 2000 funds go towards the State's Conservation and Recreation Lands (CARL) program. CARL's 1991 acquisition list involved 60 projects with an estimated cost of $566 million, involving 450,000 acres of environmentally-sensitive lands. The Save Our Rivers Program of the State's five water management districts receive 30% of Preservation 2000 funds. The SOR Program has completed acquisition of 300,000 acres of conservation lands since 1990, while over 800,000 acres in conservation lands are currently proposed for acquisition by SOR with Preservation 2000 funds.

Florida's Game and Fresh Water Fish Commission has created a Wildlife Resource Acquisition and Management Program (WRAM) as an alternative wildlife mitigation strategy. The program allows mitigation of wildlife resources to occur off-site from a development, through contribution of funds into a regional habitat acquisition program. These contributions are known as mitigation bank payments.

Florida's success in implementing an ambitious, centrally-led program for conservation preservation is supported by strong public and legislative support, which has grown in direct response to the negative effects of development and growth pressures. Creative ideas and new

ways of funding land acquisition helped to create workable, and now established, environmental preservation programs in Florida. In addition to state-level programs, there are numerous local government and private acquisition programs which contribute significantly to land preservation efforts statewide. The Trust for Public Land has protected over 70,000 acres of land in Florida, while the Nature Conservancy has assisted with the preservation of over 400,000 acres of land in Florida.

SUMMARY

Across the country, open space preservation and environmentally sensitive lands acquisition has increasingly become a state-level effort, along with cooperation of local jurisdictions. Strong public and legislative support has been crucial to these efforts.

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V. OVERVIEW OF REGIONAL HABITAT CONSERVATION PLANNING EFFORTS

Regional habitat conservation plans have been developed throughout the States of Florida, Texas and California. Each of the plans differ with respect to habitat characteristics, plan participants and funding arrangements, but all have been initiated by interested parties in response to federal listing of one or more endangered species. It is useful, and indeed beneficial, for CWP to be aware of the major features of these plans in addressing its position with respect to developing and implementing the MSCP. By examining which parties may be benefiting from and participating in such programs, CWP is able to make informed decisions regarding various potential funding alternatives for the MSCP.

Under the requirements of the Endangered Species Act of 1973, a habitat conservation plan is prepared for the purpose of obtaining section 10(a) permit approval from the U.S. Fish and Wildlife Service for incidental taking of endangered species habitat. An HCP must meet certain standards before the incidental permit is issued to provide for minimal impacts to the species of concern and to ensure adequate funding for the plan. A regional plan, as opposed to a plan prepared for an individual property, allows for a more holistic approach to species preservation because it generally involves analysis and set aside of a larger study area for species' survival, rather than increments of habitat involving small properties, which may not sustain species over the long term.

BACKGROUND

Currently, only two regional HCPs have received approval from USF&WS; however, numerous other HCPs are in various planning stages. The two approved plans include the San Bruno Mountain HCP in San Mateo County, encompassing 2,750 acres of butterfly habitat, and

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the Coachella Valley Fringe-Toed Lizard HCP in Riverside County, comprising 13,000 acres of habitat. The following selected HCP's are in various planning stages.

Plan/Location	Primary Species of Concern	Preserve Area (Acres)
Balcones Canyonlands, Austin, TX	Black-capped vireo Karst invertebrates Golden-cheeked warbler	63,000
Clark County Desert Tortoise, Las Vegas, NV	Desert Tortoise	400,000
Kern County Valley Floor, Kern Co., CA	San Joaquin Kit Fox Tipton Kangaroo Rat Giant Kangaroo Rat	Undetermined
Metro Bakersfield, Kern Co., CA	(See Kern Co.)	8,500 - 23,000
Marina Dunes, Marina, CA	Smith's blue butterfly	485
North Key Largo, Monroe Co., Fl	American Crocodile Key Largo Woodrat and Cotton Mouse Schaus Swallowtail butterfly	8,720
Stephens' Kangaroo Rat, Riverside Co.	Stephens' Kangaroo Rat	11,000
San Diego River	Least Bell's Vireo	818
Sweetwater River, San Diego	Least Bell's Vireo	2,252

A draft Multiple Species HCP for Riverside County has been completed, which supplements the Riverside County HCP for the Stephens' Kangaroo Rat. This Multiple Species HCP has a planning area of 623,000 acres, and an as-yet undetermined preserve area. Similarly, the San Diego and Sweetwater River HCPs are part of the larger Comprehensive Species Management Plan (CSMP) for the Least Bell's Vireo which comprises a watershed planning area of 283,000 acres and a preserve area of about 22,000 acres. Several other areas in addition to the San Diego and Sweetwater Rivers have been recommended in the CSMP for HCP implementation, including the Santa Ynez River, San Dieguito River, Tijuana River, Santa Margarita River, Otay River Valley and the San Luis Rey River.

ADMINISTRATIVE FEATURES OF OTHER REGIONAL HCPS

With the exception of the San Bruno Mountain and Marina Dunes HCPs, regional HCPs involve quite large study areas, some as much as 2,000,000 acres, as in the case of the Clark

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County Desert Tortoise HCP. The actual areas of preserve for regional HCPs range between 485 acres at Marina Dunes to 400,000 acres at Clark County's desert tortoise preserves.

The plans each involve participants who are seeking to remedy the takings problem through participation in a regional plan. These groups include state and local governments, developers, conservationists, public facilities providers, and concerned citizens. The Balcones Canyonlands HCP was initiated by a variety of interest groups following federal listing of endangered species in the metropolitan Austin area, which resulted in delays or outright suspension of several major development projects. These included large residential developments, road improvement projects, a major facility expansion at the 3M Company and expansion to the wastewater collection and treatment system by the City of Georgetown.

The Balcones Canyonlands HCP was prepared by the Balcones Canyonlands HCP Executive Committee, comprised of representatives from the business community, conservation groups, local government, the Texas Parks and Wildlife Department and the Lower Colorado River Authority. The plan itself will be implemented and monitored by an interlocal agency (involving a contract between two cities and the county) with management, monitoring and financial authority, but no taxing or bonding authority. This agency is the Balcones Canyonlands Conservation Authority.

The San Bruno Mountain and Marina Dunes HCPs cover smaller preserve areas (under 3,000 acres) for the preservation of three species of butterflies. The San Bruno Mountain HCP was prepared by San Mateo County, and understanding for the affected parties' responsibilities under the plan will be ensured under the terms of a formal agreement signed by federal, state and local participating agencies and private landowners and developers. San Mateo County and three cities have entered into a trust agreement with responsibility for administering plan funds.

The Marina Dunes HCP was prepared by the Marina Dunes Coastal Zone Planning Task Force, consisting of city officials, state and county park staff, conservationists and landowners.

An implementing agreement outlines plan responsibilities, and parties to the agreement include landowners, City of Marina, the Monterey Peninsula Regional Parks District, California Department of Parks and Recreation, California Department of Fish & Game, USF&WS and the Sierra Club. However, no plan administrator has yet been designated. Proposed administrator(s) for the Plan include The Nature Conservancy, the City of Marina as a partner in a joint agreement, the Monterey Peninsula Regional Parks District, California Department of Parks and Recreation or USF&WS.

The San Diego Comprehensive Species Management Plan, from which two HCPs have been created to date, was prepared by SANDAG in consultation with a CSMP Task Force comprised of representatives from local government agencies, USF&WS, CDF&G, the U.S. Army Corps of Engineers, the Construction Industry Federation and various other interest groups. Responsibility for implementing the CSMP/HCPs for the least Bell's vireo is a complex arrangement, involving a "Coordination Agreement" among all participating public agencies, an "Assurances Agreement" between public agencies and any private landowners, establishment of a "CSMP/HCP Coordinating Committee" to provide an oversight function for plan administration, and designation of an (unnamed) lead habitat operator with responsibility for administering a trust fund for each HCP. A Habitat Conservation Policy Coordinating Agreement would provide for the authority to create a potential assessment district for the collection of habitat fees. SANDAG will continue to have an important role as HCPs are implemented, providing staff and review assistance.

The Metro Bakersfield HCP was the product of a steering committee consisting of representatives from local government, participating state and federal agencies, conservationists and the development community. As the plan is implemented, responsibility for plan oversight and administration will shift to an Implementation Trust comprised of representatives from the City of Bakersfield and Kern County. USF&WS and CDF&G will provide advisory assistance to the Trust.

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The Coachella Valley HCP was also the product of a local steering committee comprised of representatives from the public, private and nonprofit sectors. The steering committee was chaired by representatives from the Nature Conservancy, which will also be responsible for preserve acquisition and financial management functions. Preserve management and implementation is achieved by intergovernmental districts, each containing HCP Plan units.

Riverside County's short-term HCP for the Stephens' Kangaroo Rat was carried out under the direction of Riverside County. Riverside County was also responsible for the planning of the Multiple Species HCP. HCP implementation and monitoring, in the short term, will be carried out by the Riverside County Habitat Conservation Agency, a joint powers authority comprised of representatives from Riverside County and five cities. The Riverside County Multiple Species HCP proposes the Riverside County Regional Park and Open Space District would be responsible for preserve acquisition and management. The District was formed in November 1990 allowing the County Regional Parks Department to acquire wildlife lands, in addition to acquisition of open space.

Finally, the North Key Largo HCP was a product of the planning staff of the Monroe County Growth Management Division. The proposed plan administrator/operator is the North Key Largo Acquisition and Management Committee within the State's Department of Natural Resources, which also administers the CARL program. North Key Largo was the first priority project on CARL's 1989 and 1990 acquisition list. The State of Florida has played the leading role in acquiring conservation lands at North Key Largo.

In Clark County, HCP funds will be administered by the Clark County Board of Commissioners. Responsibility for plan implementation is ensured through the implementation agreement and establishment of an HCP Implementation and Monitoring Committee comprised of representatives from federal, state, nonprofit and private interest groups.

In general, most HCPs represent a planning effort by a diverse group of interests, each in some way affected by federal listing of one or more endangered species. In reviewing regional

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HCPs, there appears to be a variety of arrangements which can be used for implementing the plans, which include responsibility for such functions as land acquisition and financial and preserve management. These various arrangements have included:

- Interlocal agency/trust or coordinating agreements
- Special state committee
- Open space district
- The Nature Conservancy as plan administrator

IMPLEMENTATION AND FINANCING TECHNIQUES

Due to varying land use characteristics, ownership patterns and cost factors, preserving species habitat has involved various approaches. All HCPs reviewed used acquisition and designation of lands, habitat reclamation, and public education efforts in implementing conservation goals. Each HCP provided for preserve management through a variety of measures, including:

- Plan and species monitoring - (all plans)
- Pesticide/predator control - (San Bruno Mountain, North Key Largo, San Diego River and Sweetwater River HCPs)
- Plant and brush management (San Bruno Mountain, Marina Dunes, San Diego River, Sweetwater River and North Key Largo HCPs)
- Access control (Grazing, fencing, signage, off highway vehicle use, etc.) - (Clark County Desert Tortoise HCP, San Bruno Mountain, Coachella Valley)
- Species removal and relocation programs (Clark County Desert Tortoise, North Key Largo HCPs)

In addition to preserve management, various land use controls/regulations and alternative conservation methods have been an important component in developing HCPs. The various types of land use controls or special conservation tools/financing mechanisms which have been implemented in HCPs include:

- Zoning restrictions
- Designation of buffer areas adjoining habitat/open space areas
- Local coastal plan amendment
- Density bonuses in exchange for preservation of open space
- Transfer of development rights
- Clustering of development
- Mitigation credit

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The conservation tools involving transfer of development rights and clustering of development are important features of the efforts to prepare a North Key Largo HCP. North Key Largo's unique natural resources have long been recognized by public agencies, conservation groups and various other interested parties, so that land use planning for the area was welcomed, and embodied in the efforts to prepare an HCP. North Key Largo covers some 12,000 acres in size. Key features of the current HCP's land use plan include limiting uses which are incompatible with habitat areas, i.e., commercial, residential and public facilities, to "nodes" within North Key Largo's already developed area in the north. Any land which remains for development (only 1,914 acres) was zoned for very low-density residential or low-density residential uses. Private property owners can take advantage of Monroe County's transferable development rights program. Transfer of developments rights (TDRs) involves forfeiting development rights on a property in exchange for the rights to develop land to a greater allowable density in another district, where permitted. In the original HCP prepared in 1986, property owners in North Key Largo received density bonuses as a trade-off for the additional costs of development (loss of development rights) due to mitigation efforts undertaken by the developer. Interest groups rejected the greater intensity of development allowed under TDRs in this original plan. The current plan protects property rights by retaining current land use designations on existing subdivisions, designating areas with hardwood hammock at "very low density residential" designations and zoning disturbed areas at somewhat higher densities.

There are similarities among HCPs in terms of funding strategies, in that HCP planners have sought funding from a variety of sources within the public, private and nonprofit sectors. Tables 2 through 11 provide detailed summaries of key implementation and financing methods utilized by various HCPs.

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Table 2

HCP IMPLEMENTATION AND FINANCING PLAN SUMMARY

Balcones Canyonlands HCP (Austin, Texas)

Study Area:	880,000 acres
Habitat Protection:	63,000 acres
Permit Period:	30 years
Implementation Tools:	Habitat Acquisition Habitat Reclamation and Management

Proposed Funding Arrangements:

(Total estimated cost of plan acquisition is $125 million)

(Total estimated cost of plan operation and management averages $976,000 annually)

Estimated Percentage Contribution

45%	-	increase in ad valorem property tax
20%	-	increase in water and wastewater rates
20%	-	appropriation of the U.S. Land and Water Conservation Fund
5%	-	Texas Dept. of Parks and Wildlife grant
4%	-	Capital improvements project fee of 2%
3%	-	Developer mitigation fees ($4,000 per acre or $1,500 per dwelling unit)
3%	-	Mitigation bank credits/transfer of development rights

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Table 3

HCP IMPLEMENTATION AND FINANCING PLAN SUMMARY

Coachella Valley Fringe-Toed Lizard HCP (Riverside Co., CA)

Total Planning Area: 160,000 acres

Amount of Habitat Preservation: 13,000 acres

Permit Period: 30 years

Implementation Tools:
Habitat Set-aside and Acquisition
Habitat Reclamation
Habitat Management/Research
Land Use Regulation

Funding Mechanisms: (Total cost for acquisition is $25 million, cost for operations and management is $100,000 - $225,000 annually).

40%	-	Federal appropriation from the Land and Water Conservation Fund of $10 million
28%	-	Developer mitigation fee of $600 - $2,000/ac., based on land value (drops to $100/acre at $7 million mark)
20%	-	U.S. Bureau of Land Management ($5 million in land exchanges)
8%	-	Nature Conservancy donation of $2 million
4%	-	California Fish & Game $1 million

08328

Table 4

HCP IMPLEMENTATION AND FINANCING PLAN SUMMARY

Comprehensive Species Management Plan for the Least Bell's Vireo (San Diego, CA)

Study Area:	283,000 acres
Habitat Protection:	22,527 acres
Plan Period:	Indefinite
Implementation Tools:	Habitat Acquisition and Set-Aside Habitat Reclamation and Management Zoning and Land Use Controls

Funding Mechanisms:

Operations and Management: (Cost is estimated at $400,000/yr. for each HCP)
Payment to a trust fund based upon project-by-project impacts, to operate an annual budget for each HCP estimated at $400,000

Potential participants:
S.D. County Water Authority
CALTRANS
Sand and Mining Operators
Cities/Counties
Army Corps of Engineers
Private Development
Sewer Districts
Metropolitan Transit Development Board
SDG&E
The Nature Conservancy
State & Federal grants

A proposed assessment district may also be used for annual O&M costs.

Acquisition: (Cost is unknown)
The sensitive lands funding mechanism strategy proposes the following potential resources:

- General obligation bonds
- Use of special districts
- Use of special taxes (e.g., sales, excise, utility user or transient occupancy tax)
- Regional development fee

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Table 5

HCP IMPLEMENTATION AND FINANCING PLAN SUMMARY

Marina Dunes Habitat Conservation Plan (Marina, CA)

Study Area:	626 acres
Preserve Area:	485 acres
Permit Period:	30 years
Implementation Tools:	Zoning/Land Use Regulations (local coastal plan amendment) Habitat Reclamation Habitat Management

Funding Mechanisms: (For estimated operations and management costs of $70,000 annually)

Interim: Landowner donations (will generate $24,000 annually)

Permanent: Transient Occupancy Tax of $75 annually per room/tent/R.V. (will generate $138,000 annually)

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Table 6

HCP IMPLEMENTATION AND FINANCING PLAN SUMMARY

Metropolitan Bakersfield HCP (Kern Co., CA)

Study Area:	260,000 acres
Preserve Area:	8,500 - 23,000 acres (still undetermined)
Plan Period:	20 years
Implementation Tools:	Habitat Reclamation/Management Habitat Acquisition Land Use/Zoning Regulation

Proposed Funding Mechanisms: (Estimated operations costs: $35,000/yr.)
(Estimated acquisition and mgt. costs: undetermined)

$1,000 per gross acre development impact fee
Fee or open space donations for large public works projects
Seeking state and federal funds (sources not specified)

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Table 7

HCP IMPLEMENTATION AND FINANCING PLAN SUMMARY

North Key Largo HCP (Monroe Co., Florida)

Study Area:	11,783 acres
Habitat Protection:	6,146
Permit Period:	Undetermined - will be long-term
Implementation Tools:	Habitat Acquisition Zoning/Land use regulations Habitat Reclamation and Management Transfer of Development Rights/Clustering

Planned Land Uses:

1,142 acres developed

6,146 acres government owned, "conserved lands"

4,508 acres privately held, of which 1914 acres are developable. The 1,914 have been zoned very-low density residential (1 unit/10 acres)

Funding: (No estimates of revenues is provided in the HCP)

Conservation and Recreation Lands (CARL Program) acquisition of 3,191 acres at $57 million.

Residential development impact fee $2,500/unit, overnight visitors fee $2.00/night, residential unit fee of $2.00/week

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Table 8

HCP IMPLEMENTATION AND FINANCING PLAN SUMMARY

San Bruno Mountain HCP (San Mateo Co., California)

Study Area: 3,600 acres

Habitat Protection: 2,752 acres

Permit Period: 30 years

Implementation Tools:
Habitat Set-aside and Acquisition
Habitat Reclamation
Land Use and Development Regulations
Habitat Management

Funding Mechanisms:

Interim (Years 0-8): Private land donations in exchange for development rights.
Landowner donations ($50,000/year)
Fees in "Development Areas"
- $20/yr. per approved residential unit
- $10/yr. per 1,000 square feet of approved non-residential floor area

Permanent (Years 5-30): Fees, as above, for homeowners, building owners and developers. Fees can be collected on the property tax bill. These fees are expected to generate about $60,000 annually.

Ownership:

Total Planning Area:	3,600 acres
Total Open Space:	3,380 acres
Habitat Protection:	2,752 acres in public ownership
Acres remaining for development or with unplanned uses:	628 acres

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Table 9

HCP IMPLEMENTATION AND FINANCING PLAN SUMMARY

Short-Term Habitat Conservation Plan for the Desert Tortoise
in Las Vegas Valley, Clark County, Nevada

Study Area:	1,764,290 acres
Preserve Area:	400,000 acres
Plan Period:	3 years
Implementation Tools:	Habitat Acquisition & Set-aside Habitat Management

Available Funding Mechanisms: (Estimated acquisition and operations and management costs over 3 years: $6,075,000)

$550/acre mitigation fee for all projects (including public) in the permit area.

Proposed Funding Sources:

State Parks and Wildlife Bond ($13 million statewide for wildlife projects)
Proceeds from Santini-Burton Act (public land sales)
U.S. Land and Water Conservation Fund
Private funding including The Nature Conservancy

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Table 10

HCP IMPLEMENTATION AND FINANCING PLAN SUMMARY

Short-Term HCP for the Stephens' Kangaroo Rat

Study Area:	81,204 acres
Habitat Protection:	11,000 acres
Plan Period:	2-3 years
Implementation Tools:	Habitat Acquisition Habitat Management

Available Funding Mechanisms:

$1,950 per acre mitigation fee on new development (will generate an estimated $20 million over term of the HCP)

Proposed Funding Sources:

State and Federal funds (CDF&G, BLM, USF&WS, U.S. Land and Water Conservation Fund)
Local and regional open space and habitat assessment districts
Land conservancy and trusts

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Table 11

HCP IMPLEMENTATION AND FINANCING PLAN SUMMARY

Multiple Species HCP, Riverside County, California

Study Area: 623,000 acres

Habitat Protection: Undetermined

Plan Period: Long term

Implementation Tools:
- Habitat Acquisition and Set-Aside
- Habitat Management
- Comprehensive County Open Space Plan
- Zoning/Land Use Regulations

Proposed Funding Sources:
(Estimated acquisition costs: $300 million)
(Estimated operations, management and capital costs: $1 million annually)

Acquisition:

40%	Acquisition by BLM, U.S. Forest Service, USF&WS, CDFG's Wildlife Conservation Board, Cal. Parks and Recreation, The Nature Conservancy, land trusts.
20%	Development impact fees
20%	Regional Park and Open Space District, transient occupancy tax
12%	Mitigation banking
8%	State and Federal grants

Operations, Management and Capital Costs:
Regional Park and Open Space District

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Federal Funding

With the exception of smaller HCPs (Marina Dunes, North Key Largo and San Bruno Mountain) most plans have obtained, or are currently seeking, federal participation in land acquisition. The U.S. Land and Water Conservation Fund is the chief federal source for land acquisition in the United States. The Fund contributed $10 million out of a total acquisition cost of $25 million for the Coachella Valley fringe-toed lizard preserves. The Fund is contributing $32 million for 30,000 acres near the City of Austin to preserve a portion of the Balcones Canyonlands as a national wildlife refuge. This acquisition represents close to one-half of the Balcones Canyonlands habitat conservation preserve area, which totals 63,000 acres. Other HCPs, including the CSMP for the least Bell's vireo, Metro Bakersfield HCP, Desert Tortoise HCP in Clark County, the Riverside County Kangaroo Rat HCP, and Riverside County Multiple Species HCP are seeking funding from this source.

The U.S. Land and Water Conservation Fund involves congressional appropriations to such agencies as USF&WS, the U.S. Forest Service, the Bureau of Land Management and the National Park Service. Appropriations from the Fund vary from year-to-year depending upon monies allocated in the federal budget for the Fund. In the case of the Coachella Valley preserve, a congressional representative, California's two senators, and representatives from the Nature Conservancy were instrumental in gaining the $10 million appropriation for preserve acquisition. It is probable that increasing competition for federal funding from various HCPs, along with persistent federal deficits, will limit funding from this source in the future.

BLM land exchanges are another important financing or acquisition tool in acquiring land for habitat preservation, especially in preserve areas involving a large amount of public lands. Coachella Valley received $5 million in contributions from BLM land trades. In this case, The Nature Conservancy traded lands it had acquired in the preserves for BLM lands located outside of the preserves. It then sold these lands at fair market value to pay for land it had acquired in

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the preserve. BLM land trades may be an important acquisition tool in implementing the Riverside County HCP/Multiple Species HCP.

In the case of Balcones Canyonlands, 10,100 acres of the 63,000 acre preserve were seized assets of the Resolution Trust Corporation, which sold the land at a significantly discounted value to The Nature Conservancy. The property's selling value was approximately $15.5 million. RTC ownership within preserve areas may be a valuable resource as well in land acquisition.

State Resources

State funding has been an important resource in conservation lands acquisition in Florida and Texas. The Texas Department of Parks and Wildlife contributed $7.5 million to acquisition costs of the Balcones Canyonland HCP, or approximately 5% of total acquisition costs. In North Key Largo, State funding from the CARL program has been crucial to preserving major conservation areas, contributing $57 million in funds to acquire 3,191 acres of the island's total area of 11,780 acres.

Of the total acquisition costs of $25 million estimated for the Coachella Valley HCP, the California Department of Fish and Game (CDF&G) contributed $1 million, or approximately 4% of total acquisition costs. Metro Bakersfield HCP planners are also seeking funds from CDF&G for preserve acquisition and management. CDF&G, through its Wildlife Conservation Board, has acquired lands in Riverside County for Stephens' Kangaroo rat preserves. Like federal funding, State funding for land acquisition is limited.

There are some indications that California may adopt a real estate transfer tax, similar to Florida's Preservation 2000 Program, which provides $3 billion in funding over 10 years for conservation lands acquisition. No legislative action has of yet been proposed for such a funding source.

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The 1988 California Wildlife, Parks and Open Space bond initiative (Proposition 70) provides $776 million statewide in grants for lands acquisition over a 10-year period. The San Dieguito River Park JPA received a $10 million grant from this source for wetlands preserves. The State Coastal Conservancy contributed $2 million in acquisition funds to the San Dieguito River Park JPA. The Coastal Conservancy is funded by state general obligation bonds.

Habitat Mitigation Fees

Most HCPs rely on mitigation fees for program funding. As shown in Tables 2 through 11, fees range from a low of $550 per acre (Clark County - Desert Tortoise HCP) to a high of $2,500 per residential unit (North Key Largo HCP). Fees are initiated by the cities or counties with jurisdiction in a particular preserve area. Riverside County, for example, collects fees for the Stephens' Kangaroo Rat preserves.

The Stephen's Kangaroo Rat HCP relies heavily on mitigation fees for funding (fees are $1,950 per acre) while fees only accounted for roughly 5% of the total acquisition costs for Balcones Canyonlands. Some public projects are subject to habitat mitigation fees. Balcones Canyonlands charges a 2% fee on capital facilities improvements, which is expected to generate $6 million over a 20-year period for preserve acquisition and management. The Metro Bakersfield HCP allows public facility providers the option of paying a $1,000 habitat mitigation fee, or donating open space lands to the preserves. The Clark County HCP for the desert tortoise requires the $550/acre fee for all public improvement projects (including roads, sewers, schools, etc). Fees for public improvement projects are not charged in North Key Largo, Coachella Valley or Riverside County.

A habitat mitigation fee for new development is a type of development-impact fee. The rationale for imposing the fees is that there is a nexus between the clearing of land in suburban and outlying areas and taking of the listed species. In the Balcones Canyonlands HCP, the $4,000 per acre or $1,500 per dwelling unit fee is justified as a cost savings to developers, citing

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"recent experience in individual Section 10(a) applications and Section 7 consultations which has resulted in actual or estimated overall costs of $8,000 - $15,000 per acre of land subject to take."

Mitigation fees are calculated by projecting growth and land use trends over a long-term period and developing a fee per acre or per unit which will generate the desired revenues. In the case of Balcones Canyonlands, the development community made an initial commitment to providing 50% of the funding for preserve acquisition. That amount was divided by the acreage which would be developed over 30 years (based upon previous land development trends) to come up with a fee per acre necessary to generate the desired revenue amount.

Other Acquisition Methods/Resources

Existing residents also contribute to HCP financing through a variety of mechanisms, including increases in ad valorem property taxes, ratepayer increases in water and wastewater surcharges, special district assessments, sales taxes and general obligation bonds. An increase in the transient occupancy tax (t.o.t.) is utilized in North Key Largo and Marina Dunes. Existing residents have provided a significant proportion of funding for the Balcones Canyonlands HCP (65% of total funding comes from increases in property taxes and water and wastewater surcharges), but to date, existing residents have only been proposed as potential resources for other HCPs.

Other potential resources include mitigation banking credits, donations from conservation organizations such as The Nature Conservancy and The Trust for Public Lands, and other private or public land donations. While these resources are important to regional acquisition efforts, they typically provide for only a small portion of land acquisition costs, particularly for large-scale regional HCPs.

Mitigation banking would provide opportunities for area developers to acquire habitat within an HCP preserve area in fulfilling off-site mitigation of project impacts on biological resources. Southern California Edison recently purchased 88 acres along the San Dieguito River

Valley in Del Mar as mitigation for environmental damage caused by its San Onofre nuclear power plant.

SUMMARY

Achieving a workable financial plan for implementing regional HCPs will depend upon the scale of or resources involved in a plan, level of political interest or local consensus regarding a plan, and a plan's success in obtaining funding commitments from a variety of sources. The larger the preserve area, the greater is the necessity for spreading costs over multiple sources.

Probably the most useful study case for CWP's purposes is the Balcones Canyonlands HCP in metropolitan Austin. Plan acquisition goals will be met from diverse contributors including the following (in declining order of significance):

- Increase in ad valorem property tax
- Increase in water and wastewater rates
- U.S. Land and Water Conservation Fund appropriation
- Texas Department of Parks and Wildlife grant
- Capital improvements project fee of 2%
- Developer mitigation fees
- Mitigation bank credits/TDRs

Altogether, existing residents will contribute an estimated 65% of total project costs through property taxes and ratepayer increases, the federal and state government contribution will be approximately 25% and new growth/residents (through capital improvement and development fees or credits) will contribute approximately 10% of total costs. The plan originally intended to rely more heavily on developer fees (contributing up to 50% of the acquisition costs), but concerns regarding economic growth and a fortuitous discount on lands acquired from the RTC reduced the costs to the developers.

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VI. RECOMMENDATIONS AND CONCLUSIONS

The link between the provision of infrastructure and growth management, including open space and habitat conservation, is an emerging issue in the field of development/conservation policy. It is currently being addressed with the construction of Auburn Dam on the American River near Sacramento, although secondary impact mitigation for the project is still unresolved. Secondary impact mitigation was a major environmental issue in the Los Angeles Wastewater Facilities Plan, which included an extensive plan for mitigating secondary impacts on air quality in seeking project environmental approval.

The concept of HCPs has emerged over the last ten years in response to development pressures and to resulting impacts to endangered species. Regional HCPs (involving preservation of large expanses of land in a region) have depended upon federal, state, private and nonprofit financial assistance to acquire, operate and manage preserve lands.

The research on HCP funding has revealed no blueprint for imposing a general fee. In California, developer impact fees have been utilized in the Coachella Valley and Riverside County Stephens' Kangaroo Rat HCPs, but to date taxes have not been considered except as a potential resource. The current economic climate strongly suggests that competition for financial resources from most traditional sources (Federal Government, State of California, developer fees, local taxes) will be strong over the next couple of years.

The likely high cost nature of the MSCP will require spreading the costs over diverse sources, to be politically viable. Obtaining federal and state funding will require active participation from political leadership at the state level.

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Utilizing ratepayer increases may be a significant resource in implementing the plan. In the Balcones Canyonlands HCP, ratepayer increases were tied to watershed and sewer benefits resulting from plan implementation. In CWP's case, a ratepayer increase would likely have to be structured as an incidental, necessary cost of carrying out the CWP improvements. Given potential resistance to increased rates for the proposed multibillion sewer improvements, it may be politically difficult to tack on charges for the MSCP, the cost of which could run into the hundreds of millions of dollars.

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LIST OF PERSONS AND AGENCIES CONSULTED

Federal Government

Name/Title	Agency/Organization
Ms. Nancy Gilbert Biologist	U.S. Fish & Wildlife Service, Laguna Niguel
Mr. Jeffrey Opdycke Field Supervisor	U.S. Fish & Wildlife Service, Laguna Niguel
Mr. Don Peterson Environmental Coordinator	U.S. Fish & Wildlife Service, Washington, D.C.
Mr. Gary Taylor Biologist	U.S. Fish & Wildlife Service, Sacramento

State Government

Mr. Glen Black Environmental Services Supervisor	California Department of Fish & Game, Long Beach
Mr. Krishan Lal Associate Fishery Biologist	California Department of Fish & Game, Long Beach
Mr. Rich Knapp Environmental Services Coordinator	CALTRANS District 1, Eureka
Mr. Walt Lyons Consultant Services Branch Chief	CALTRANS District 3, Marysville
Ms. Vita Lewis Biologist	CALTRANS District 4, San Francisco
Mr. Gary Ruggerone Chief of Environmental Planning	CALTRANS District 5, San Luis Obispo
Mr. Jay Orvelle Environmental Services Coordinator	CALTRANS District 6, Fresno

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Name/Title	Agency/Organization
Mr. David Parra Environmental Branch Chief	CALTRANS District 8, San Bernardino
Mr. Jack Edelle Environmental Branch Chief	CALTRANS District 9, Bishop
Mr. Chris White Environmental Branch Coordinator	CALTRANS District 11, San Diego
Mr. Stan Ford Environmental Coordinator	CALTRANS Office of Environmental Assessment, Sacramento
Mr. Randall Brown Chief, Environmental Studies Branch	State of California The Resources Agency Department of Water Resources, Sacramento
Ms. Melanie Deninger Project Analyst	State of California The Resources Agency The Coastal Conservancy, Oakland
Mr. Larry Eng Environmental Services Supervisor	State of California The Resources Agency California Natural Heritage Division, Sacramento
Mr. Pat Dorais Analyst	State of California Office of Planning and Research Governor's Growth Mgt. Council, Sacramento
Public Works Agencies	
Mr. Russell Leavitt Environmental Coordinator	Central Contra Costa County Sanitation District
Mr. William Hanson Principal Civil Engineer	City of Los Angeles Department of Public Works Bureau of Engineering
Dr. Ara Kasparian Project Manager	City of Los Angeles Department of Public Works Bureau of Engineering

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Name/Title	Agency/Organization
Mr. Walter Naydo Division Engineer	City of Los Angeles Department of Public Works Bureau of Engineering Hyperion Treatment Plant
Mr. Rich Wood Director	City of Fairfield Department of Public Works Water Department
Mr. Eric Rosenblume Sanitary Engineer	City of San Jose Department of Public Works
Ms. Marie Meredith Environmental Coordinator	City of Santa Rosa Public Works Department
Mr. Michael Barnes Deputy District Engineer	Fairfield - Suisun Sewer District
Mr. Brian Sasaki Assistant Division Engineer	Los Angeles County Department of Public Works
Mr. Eric McGuire Environmental Services Coordinator	Marin Municipal Water District
Ms. Kathy Kunez Principal Environmental Planner	Metropolitan Water District of Southern California
Dr. Martin Meisler Senior Environmental Specialist	Metropolitan Water District of Southern California
Mr. John Stewart Environmental Services Coordinator	Napa Sanitation District
Ms. Lillion Kawasaki Environmental Officer	Port of Los Angeles
Mr. Tim Washburn Counsel	Sacramento Area Flood Control District
Mr. Larry Purcell Environmental Specialist	San Diego County Water Authority
Mr. Alexander Mamak Public Affairs Coordinator	San Francisco Clean Water Program
Ms. Cindy Davis Assistant Environmental Specialist	Santa Clara Valley Water District

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Name/Title	Agency/Organization
Mr. Tom Dean Environmental Planner	Santa Clara Valley Water District
Mr. Frank Weber Administrative Engineer	Solano Irrigation District
Ms. Terry Anderson Engineering Division Manager	Sonoma County Department of Public Works
Mr. Fred Davis Division Director	South Florida Water Management District Save Our Rivers Program

Local Planning Agencies

Mr. Gary Binger Director of Research and Planning	Association of Bay Area Governments Oakland, CA
Ms. Nancy Wakeman Assistant Executive Director	Bay Conservation and Dev. Commission San Francisco
Mr. Dave Brewer Environmental Planner	City of Coalinga Planning Department
Mr. Gary Feddarmaker Environmental Planner	City of Long Beach Planning and Building Department
Mr. John Mayer Environmental Specialist	City of Modesto Planning Department
Mr. Doug Evan Planning Director	City of Palm Springs Planning Department
Ms. Fran Garland Planner	Contra Costa County Planning Department
Mr. Jeff Harris Planner	Clark County Planning Department
Mr. Ted James Environmental Planner	Kern County Planning Department
Mr. Tim Haddad Planner	Marin County Planning Department
Mr. Kevin Eberle Planner III	Napa County Planning Department

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Name/Title	Agency/Organization
Mr. Brian Loew Executive Director	Riverside County Habitat Conservation Agency
Mr. Craig Scott Manager, Transportation Finance	San Diego Association of Governments
Mr. Roman Gankin Senior Planner	San Mateo County Planning Department
Ms. Cindy Krebs Principal Environmental Planner	Southern California Assoc. of Governments
Mr. Felix Oduyemi Principal Environmental Planner	Southern California Assoc. of Governments

Policy Research/ Planning Organizations

Mr. Tad Tobitt Vice President, Manager	Creegan & D'Angelo Associates Fairfield
Mr. Grant Werschkull Environmental Consultant	EIP Associates Sacramento
Mr. Dave Bolland Environmental Planner	Jones & Stokes Associates Sacramento
Ms. Barbara Bramback Associate	Florida Atlantic University Joint Center for Urban and Environmental Problems
Dr. Mark Thayer Chairman, Economics Department	San Diego State University
Mr. Lindell Marsh Attorney	Siemon, Larsen & Marsh Newport Beach
Dr. Richard Carson Professor of Economics	University of California San Diego
Dr. James Nicholas Professor of Law	University of Florida College of Law Center for Growth Management
Mr. Douglas Porter Development Policy Specialist	Urban Land Institute Washington, D.C.

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Conservation Organizations

Name/Title	Agency/Organization
Mr. Joel Kuperberg Consultant	Independent Consultant Portland, Oregon
Ms. Susan Carter Project Coordinator	San Dieguito River Park Joint Powers Auth.
Mr. Paul Edelman Project Manager	Santa Monica Mountains Conservancy
Mr. Gordon Hart Chair, Growth Issues Committee	Sierra Club Sacramento
Mr. John Hopkins Chair, Taskforce on Biodiversity and Growth	Sierra Club Sacramento
Ms. Vicky Lee Chair, Land Use Committee	Sierra Club Sacramento
Mr. Cameron Barrows Regional Representative	The Nature Conservancy Thousand Palms, Calif.
Mr. Jim Fries Project Manager	The Texas Nature Conservancy Austin, Texas
Mr. Steven Gatewood Project Manager	The Nature Conservancy Tallahassee, Florida
Mr. Dennis Grossman Director	The Nature Conservancy Arlington, Virginia
Mr. Neil Gaston Project Manager	The Trust for Public Land San Francisco
Mr. Don Morrow Associate Regional Manager	The Trust for Public Land Tallahassee, Florida
Ms. Patty McKay Coordinator	Thousand Friends of Florida Tallahassee, Florida

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APPENDIX C-3

THE ROLE AND CHARACTERISTICS OF OFFSITE MITIGATION FROM GROWTH CONTRIBUTING SOURCES

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APPENDIX C-3

THE ROLE AND CHARACTERISTICS OF OFFSITE MITIGATION FROM GROWTH CONTRIBUTING SOURCES

Prepared By CIC Research, Inc.
November 1992

INTRODUCTION

The process of acquiring land for preservation of sensitive habitat for the Multiple Species Conservation Program (MSCP) is expected to rely on offsite mitigation as a significant contributing source. At this time, the MSCP preserve is anticipated to be assembled through the use of multiple finance and acquisition techniques.

As discussed below, offsite mitigation may be a significant part of the MSCP acquisition plan for the following three reasons: First, "incidental take" of federally listed, wildlife species appears inevitable given past and current land development practices. Such "takings" however, would be allowed under section 10(a) of the Endangered Species Act of 1973 provided that appropriate conservation measures are instituted coincident with development. Mitigation of takings offsite is one useful approach to assure species protection. Second, development of sensitive resource lands, and lands connecting these resource areas is directly linked with the loss of natural habitat and the need for the MSCP. Such growth can then be expected to contribute to acquisition of the preserve. Third, the location of the preserve is anticipated to be sited to maximize the use of existing populations of sensitive plant and animal species. The

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location of the preserve would be determined in order for it to be viable from a biological standpoint and economical to acquire. Thus, mitigation of impacts occurring outside the planned preserve to locations within a planned system would substantially enhance the feasibility of establishing a viable preserve.

Conditions necessary to implement some form of off-site mitigation are available for the purpose of conceptual analysis, at least preliminarily. These conditions include anticipation of a preserve area geographically related to a larger planning area in which incidental takings would occur. In the case of the MSCP, the eventual preserve area is not yet known but it will constitute less acreage than the approximately 600,000-acre MSCP study area, and the current 369,368-acre Metropolitan Sewerage System Service Area (MSSSA). The other condition is in terms of time. That is, for incremental contributions to represent a substantial segment of the preserve, correlation of demand for offsite mitigation over a 30- to 50-year section 10(a) permit period, or beyond to the Clean Water Program's planning period extending to 2050, is required to quantify or evaluate its potential utility.

OFFSITE MITIGATION AND MSCP ACQUISITION PLANNING

Subject Definition

The purpose of this paper is to evaluate the role of offsite mitigation as a contributing source to the MSCP preserve, and establish criteria specific to the MSCP to analyze different offsite mitigation proposals. To further the process of developing an acquisition plan, a range of existing offsite mitigation programs and concepts proposed for San Diego area multi-species preserves, will be analyzed. The result of the analysis will be a determination of the relevant characteristics of an appropriate offsite mitigation element, leading to selection of a preferred offsite mitigation mechanisms.

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The specific topic addressed herein regards mitigation of direct impacts to habitat, and indirect growth impacts. Similarly, both private and public sector mitigation needs are addressed since both will require access to an offsite development compensation mechanism. However, it is important to note that the amount of mitigation to be required of any project cannot be established; this calculation will derive from an analysis of the expected size of the preserve and amount of compensation required from growth-related sources. This paper will give perspective to many of the variables that must eventually be solved.

Analytical Parameters

Baseline information pertinent to classification and analysis of offsite mitigation approaches are the MSCP Issue Papers particularly Issue Paper #5, and the U.S. Fish and Wildlife Service "Interim National Conservation Planning Guidelines." The Planning Guidelines set forth basic requirements and provide direction for establishment of Habitat Conservation Plans (HCPs), the structure the MSCP is anticipated to assume. MSCP Issue Papers 1 through 5 address offsite mitigation from various directions, some directly and others by stating general bases of agreement to shape the plan that will bring the MSCP into existence.

The following topics have been addressed in Issue Papers thus far:

Issue papers

1. Crediting Offsite Mitigation in the MSCP Preserve System
2. Relationship Between the MSCP and a Natural Community Conservation Plan
3. Relationship Between the MSCP and Subarea Habitat Plans
4. Coordination of Interim Permit Activities
5. A Conceptual Framework for MSCP Preserve Design

The anticipated goal of coordinating offsite mitigation between jurisdictions, and among other subarea habitat plans, places significant requirements on the mechanism in terms of being

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comprehensive and flexible in its application. The specific implications for offsite mitigation of Issue Papers 1 through 5 is addressed in detail below. At this point, it is necessary to state that the objective of this evaluation is to develop a mechanism (perhaps with adaptive variations) to be applied in all local jurisdictions comprising the MSSSA and/or MSCP study area. The mitigation mechanism must be useful for application to both private and private sector developments.

The parameters of this analysis effected by the USFWS Guidelines and the MSCP Issue Papers are employed to direct the evaluation, but not to limit it with restrictions. Certainly, an offsite mitigation program that is acceptable to regulatory agencies is preferred to one that begs the need to convince those authorities to change established interpretations of federal and/or state statutes. Similarly, progress made in the first 15 months of the MSCP study should be employed as the beginning formation of a local consensus on preserve design, acquisition and operation. Obviously, the better an offsite mitigation program conforms to established practices and current planning efforts, the more feasible it would be to institute. Nevertheless, creative and broadly applicable offsite mitigation programs that do not exactly conform to current expectations should not be immediately dismissed at this point in the study.

Scope and Limitations of the Analysis

The ultimate purpose of devising an offsite mitigation program is to apply it to specific development or preserve parcels to facilitate land acquisition. The study Scope of Work states that potential wildlife parcels will be evaluated with respect to their feasibility of acquisition by developers seeking offsite mitigation. However, mapping of the preserve is not sufficiently complete to identify such parcels. Furthermore, the methodology currently employed to identify preserve parcels may not target specific parcels for acquisition as was anticipated at the beginning of the study, and precludes the need to apply offsite mitigation on a parcel-specific

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basis by the consultant. Rather, the mechanism would be developed and made available to the entity(s) directing land acquisition, for use as parcels are identified and demands arise.

It is also not the purpose of this paper to decide how much land should be acquired through offsite mitigation of growth contributing sources. Evaluations of "nexus" issues and "equity" considerations will be accomplished in other parts of the study.

The primary focus of this analysis is to evaluate relevant regulatory and planning conditions, and specific requirements of the MSCP, to determine an appropriate offsite mitigation plan for this program. In the process current offsite mitigation proposals will be assessed,[1] as will more traditional approaches, to ascertain which techniques (or which parts of each technique) would be most appropriate for application to the MSCP.

Amount of Mitigation

The amount of offsite mitigation required depends on the amount of disturbance to sensitive resources that cannot be mitigated onsite. Mitigation plans for HCPs must ensure the survival and recovery of the species. Though the actual requirements of offsite mitigation specified in acreage, resource quality, or in an aggregate formula or ratio cannot be established until the size and general location of the preserve have been determined, an understanding of the concept of "how much" needs to be addressed at this point.

Mitigation ratios of 3:1 or 5:1 typically have been used to compensate for habitat disturbance of capital facilities projects. These ratios, set by the U.S. Fish and Wildlife Service, represent single-project impacts and do not compensate for any secondary impacts.

Alternatively, of 10 existing or in-process habitat conservation plans, eight are being implemented with the use of development impact fees representing the required offsite mitigation.

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[1] Offsite mitigation proposals currently proposed are combinations of various traditional mechanisms; therefore the unique combinations of current proposals will be the subject of evaluation.

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These fees range from a high of $2,500 per dwelling unit for the North Key Largo HCP, to a low of $550 per acre for the Clark County Desert Tortoise HCP. At these levels the impact fees would represent a less than 1:1 take ratio.[2]

There are three explanations for the differences between the greater-than-equal mitigation ratios of individual capital facilities projects, and for HCPs. First, HCPs typically entail a larger preserve area, with the acquisition phase front-loaded into the first five-to-ten years of establishment. The benefits and responsibilities of these projects can be distributed to other parties besides developers, particularly existing residents/businesses and public sector agencies (state and federal). Secondly, developers become part of the HCP process and are able to participate in the distribution of costs to the various benefiting/responsible entities. Conversely, single-project capital facilities mitigation requirements are not allocated to any other beneficiaries. Also, these projects typically apply to listed species whereas HCPs can be part of regional biodiversity plans where habitat of non-listed species is (also) being protected. Third, HCPs typically provide greater protection to resources particularly when it is a multi-species program.

The San Diego MSCP possesses characteristics of both examples; it is for mitigation of (secondary) effects of a capital facilities project, but will benefit more participants than just identified developments. The eventual acquisition approach may be directly linked with development activity exclusively, or with offsite mitigation standing alone. Whether a development impact approach is pursued in a combined approach (using subsidization from other participants to supplement builders' share as development occurs incrementally) or on its own, the distribution of responsibility will be evaluated further to provide a basis for determining what "amount" development should be responsible for in either scenario.

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[2]Assuming alternative use of the land, with conversion of open space being the reason for protecting land in these situations, mitigation fees for each of the eight HCPs would be less than the equivalent per unit cost for urban development, irrigated crop production, or timber production.

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One of the principles on which the MSCP is proposed to be designed and implemented is that "many of the biological components of a preserve system are already in place.[3] Based on this principle, no more than preservation of this resource is required. If development impacts a portion of the resource up to the point at which viability is threatened, mitigation not exceeding a 1:1 ratio would be sufficient compensation. Assuming the most critical habitat is identified and preserved at the onset of the program and other species do not become similarly threatened, mitigation at a 1:1 ratio, taking the quality of the resource into account, would sufficiently address the impacts due to incremental development.

The components of such mitigation would include the following:

- Acquisition cost of land
- Environmental Assessment/EIR cost
- Transaction cost, including associated administration costs due to the specific property/transaction
- Carry: interest, taxes, insurance prior to completing the transaction
- Management and maintenance costs
- Regulatory agency time

These costs are those which would be born by a developer handling the mitigation process alone, with the addition of regulatory agency support which in California is now to be born by the HCP proponent. Possible double-counting could occur if on-going management and maintenance costs were subsequently levied on the property (through a sewer fee increase, assessment district, etc.), and this must be avoided. A single development impact fee would include all of the above costs, or distribute these costs proportionately at different rates based on project land use, zoning, and/or valuation. Any fee or requirement above this amount would represent a distribution of costs associated with other components of the preserve over and above the development industry's share. Conversely, a lesser allocation to development would represent a distribution of responsibility and value in the opposite direction.

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[3]MSCP Issue Paper No. 5," A Conceptual framework for MSCP preserve design."

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In summary, because the MSCP is a combination of mitigation of a capital facility as well as a planned HCP, precedents for either type of project do not specifically apply. If offsite mitigation compensates only for habitat disturbance (direct or indirect impacts), a 1:1 ratio (based on biological criteria defining survival and recovery of the species) which falls within the range of the two categories of precedents would represent a realistic compromise.

THE ROLE OF OFFSITE MITIGATION

Purpose of the Preserve

The MSCP preserve is required as mitigation for incremental development within the MSSSA that would not occur but for the additional sewer capacity that will become available due to expansion of CWP facilities. The key words above linking the project to the need for mitigation ("but for") are central to the need for the MSCP. However, identification of "incremental development" as the specific requirement for mitigation is very significant in establishing the mechanism through which environmental impacts are expected to occur.

In a letter from the U.S. Fish and Wildlife Service to the City of San Diego (October 17, 1989) the "growth enabling" nature of the sewer system expansion requires a mitigation program "for the preservation of sensitive biological resources which occur in the area of expected growth" (i.e., the remaining large undeveloped area of San Diego County). It could be argued that, particularly in unincorporated areas of the County, development is not "enabled" solely by the provision of a sewage system or capacity expansion. Although not inextricably tied to sewer system access, development is facilitated by such access, primarily in regards to the economics of constructing higher density projects that cannot efficiently utilize onsite treatment.

Whether the causal link between availability of sewage connections and development is exact or not, the purpose of the MSCP is to mitigate for the effects of development on the

environment, which is assumed to be measurable in terms of both quantity and quality through scientific studies. Since the impacts to sensitive resources due to incremental development cause the need for the MSCP, sewer usage is actually a secondary cause of habitat disturbance. Impacts to sensitive resources create the primary need for the preserve. Since these impacts relate to an identifiable mechanism (i.e., incremental development), it is particularly relevant to connect such development to an offsite mitigation plan.[4]

Impacts of Development

To begin constructing an analytical framework for evaluating potential offsite mitigation techniques, the effects of development on the environment need to be classified. First, in terms of the amount of disturbance, offsite mitigation could be required on an equal basis over the acreage disturbed, and over time. That is, one acre of disturbance to sensitive resources can be considered equal to one-tenth the disturbance to 10 acres of similar resources. Habitat preservation tends to be defined after the viability of certain resources has already been threatened by past actions. Although the extent of mitigation required by those committing past disturbance is not expected (or often possible) to be the same as that required of subsequent takings, the legal requirement of equal protection effectively eliminates imposition of a progressive assessment regime whereby the marginal impact of larger or subsequent takings may be considered to have more detrimental effects on the survival of a species. Therefore, a "fair" offsite mitigation plan would impose the same per unit requirements *(ceteris peribus)* on disturbance of large or small ownerships, and whether the disturbance occurred toward the beginning or end of the preserve assembling process.

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[4]Although sewer system expansion is the primary cause of the MSCP, it is secondary to incremental development as a mechanism for impacting sensitive resources. It remains a significant, yet more general, cause of the need for offsite mitigation.

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The quality of resources imposes other requirements. In a comparison between two parcels of equal size and dollar value but containing different species richness, the resource protection plan should rightly allocate more effort and economic resources to the one with higher biological value. Logically, provision of offsite mitigation for these same parcels would be in some proportion to their biological values. In this context, a multi-species preserve imposes dynamic and complex conditions on determining the relative values of various species and habitats in differing proportions where one species may be more threatened, while the habitat of another makes a significant contribution to the survival of the ecosystem. To allow development planning to proceed unencumbered by changing criteria or hair-splitting decisions, the use of two to four classifications of resource quality would greatly improve the utility of the offsite mitigation plan. At the present time, the Preserve Design Task Force is determining and will promulgate criteria to classify lands in terms of relative biological importance for acquisition.

Indirect impacts to resources on the future preserve occur when development takes place near or adjacent to sensitive habitat. These indirect impacts are identified in CEQA or NEPA as growth inducing impacts. In terms of affecting the viability of a preserve or long-term species survival, the indirect impacts of nearby or adjacent development are significant.

The MSCP preserve is anticipated to protect the California Gnatcatcher which lives in meta-populations dispersed throughout Coastal sage scrub habitat. Viability of this species, as for others, depends on the existence of corridors between populations and habitat patches. These corridors may be relatively devoid of the species or habitat to be conserved; however, development in these corridors would decrease the viability of some or many species living within the connected sensitive habitat.

Other indirect impacts occur when incompatibilities between resource and urban land uses affect sensitive species. A report prepared by Ogden Environmental (April 30, 1992)

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summarizes relative compatibilities of 16 land uses within the preserve system and within areas of critical resource sensitivity. It is not reasonable to assume that buffer areas can eliminate all incompatibilities. Thus, nearly all forms of urban (and rural) land use development are considered to impact sensitive habitat.

More general but still significant impacts occur through the economics of land use development. The process by which open space and agricultural land are lost to development through appreciation and increased taxes has been the aim of California's most important conservation legislation. Section 402.5 of the Revenue and Taxation Code (1957) provided that land zoned and used for agriculture and recreation would be assessed only on the basis of factors relative to use. The Scenic Easement Deed Act (1959) was enacted to, among other reasons, limit development in and near important open space lands.

The California Land Conservation Act (1965) provides restrictions on land use that are reasonably fixed and binding to cause the market value of lands subject to restriction to represent their value in use.[5] Other legislation, including Article 28 of the State constitution is to value land for tax purposes based on actual use rather than market value, and the Open Space Easement Act (1969, 1974) and Conservation Easement Act (1979), each seek to separate the effects of development on the value and use of nearby open space.

Similarly, development has other effects that are not specifically economic on open space and sensitive resources. Growth increases the amount and dispersal of pollutants, and places populations in closer interface with sensitive resources. Examples include development of roads and utility easements, and incidental contact with wildlife in corridors between habitat areas and on nearby lands. The point of interface is not restricted to the perimeter of and corridors

[5]In 1969 the California Land Conservation Act was amended to preserve open space and recreational land in addition to agricultural land.

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between open space areas, particularly regarding the recreational activities of the population. Encroachment from urbanization also strains the capability of wildlife corridors to function without the overall system becoming too fragmented.[6] In addition, all development limits biological, land use, and economic options in terms of configuring the optimum preserve design. Although infill development limits some of the indirect impacts of growth, development effects near or at the urban fringe have more obvious indirect impacts.

Both direct disturbance of sensitive habitat, and indirect impacts due to economic and locational/activity effects on the urban-environmental interface cause requirements for offsite mitigation. Direct impacts are typically compensated for at equal or greater degree to the amount of disturbance. Indirect impacts of development in the vicinity of the urban fringe logically should require less mitigation than for direct disturbance.

Thus, as resource quality considerations generate differing requirements for offsite mitigation, development that directly or only indirectly affects habitat (facilitated by an expanded sewer system) creates more than one level of demand for mitigation. Consideration of either relative quality or quantity of resources being disturbed can translate into alternatively defined classifications of mitigation. That is, disturbance of high quality resources could require preservation of similar resources, or preservation of a greater amount of lower-quality habitat. Development of land devoid of sensitive habitat could be mitigated by preservation of a relatively small amount of high quality habitat, or an equal area of similar land. By allowing quality and quantity variables to be translated, a significant amount of unnecessary financial costs to project proponents can be eliminated. Notably, property having no sensitive resources should be relatively more valuable for development. Allowing owners of such property to mitigate offsite on land more encumbered with sensitive resources would reduce this cost. Similarly, if prices

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[6]Refer to: "The Fragment Connection," in The Nature Conservancy, July/August 1991.

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of high quality resource land are driven up by mitigation requirements land with lower resource value, and dollar value, could be substituted as long as critical preserve design thresholds are not at stake.

Convertability, or translations between differing qualities of disturbed sites' resources (including indirect and direct impacts) with a limited number of mitigation alternatives, including trade-offs between quality and quantity, is a significant step toward creating an efficient offsite mitigation system. How disturbance and mitigation ratios will be translated, and the levels of these ratios will be guided by the relative amounts of the various resources in the preserve, a finding that has yet to be determined in the preserve designing process.

ANALYSIS OF ATTRIBUTES OF MITIGATION APPROACHES

In this section the regulatory requirements of a mitigation program are evaluated, as are the unique needs and characteristics of the MSCP relating to offsite mitigation. In the process of examining what features cause the MSCP to require an individualized approach to offsite mitigation, work performed by the consultant and approved (at least preliminarily) by the MSCP Working Group, will be employed so offsite mitigation can be analyzed in the context of this evolving consensus.

Interim National Conservation Planning Guidelines

These Guidelines set forth the requirements of the Endangered Species Act of 1973 and provide direction for establishment of Habitat Conservation Plans (HCPs), the likely structure the MSCP preserve will assume. In this context, the USFWS possesses the authority to approve the mitigation plan and funding program. In this role, the Service will provide guidance on appropriate and acceptable mitigation.

To justify the proposed mitigation plan, the applicant (Clean Water Program or City of San Diego), is required to present information used to reach decisions regarding mitigation. The

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nexus between development and disturbance, and responsible parties' proportionate requirements to fund the preserve, need to be identified. Also, a formal plan is required which identifies the mechanism(s) to fund the program (mitigation). This mechanism must acknowledge that mitigation is required for every incidental take permit, and that these measures must be commensurate with the permit or project impacts. Thus, basic parameters of the nature and extent of mitigation are mandated in general terms.

Further requirements include a finding that the funding mechanism(s) be "locked-in" in order to demonstrate compliance. Long-term commitment to a determined funding strategy is essential for USFWS approval of the plan. The offsite mitigation program is expected to function throughout the period for which the section 10(a) permit is issued. Also, the offsite mitigation program must be acceptable to, and compatible with, execution of local land use powers by jurisdictions comprising the MSSSA membership.

The mechanism employed must assure that mitigation occurs either prior to or essentially simultaneously with the expected incidental take. Without such assurance, the Service could not be certain the conservation plan will be implemented. Also, monies collected must be spent on mitigation in a timely manner.

Finally, the effective time period of a section 10(a) permit may be for 30 or even 50 years or more. Keying timing to Clean Water Program capacity utilization would allow an offsite mitigation program to be linked to development occurring to the year 2050, the date at which the capacity expansion reaches full utilization.

In summary, mitigation program parameters outlined by the USFWS describe the relative contributions based on impacts and the connections between impacts and the responsibility to provide mitigation. Also, the involved jurisdictions, while maintaining local land use control, will be working with a mitigation mechanism(s) that is essentially locked-in over the duration of the

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permit. Since the MSCP preserve is intended to function whether certain species are listed as endangered or not, the USFWS Guidelines should be recognized for their contribution to the articulation and analysis of potential offsite mitigation mechanisms.

MSCP Issue Papers and Offsite Mitigation

The first Issue Papers (four final, one - No. 5 - draft) represent considerable progress made toward achieving a consensus on topics that are vital to establishing the MSCP. Information from these Issue Papers important for evaluating and developing offsite mitigation plans is summarized below.

Issue Paper No. 1: Crediting Offsite Mitigation in the MSCP Preserve System.

This paper gives project participants a working definition of how mitigation will be counted and credited when it is determined that offsite mitigation is necessary.

- It is determined that the MSCP will provide private and public sector participants with an agreed-upon location for offsite and onsite mitigation.
- Offsite mitigation is primarily for projects proposed within the MSCP Study Area, but will not limit use to other projects that could benefit overall MSCP implementation.
- The MSCP is intended to address potential impacts on habitat caused by population growth within the Metropolitan Sewer System Service Area (MSSSA).
- The growth of the San Diego region and the consequent demand for housing, employment locations, and public facilities is the same growth for which the CWP will provide wastewater treatment facilities and, when implemented, the MSCP will create a preserve system to address.
- The MSCP will define the process by which mitigation land is identified, preserved, managed, and financed; and how participation in the preserve system will benefit users of land through mitigation credits. The major regulatory agency partners in the process, the U.S. Fish and Wildlife Service and the California Department of Fish and Game, will enter into an agreement on implementation of the MSCP with the responsible local entity(ies). This agreement will eliminate the issue of "double counting" (i.e., having to mitigate twice for the same impacts), and other concerns about conflicting regulations enforced by different agencies.

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In the context of this paper, the availability of the MSCP preserve to both public and private sector participants, and the definition of the purpose of the preserve and the impacts (from growth) to be mitigated, are of prime importance. The goal of eliminating potential double-counting through agreement with State and federal wildlife agencies merely established ground rules for eliciting participation and support. Recognition that the wildlife agencies must agree to the implementation plan consolidates the intent of the USFWS "Interim National Conservation Planning Guidelines" in this area.

Issue Paper No. 2: Relationship Between the MSCP and a Natural Community Conservation Program.

The State NCCP enables development of Natural Community Conservation Plans which provide for regional conservation planning as does the MSCP. The NCCP makes State law generally consistent with section 10(a) of the Endangered Species Act in relation to conservation planning. Three points in the Issue Paper are specifically pertinent to offsite mitigation planning:

- The Clean Water Program is coordinating its MSCP activities with other habitat plans in the San Diego region, both directly and through SANDAG.
- The MSCP is intended to provide equivalent protection to species as is provided by the California and Federal Endangered Species Acts.
- The MSCP will comply with CEQA and, as appropriate, NEPA.

Clean Water Program/MSCP coordination with other habitat plans raises questions regarding compatibility of plans in adjacent areas. Difficulties will occur if one jurisdiction requires more or less mitigation than another. Relationships between regional habitat planning processes is the topic of Issue Paper No. 3, so further discussion on this subject is presented below.

The policy objective of providing equivalent protection to species as exists under the Endangered Species Acts (California, U.S.) is extremely important for requiring any kind of mitigation. The MSCP preserve would have no purpose for being planned or created, and the extent of coverage in the undeveloped portion of the county could not be justified except for the

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concept of equivalent protection. Similarly, impacts to various MSCP target species would not require mitigation.

The foresight of the MSCP concept is partly in recognition of the length of time required to list a species (typically one year, or 240 days for emergency listings) and an awareness that over five times the number of species actually listed as endangered or threatened could also qualify for that status. By contemplating the results of future listings and provision of an approved plan, development would be allowed to continue as either the listing process is continued or species become more threatened.

Offsite mitigation required in advance of listing must be regulated by the State (NCCP or other statute) or local government agencies. Therefore, agreements to provisions of the MSCP by these agencies represent an implicit mandate that mitigation occur whether or not species become listed. Development could then continue up to and beyond the point at which species become listed. Therefore, mitigation would be required for projects based on State or local jurisdiction determinations that certain species are targeted for protection under the MSCP.

Although articulation of this information may appear obvious or redundant, these premises are often the basis for requiring any mitigation. Also, preventing listings and/or the effects of listings on the viability of the species (and the impacts to development) are causal to the creation of the MSCP; therefore, even without listing of any target species, offsite mitigation would be a justifiable, as well as mandated, course of action to implement the MSCP.

Issue paper No. 3: Relationship Between the MSCP and Subarea Habitat Plans.

This paper itemizes the existing and developing habitat plans, and regional open space plans. It recommends that three Technical Project Teams be established to coordinate planning activities. No specific mention is made, however, of the need to coordinate offsite mitigation programs.

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As stated above, varying mitigation requirements can result in difficulties. Development would favor areas with lesser mitigation requirements, causing ecological and economic disparities. Also, coordination of mitigation land acquisition is needed for preserve design planning.

Ideally, MSSSA member jurisdictions should agree upon a standardized offsite mitigation plan that treats development based on biological considerations rather than political boundaries. Locations of mitigation land acquisition should not be left to the purview of jurisdiction control, but to market conditions. The conflicts and delays in plan adoption that are possible if resource planning becomes a devise of growth management or fiscal planning could threaten the success of the plan. Instead, equality, efficiency, and implementation of simple solutions will be needed for coordination of regional offsite mitigation planning. Coordination of mitigation programs between preserves is as important to regional habitat planning as are biological considerations.

Issue Paper No. 4: Coordination of Interim Permit Activities.

As discussed under Issue paper No. 3, coordination between subarea plans is important to the success of an offsite mitigation program. Issue Paper No. 4, among other objectives, seeks to coordinate pre-implementation planning. This would be accomplished by the other subarea plans adopting the same interim permit activities as are proposed for the MSCP.

The other relevant aspect of Issue Paper No. 4 is that the final permit activities will be significantly determined by adoption of the interim procedures. In other HCPs, particularly Coachella Valley, Riverside, and Balcones Canyonlands, the preliminary plans shaped the final adopted plan by building a multi-party consensus around the interim procedures. In this context, it is significant that Issue paper No. 4 does not address offsite mitigation directly, leaving this important topic to be considered separately.

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Indirect concerns to offsite mitigation planning derive from recommendations for coordination of habitat preserve planning with the state NCCP process. Resource protection ordinances should be coordinated with the MSCP; this would encourage offsite rather than onsite mitigation. Also, planning regarding certain habitat and species on the basics of these being listed as state or federal endangered species is recommended for local jurisdiction environmental review during the interim phase of preserve establishment.

Issue Paper No. 5 (Draft 9/23/92).

The implications of this paper are the most significant of all MSCP work completed or still in process. However, like Issue Paper No. 4, several relevant issues are not referred to directly. The goal of Issue Paper No. 5 is to make preserve design planning a cooperative public-private process. This process demands a mechanism through which land can be preserved and value can be transferred.

The significant elements clearly articulated in the paper in regard to offsite mitigation itemized as "principles" are as follows:

Point 1. The biological resources are "in place." Offsite mitigation would then be a tool for preserving the locational aspect of these resources.

Point 2. Preserve designing will not employ initial, designated preserve boundaries. Thus, the mitigation system must be adaptable to diverse geographic, jurisdictional, land use, and economic/market requirements.

Point 3. The preserve can be designed over time, incrementally. The mitigation plan would be "locked-in" over this period, as well. Property owners, regulatory agencies, and local jurisdictions must have tools available for transferring value before they commit to a process that could place any participant in what could initially be considered a winning or losing position.

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Point 6. Coordination of land use approval actions by local jurisdictions, and encouragement for jurisdictions to create their own land banking programs, are proposed. An interpretation of this principle is that local jurisdictions could develop their own systems for preserve assemblage as long as these actions are coordinated. If so, offsite mitigation could be used by some jurisdictions and not by others, or the amount of mitigation might vary from one jurisdiction to another - while remaining "coordinated." This would conflict with the need for mitigation plans in each jurisdiction to be standardized. Alternatively, the financial/property contributions of local jurisdictions could be the basis of a land banking program that would utilized a standardized offsite mitigation plan throughout the MSCP.

Point 8. Property owners and local agencies are to jointly design their segments. This would be done based on the guidelines provided by the Multiple Species Preserve Design Task Force.

Point 12. Participants need not contribute equally to the preserve for equity to be achieved. Since achieving equity is to occur through the cumulative success of the process, resource preservation and economic equity can be addressed on a case-by-case basis rather than through tabulating qualitative or quantitative contributions by jurisdiction or sub-area.

Summary

The Planning Guidelines and MSCP Issue Papers are in agreement with each other in the areas of the role of the wildlife agencies having regulatory oversight, the need for the preserve (mitigation for regional growth), and local jurisdiction authority to exercise their planning, zoning, and permitting powers. Also, the likely incremental process by which the preserve would be assembled (and designed) is another footing on common ground between these two approaches.

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The requirement thta the offsite mitigation plan be effective and fair when locked-in over the duration of the permit, and be adaptable to the distinct geographic, resource, political, land use, and economic factors will eliminate several programs from further consideration. To satisfy these requirements will be difficult. To combine such an offsite mitigation plan with other components of parcel acquisition, such as preserve design planning, and contributions from existing development, may be impossible. Although such "multi-purpose" plans appear to be appealing in concept, a closer examination of the requirements on them renders these plans altogether inappropriate in practice. The following section evaluates offsite mitigation plans that are in effect and proposed, in terms of the requirements of the MSCP.

EVALUATION OF OFFSITE MITIGATION MECHANISMS

This section evaluate applicable offsite mitigation methods. Eleven traditional offsite mitigation mechanisms and two new proposals are analyzed. A standard format of evaluation is employed, which is presented below.

Evaluation Format

A system of evaluation was developed to address the general and specific aspects of offsite mitigation. Each offsite mitigation method would contain elements that pertain to the three main categories outlined below:

I. Basis of Offsite Requirement(s)

   A. Resource Basis
      1. Area; acreage, location
      2. Quality; single, multi-, and umbrella species

   B. Value
      1. Per acre of disturbance
      2. By land use category of proposed development; standard rates
      3. By value of development; project specific
      4. Cost of mitigation land

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C. Secondary Associations
   1. Units of development (dwellings, square footage)
   2. Credits (converted from development or mitigation land valuations)

II. Mechanisms Utilized

A. Controlled
   1. Established fees, credits
   2. Identified preserve locations (parcels, boundaries)

B. Market Driven
   1. Established ratios with set resource quality/quantity guidelines; mitigation allowed within a planning area, rather than selected parcels
   2. Private sector organized; use of mitigation banks, mitigation land speculation and brokerage

C. Public/Private Partnership; use of above mechanisms with varying degrees of control and market utilization

D. Subsidized
   1. Controlled
   2. Market driven

III. Funding of Preserve Operations

As will be noted in the analysis, offsite mitigation methods typically pertain to land acquisition rather than operations funding, though some are more adaptable to fulfill both roles.

Evaluation of Offsite Mitigation Methods[7]

This analysis pertains to the actual mitigation techniques. In certain cases, additional funding or subsidization is required. However, the analysis does not investigate the availability of such funding; the financial element of the MSCP Implementation Plan will address funding sources as a separate issue.

Development Impact/Mitigation Fee. In general terms, this type of fee could also include in-lieu fees, utility connection fees, and exactions. Specifically, however, development fees are

[7]Refer to "Finance and conservation methods for acquisition of sensitive resource land" (CIC Research, 1992) for elaborated descriptions of these methods.

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typically based on a value calculation of the cost to preserve land within a specific location, on a per-acre basis, or by land use category.

The mechanism is a controlled, set fee structure determined either on the total cost of the preserve or a relative share of total cost determined by land use. For example, the San Bruno HCP charges $20 per year per dwelling unit or $10 per year per 1,000 square feet of non-residential development. The cost basis and mechanism could be geared to habitat quality (e.g., prime habitat impact fees could be proportionately higher than a standard base fee) but there are no examples of these.

Development impact/mitigation fees often include funding of preserve operations. Once preserve land is acquired the fee can be reduced to cover only operations, as for the Coachella Valley HCP which has an impact fee of $600 per acre initially, then dropping to $100 per acre.

Development impact/mitigation fees are the most flexible offsite mitigation alternative. As stated, they could be based on resource or land appraisals, include or exclude any of the costs involved in acquiring and/or maintaining the preserve, and can be adjusted periodically to accommodate changes in resource assessments, land values, or planned land use.

Park/Habitat In-lieu Fees. Park fees can be charged only for active neighborhood and community parks. State law must be changed for these fees to apply to regional habitat. If classified as a habitat in-lieu fee, this becomes a mechanism to mitigate for habitat disturbance offsite rather than onsite. The basis of requirement is a determination of regional offsite preservation needs by area. This method is similar to typical open space or park planning whereby a regional distribution of preserve lands is determined on the build-out of the region, or a segment thereof. The habitat in-lieu fee is then a development/mitigation impact fee allowing preservation offsite rather than requiring it onsite. This approach is contrary to HCP planning Guidelines which require projects to minimize takings. However, judicial and well-regulated use

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of habitat in-lieu fees would allow onsite taking of less-sensitive species. As for development impact fees, the mechanism is a controlled set fee. Funding of preserve operations can easily be accommodated in the fee structure.

The trade-off between ability to mitigate for a fee at an offsite location rather than onsite has mixed implications for a multi-species preserve. If certain species must be preserved onsite, this alternative would cease to be available to some landowners, as it would to adjacent owners whose land would be employed for corridor use. This inability to accommodate multiple requirements limits the utility of habitat in-lieu fees.

Exaction. This method can be applied on the basis of resource area or quality, value (any unit standard), or secondary associations (units or credits). The ability of jurisdictions to exact compliance with the goals of a regional habitat plan make it the ultimate control mechanism, which is exactly why the development industry would find such case-by-case application extremely difficult to anticipate and comply with. Funding of preserve operations can be accommodated, with a greater need for, and degree of, planning than for other fee-based mitigation systems.

The potentially arbitrary use of control over development on a project-by-project basis available to local planning and environmental review departments without a set fee structure is sure to be unacceptable to the development industry. It would also violate the condition of "locking-in" a funding mechanism, required for section 10(a) planning.

Payment In-lieu of Dedication. This fee differs from a habitat in-lieu fee by being based on the area and quality of onsite resources disturbed rather than offsite resources to be preserved. It would apply to either single or multi-species programs.

The mechanism is a controlled fee or credit purchase. Because the fee is determined on the basis of an onsite resources assessment, the offsite component may require subsidization.

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Although the subsidy could vary due to market price fluctuations, it can be classified as controlled since the in-lieu component is fixed. Funding of subsequent preserve operations can be included into either the base fee or subsidy.

Payment in-lieu of dedication results in a number of difficulties which subsequently require resolution. As stated, onsite fee-based receipts may require subsidization. If fees are set, developers "buying out" later in the program can benefit substantially from inflation. Most HCPs that require offsite mitigation on a fee basis are criticized for not having an adjustment provision for this reason. If fees are adjusted periodically, the value of onsite resources could affect development feasibility positively or negatively. These effects can occur with other fee-based systems, but affects (and inequities) are more pronounced for a parcel-specific, in-lieu of dedication, program.

Utility Connection Fee. This fee is basically a development impact fee. It is tied to a specific aspect of development, such as sewer connections. The same analysis applies as for development impact fees, as long as funds are transferred to conservation funding and not used for other department outlays.

Negotiated Development Agreements. Like exactions, development agreements can be based on onsite or offsite resource assessments, value, or secondary associations which are typically in terms of units of development. Unlike exactions, development agreements contractually articulate conditions and rights of the developer over time. Such an agreement could be used to address mitigation issues in advance. This would be particularly applicable for projects with long build-out time horizons and large projects which will sell portions to "guest developers." Fulfilling environmental requirements up front facilitates planning and marketing in later stages of the project.

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The mechanisms used is a public/private partnership agreement determining the location, acreage and resources to be preserved. The amount of mitigation is dependent on the amount of onsite mitigation proposed and the quality and acreage of resources disturbed. Funding of continuing preserve operation is easily structured into the agreement, and can be transferred into the property owners' association budget upon build-out.

Negotiated development agreements are particularly useful for large projects (e.g., 200 to 2,000 acres or more). The legal and other consulting expenses cause these to be too costly and time consuming for small projects. Development agreements would be most appropriate for projects located in or adjacent to a designated preserve area so offsite and onsite mitigation can be handled simultaneously. If onsite mitigation is inappropriate, then a fee-based system would be more efficient.

The development agreement could require the proponent to perform all mitigation based upon prescribed criteria. Rather than (or in addition to) paying a mitigation fee, the developer would purchase the mitigation land and provide for operating expenses, either directly or through an endowment to the trust or conservancy. This process was used by the City of Carlsbad for its first coastal sage scrub preserve. It is similar to capital facilities mitigation plans required by the U.S. Fish and Wildlife Service to preserve the Kit Fox habitat in the San Joaquin Valley, and Swainson's hawk habitat for the (failed or postponed) Auburn Dam. Requiring mitigation land to be purchased, preserved and managed by private or public sector proponents ensures timely conformance and lessens demands on an agency or agencies requiring the mitigation or managing the preserve. Conversely, an efficient conservancy or trust for a large preserve such as the MSCP should be more knowledgeable regarding locations and prices of suitable mitigation land, and more efficient in conducting the transactions than development-oriented private or public sector proponents. In either application, for large projects negotiated

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development agreements represent a flexible and comprehensive approach for accomplishing offsite mitigation, while enabling maximum use of onsite preservation within the preserve planning area.

Land Exchange. This method is based on a resource acreage and quality, as well as value. It can be conducted by either private or public sector participants.

The mechanism is both controlled, in that the identified locations must be approved, and market driven, because the value of each element of the trade must be equal or else be supplemented. Trades can be simple, particularly if the development-trade parcel is being donated or intended to be an endowment to a mitigation bank. More complicated trades include three or more parties/trade properties, a facilitator or trustor, and/or supplemental financial consideration. Tax incentives also play a significant role in exchanges.

Funding of on-going preserve operations is more difficult than for fee-based programs, particularly if land is being donated or contributed to a mitigation bank. Separate or additional consideration must be made, or the burden must be borne by the preserve itself (in the case of a donation) or the development-trade parcel receiver.

Land exchanges represent an efficient means of transferring property (or effectively, development rights and property locations). They reduce transactions costs, match appropriate sellers and buyers, entail tax advantages, and can be employed to endow a mitigation bank.

Transfer of Title. The basis of a transfer to title and/or management approach is primarily the resource quality. Land area, however, is also significant. The relative value of property traded between public agency departments is not significant unless an existing leasehold and/or collateralization is relevant. For resource land, the use and title will usually be unencumbered.

The mechanism can best be described by the name itself, but generally falls into the category of controlled transactions related to identified preserve areas. No funding for continuing

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operations can be expected by the receiving department unless it is arranged outside of the transaction.

This approach can become the foundation of the MSCP preserve. The City of San Diego land held by the water utilities department represents thousands of acres and is well located for conservation purposes. Jim Spotts, of the city property department has indicated this land may be used for the MSCP. Possible problems, however, include the need to use this land for mitigation of capital facilities projects. However, the city can accommodate both MSCP preserve and mitigation credit objectives through a two-stage process, the first being designating the land for resource preservation use. If the city chooses to use the land to credit mitigation of a project, it subsequently dedicates the property to the preserve for that purpose. A time horizon, such as five years between designating and dedicating the land can be provided. Automatic dedication at the end of the period should be a condition to avoid perpetual land banking and to satisfy the requirement of locking-in the funding mechanism.

Developer Purchase and Conveyance. This approach is similar to negotiated development agreement except that onsite mitigation is not necessarily involved, and land is provided to the preserve rather than a fee. All comments regarding land conveyance under the analysis of negotiated development agreements apply here.

The trend in recent court decisions in the direction of fair compensation to owners subject to environmental regulation is relevant to this method. Jurisdictions are conditioned to imposing varying degrees of exactions on projects. However, because the MSCP is a regional plan, its cost must be derived relatively uniformly so as not to be more onerous to selected developers, in the same manner that rezoning land in the future preserve cannot be done without compensation. Because the MSCP is a regional plan, case-by-case exactions would have to be standardized. A set of criteria would be useful to guide such mitigation requirements, as is being

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developed by the Multiple Species Preserve Design Task Force, and then applied for offsite mitigation uniformly throughout the region.

Transfer of Development Riqhts. The TDR approach is typically based on units of development (dwellings, square footage or both). A value basis is not explicitly used, but often implied in the way unit transfers are determined. Resource-based application would be a useful approach, but to date no method has been developed that promotes conservation and maintains a sufficient degree of equity in regards to the implicit value elements.

The mechanism is generally market driven. Elements of a market approach include established ratios combined with resource quality guidelines, mitigation required within a broad planning area, and no predetermined unit price. Funding of preserve operations would derive from a separate source since land area and value vary greatly between transactions, and the development parcel is not necessarily related to the preserve system.

TDR programs are often used on a 1:1 ratio, whereby a parcel of equal development potential, by current zoning, is set aside in a preserve and its development rights are retired. Since the land preserved is zoned for development, the prices of TDRs are greater than for other offsite mitigation programs on an equal (1:1) per-unit basis. The Mountains Restoration Trust in the Santa Monica Mountains requires one lot's development rights to be retired for another lot to be built upon. Use of conservation and open space easements do not always reduce the mitigation cost, unless the two lots are adjacent to each other or provide other amenities such as a view. Other programs that determine the value of a TDR on the basis of the density bonus of the receiving parcel effectively add more steps to a process that simply equates to a fee-based system.

In general, a TDR system would not be as efficient or flexible as other offsite mitigation approaches for the MSCP. The amount of inflexibility and inefficiency involved in trying to

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establish a market approach to what amounts to a regulatory exaction cannot justify the relative benefits of market-driven features.

Mitigation Banking. This approach is typically based on the value of mitigation land. However, it is so flexible that it can be used in conjunction with seven of the ten offsite mitigation systems discussed above. The bases and mechanisms for each of these combined approaches are described above and as follows:

- Development impact/mitigation fee. The fee is calculated in advance once the cost of the mitigation bank is appraised, and operating costs are estimated. Fees can be set on another basis (development values or resource opportunity costs), and supplemented as necessary from another funding source. This approach allows accountability between offsite mitigation funding responsibilities and those of other MSCP participants.
- Habitat in-lieu fees. This fee simply becomes a mitigation bank credit.
- Exaction. This approach cannot be combined with mitigation banking because of the arbitrary nature of assessments.
- Payment in-lieu of dedication. This payment becomes a credit for offsite mitigation in-lieu of onsite preservation.
- Utility connection fees. Again, the fee can be calculated on the basis of the cost of acquiring and maintaining the mitigation bank.
- Negotiated development agreements. The offsite mitigation portion can be assessed in terms of mitigation bank credits. Dedications of onsite resource land can serve as endowments to the banks, if properly located.
- Land exchange. The development-trade parcel can be a donation or endowment to the mitigation bank.

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- Transfer of title. Key blocks of public land can form the original endowment of the bank. This approach would eliminate a substantial amount of up-front funding, could allow for reimbursement from public and private-sector development and credit public sector development.
- Developer purchase. Because mitigation bank lands are acquired in advance of development, this approach is not directly compatible. However, since the preserve can and would probably be larger than the mitigation bank, developer purchases adjacent, nearby, or providing corridors to the bank would be quite effective.
- Transfer of development rights. TDRs are not used with a mitigation bank.

In those cases in which mitigation banking is compatible with other approaches, the credit can be calculated to include the cost of on-going preserve operations. This would take the form of a capital endowment, the income from which is available on a perpetual basis. This system is similar to mitigation plans approved by the California Department of Fish and Game (19 projects from March 1987 to April 1991). Alternatively, ongoing funding could come from another source. Annual assessments would be far more economic than capital endowments/letters of credit.

The flexibility of a mitigation bank program to work with numerous other offsite mitigation techniques causes it to be highly recommended for the MSCP. The variety of funding sources needed for a preserve of this scale will be augmented/complemented with mitigation banking included in the offsite mitigation program.

Two other offsite mitigation plans have been proposed specifically for the MSCP. The Habitat Transaction Method (HTM) and a subsidized mitigation banking program are both proposals of the Alliance for Habitat Conservation. The HTM is currently being modified to

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address various concerns of this multi-level (administrative, scientific, transaction) approach. The second was originally introduced as "A land acquisition and funding program for a San Diego regional Natural Communities Conservation Plan (January 1992) and was recently proposed for Carlsbad's Habitat Management Plan (September 22, 1992) in a slightly modified context.

Habitat Transaction Method. This proposal was analyzed by CIC Research in a memorandum presented to the MSCP Implementation Strategy Committee (June 11, 1992). Although this creative technique, based on resource area location and quality is appealing for its market-driven approach, it was all but dismissed as unworkable due to a number of theoretical misjudgments which will not be readdressed in this paper.

As an offsite mitigation method, the HTM mechanism would function as a subsidized transfer of a development rights program. TDRs would be quantified on the basis of resource location, quantity and quality, with the purchase of these subsidized by an outside source of funding. The relative value of the subsidy is subject to change based on market prices. This system makes calculating offsite mitigation requirements impossible. Thus, the connection between incremental development as the mechanism of growth-induced impacts cannot be compensated for. Although the "conservation ratio" can be set at any level, public opposition to subsidizing any amount of development would preclude adoption of this plan.

Land Acquisition and Funding Program for a San Diego Regional NCCP. This plan is a modified mitigation bank employing value as a primary basis in that land "contributed" to the program would be appraised and the donor would receive compensation over time. The mechanism is a public/private partnership that relies on private contributions, development impact fees, public management, and public sector subsidization.

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In the original draft (January 1992) three examples are provided demonstrating the mechanism. The proposal assumes landowners will contribute their property for future compensation without assuring:

- The total appraised value will be repaid;
- Interest would be paid over the years; after title has passed but the principal amount has not been paid.
- Payments can be made at regular intervals;
- Security to regain title or be compensated in case the bank defaults. This is a tautology since default is not possible if payments are not due and no amount of payment is specified.

No consideration is given to taxable status or property liability during a holding period before the land is transferred to the preserve from a trust. The notion that this proposal has been professionally proposed, and seriously considered by public agencies, is incredulous. No individual, corporation, developer, family trust, or other landholding entity would participate by contributing lands to such a program.

Early comments by the CIC Research on the original draft included mention that interest would have to be paid on outstanding principal amounts, but two problems exist in this area. First, at a mortgage rate of 8.5%, the interest due contributors in each of the three examples in the proposal would exceed the annual amount they were paid. That is, the program would incur interest expenses faster than it could pay off total debt, forcing the program immediately into insolvency. Secondly, the plan is based on land development activity from 1982 to 1990, San Diego County's most rapid growth period, the pace of which cannot be repeated within the next decade, if at all any time in the future. Development impact fees will not accrue as rapidly as anticipated in this plan.

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The updated draft (September 1992) of this plan begins to recognize the need to account for "the length of time for which the land has been placed in the mitigation bank", but does not go all the way to realizing a nominal interest rate comparable to a mortgage rate plus recourse to title are essential, and would also render the plan infeasible. Partially recognizing the need to pay interest on outstanding balances, the recent draft states the amount of land held for the preserve "would not be so great as to jeopardize a reasonable schedule of reimbursement". In other words, this would be the first known conservation program to turn away land contributions.

This plan also would employ a tax-increment financing mechanism. A public funding mechanism, an infrastructure financing district, is proposed but its predictability and appropriateness are questionable. In terms of providing a reliable source of income, a new tax-increment district (requiring appreciation of real estate assessed valuation) cannot be relied upon to generate significant amounts of income. Real estate values are falling due to the structural economic disincentives to businesses in California, defense expenditure reductions, and reduced public and private sector infrastructure investment, which represent long-term problems. Real estate prices cannot be expected to appreciate in the near-term to fund habitat acquisition. Tax increment financing also reduces funding of other agencies and programs that rely on property tax. Although schools still receive a two percent increment (assuming development, not appreciation raises valuations), this is far less than the more than 100 percent increases school districts now receive and depend on for future revenues when development occurs. Trading school district and public agency revenue for habitat preservation in a period of fiscal crisis is at best a questionable notion. Tax-increment financing has also recently been subject to State-levied take-backs to solve its own budget crisis.

Both the Habitat Transaction Method and NCCP mitigation plan have numerous fatal flaws. These proposals are receiving serious attention, however, by a small number of interested

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individuals--mostly city staff and proponents. If either plan were to be evaluated in a larger forum with input from professionals in finance, economics, and taxation, they would be summarily rejected. The HTM guarantees landowners a return on their land of fair market value or greater, at no risk, and does so at the expense of public funding sources. It implicitly assumes that development and preservation will occur as it does now, motivated by over-simplified expectations of market behavior. In fact, the market is far more intelligent than it is presumed to be. Nearly all landowners would wait for the system to fail, which it would due to its inequities and ensuing litigation, or simply through not being used.

The NCCP funding plan assumes no commitment needs to be made to initially fund the preserve, that development will occur at the pace it did in the 1980s, and that subsidized habitat preservation has a higher social value than basic municipal services and education. Given these plans' inherent technical flaws, and conceptual incongruities, neither proposal warrants serious consideration.

Conclusions and Recommendations

This analysis surveyed the initial requirements for offsite mitigation. Growth which is enabled by expansion of Metropolitan Sewer Service System Area facilities produce direct and indirect effects resulting in incremental development. Such development was determined to be the impact to sensitive biological resources that is responsible for the environmental requirement for the MSCP preserve. Mitigation of development offsite in a planned preserve system is an efficient and effective means of both compensating for habitat disturbance and preserving open space in locations where critical habitat remains.

If MSSSA jurisdictions join the NCCP, the same regulations governing habitat planning in force under federal law will be required by the California Department of Fish and Game, the

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agency most likely to monitor the selected offsite mitigation plan. Relative cc ·ibutions to preserve assembly would be correlated with resource disturbance and the source of the impact. Control of land use and zoning powers, while remaining with local jurisdictions, must be compatible with a funding plan that locks-in the funding mechanism for the duration of the section 10(a) permit. Such a plan must be clearly feasible to receive regulatory approval.

MSCP preserve planning is compatible with HCP guidelines. By seeking to protect species whether they are currently listed or not the MSCP would accommodate the planning and development needs of participants. To accomplish this objective, species must be protected through an offsite mitigation plan either in advance of listings or on an incremental basis as development occurs. The offsite mitigation plan should utilize the same criteria to set aside land as is being developed for designing the preserve. These criteria will be broadly applicable and be capable of classifying lands into a minimum number of groupings to facilitate valuations and transactions during implementation.

The recommended offsite mitigation approach is to identify crucial areas and preserve these first through transfer of title/management of public lands and land exchanges of public lands (where public lands are not properly located). These initial endowments will form the "acquired" part of a mitigation bank. Public land that is not credited for public project mitigation can be credited later (dedicated) when projects are identified. Remaining acreage should be credited as the public contribution for historical depletion of habitat lands. Alternatively, development credits can be sold to private builders to reimburse the jurisdictions and agencies contributing the initial endowment.[8]

[8]The cost of these credits will depend on the appraised value of the contributed land and process of competing mitigation land, and will be the aggregate of land, transaction and administrative costs.

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Development impact fees are the most direct, flexible and therefore efficient means of assessing new projects. Impact fees would be paid to reimburse initial mitigation bank acquisition, and continuing acquisition of corridor and habitat lands. The flexibility of impact fees will a number of resource quality determinations, an translations between quality and quantity of resources.

Impact fees should be indexed for inflation to assure equity to developers and secure appropriate compensation. Fee levels should also be reassessed every five years to adjust for the variance between general inflation and land appreciation/devaluation.

The eventual fee should be determined in general terms on the basis of the area of disturbance and quality/sensitivity of resources disturbed. Since habitat for some species such as the cactus wren may be in a no-net-loss position, it is impossible to estimate at this point how much additional compensation would be required above on "equivalent unit" basis for such a species. A progressive fee schedule based on increasing habitat sensitivity should be employed to preserve critical habitat up front. Similarly, development such as urban infill with only indirect effects on habitat should pay at a lesser rate. Developer purchase and conveyance should also be allowed with mitigation ratios commensurate with disturbance as for impact fees.

All types of development should be assessed impact fees: residential, commercial, industrial, and public sector projects. Having all projects contribute to the preserve partially eliminates the externalities that are responsible for the need of the MSCP.

Preserve maintenance should be financed separately through an assessment district. This approach avoids double-counting, eliminates case-by-case calculations, and coordinates on-going preservation with on-going benefit over time.

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APPENDIX C-4

FINANCE AND CONSERVATION METHODS FOR ACQUISITION OF SENSITIVE RESOURCE LAND

Prepared For:

San Diego Clean Water Program
401 B Street
San Diego, Ca 92101

Prepared By:

CIC Research, Inc.

and

Consultants Collaborative, Inc.

October 21, 1992

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INTRODUCTION

PURPOSE OF THE REPORT

This report provides an overview of financing methods and sources, and an evaluation of planning and conservation techniques, which may serve as potential resources for the acquisition and/or management of the Multiple Species Conservation Program (MSCP) preserve(s). Once candidate preserve parcels are identified, the consultant will draw from this database of conservation tools and techniques to determine appropriate acquisition or conservation methods for specific lands.

This guide to potential resources is not exhaustive. It provides a broad basis for active discussions and further research concerning the usefulness of various approaches. The acquisition plan that will ultimately be adopted will draw from the methods listed in this report; they will be combined into a structure to emphasize the appropriate and efficient use of the various techniques for specific application.

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COMPENDIUM OF ACQUISITION TECHNIQUES AND FINANCING METHODS

A comprehensive listing of available acquisition methods and financing sources is presented on the following pages. Each method or source is defined and subsequently evaluated in terms of its advantages and disadvantages for use in general, and with consideration to the MSCP. Examples are then provided, when available and appropriate to the subject. The next column evaluates application of the particular approach to the MSCP. In this evaluation, the amount of available or potential funding is considered, as are political acceptability, practicality of implementation, and overall appropriateness. In some cases, a method would be appropriate for maintenance of the preserve but not acquisition (or vice versa). In some cases, a general categorical heading within one major section of the listing will present a broad approach (e.g., Special Assessment District) with references to more specific methods (e.g., particular types of assessment districts or financing vehicles employing assessment districts). A minimum of such duplication is included, but only to allow for completeness and continuity in the presentation.

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GOVERNMENT FINANCING

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GOVERNMENT FINANCING

General Approaches

- Bond Act
- General Fund Appropriation
- Land Gains Tax
- Tax Return Checkoff
- Other Fund/Tax
- Sales or Transfer of Tax Default Property

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Government Financing - General Approaches

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
BOND ACT (See also detailed description of bond financing techniques.)	Borrowing money through issuance of bonds to provide funds for open space. Usually approved through referendum on a local or statewide basis.	Availability of funds allows for immediate purchase of open space. Broadly distributes cost of acquisition.	Needs approval of general public. Can be expensive - interest charges can increase funding requirement significantly.	Proposition 70 (1988) $776 million to acquire, and improve open space and park lands throughout Calif.	A portion of Prop. 70 funds could be channeled to the MSCP. Additional local and state bond initiatives may be devised specifically for MSCP use.
GENERAL FUND APPROPRIATION	Appropriation from general state or local government fund.	Avoids interest and debt service cost.	Unpredictability of budget allocations. Might not provide sufficient funds and competes with other programs.	Common technique	May be difficult to increase state or local indebtedness for habitat preservation at a time when school and social programs are being impacted due to budget deficits caused by a protracted regional recession.
LAND GAINS TAX	Capital gains tax on sale or exchange of undeveloped land held for a short period of time. Tax rate varies depending on holding period.	Discourages speculative development. Results in growth control. Funds acquisition of preserve.	Can inflate developed real estate values and slow market. In California, reduced property turnover could result in negative net gains tax (credits?).	Used in Williamson Act to discourage speculation, recapture tax revenue, and limit premature conversion.	Could not be applied until liquidity is restored to land development financing. Should not be used due to impact on overall tax receipts as land depreciates. May be applied in specific situations to discourage conversion of certain lands.
TAX RETURN CHECK OFF	On state income tax forms, a filer may appropriate a small amount of taxes owed toward revenues for land acquisitions.	Convenient and successful means of generating significant financial resources for acquisitions.	Vulnerable to competition from other equally worthwhile programs.	CA Rare and Endangered Species Preservation Program.	With check offs already on the state return, may be difficult competing for form space or a share of existing programs.
OTHER FUND/TAX (See also specific tax categories)	Taxes on cigarettes, sales, gasoline, and natural resource exploitation as well as revenue from fees and licenses can be used toward land acquisitions.	Connects open space and park use with costs of maintenance and conservation. Also, sources of pollution and liter fund preservation.	Revenues from taxes can be easily diverted for other uses unless firmly dedicated to open space purposes. Fees create pressures for money to be spent on special interest uses.	Hunting and fishing licenses, environmental license plate fund.	New taxes should be explored, particularly where there is a nexus to use, growth, or degradation of the environment.
SALE OR TRANSFER OF TAX DEFAULT PROPERTY	Sale of tax default property can provide a fund for open space acquisition. Also, if meets criteria, it can be transferred to appropriate agency for preserve use.	Funds for acquisition are acquired with little cost to taxpayers.	Need to assure that sale proceeds are specifically allocated to open space acquisition. Might not provide a significant income. Very political process.	Not used in Calif. for environmental purposes.	Increases in forced liquidations could provide significant funding. However, few properties are actually sold for taxes and very few of these have no outstanding liens.

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Government Financing - General Approaches

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
STATE AND FEDERAL AGENCY COMPENSATION/ MITIGATION FOR GROWTH INDUCING PROJECTS.	Access State and a Federal funds for highway and other projects that induce or enable growth in the same manner CWP expansion enables growth.	Receive funds from State and Federal governments whose laws require the MSCP to be established. Local preservation is a statewide and national responsibility in many cases.	None.	MSCP sets a precedent. Similar projects would fund an appropriate share of growth inducing facilities' development. For example, the Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991 provides $10 billion to California; $2.11 billion is available for mitigation for damage to ecosystems and habitat.	Spreads responsibility to State and Federal governments and is appropriate for the preservation of public goods mandated by these levels of government. Would significantly reduce local financial burden.

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GOVERNMENT FINANCING

Federal Financing/Acquisition

- U.S. Land and Water Conservation Fund (U.S.L.W.C.F.)
- Bureau of Land Management
- Endangered Species Conservation Project Grants
- Water Bank Programs
- Water Bank Program
- Resolution Trust Corp.
- U.S. Fish and Wildlife Service
- National Wildlife Refuge Challenge Cost-Share Program
- USFWS Bay Estuary Program
- Coastal America Initiative
- National Fish and Wildlife Foundation Grant Program
- North American Wetlands Conservation Act Grant Program

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TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
U.S. LAND AND WATER CONSERVATION FUND	Created by Federal legislation. Funding source for Federal acquisition and grants to states and local governments. At least 40% of annual appropriation goes toward Congressionally authorized recreation and conservation lands within national parks, national forests, wildlife refuges and BLM areas. Also, special line item appropriations used for habitat preserves.	Since 1965 over $3 billion has been appropriated. Can seek special Congressional authorization. Appropriation to the Federal Resource Agencies (USF&WS, BLM, NPS, NFS) amounted to $342 million in 1991/92.	Competition for funds. Requires lobby efforts in congress. For the past several years, portions of this fund have been used to balance other accounts or towards paying the Federal deficit.	LWCF has been used in conjunction with other funding for conservation preserves.	Potential source of funds. Extensive lobbying effort could result in Congressional appropriations. Coachella Valley received $10 million for the Fringe Toed Lizard HCP.
BUREAU OF LAND MANAGEMENT (BLM)	BLM has land holdings that 1) could be used for preserve purposes 2) could be traded to acquire land for preserve purposes. BLM has a draft resource management plan including the San Diego area.	Land is within public ownership that can be used for areas of critical environmental concern.	Requires time consuming negotiations involving complex transactions.	BLM has been a player in several HCP's.	BLM holdings within San Diego County may prove to be an asset for the MSCP. 1015 acres of BLM land has been identified as Gnatcatcher habitat. Approximately 60 miles of Riparian habitat exist within BLM holdings.
ENDANGERED SPECIES CONSERVATION PROJECT GRANTS	Cost sharing grants from U.S. Fish & Wildlife Service used for conservation of endangered and threatened species.	Federal involvement.	Must pass thru state agencies. $5.7 million nationwide with special appropriation.	Used for Spotted Owl.	Can be used for land acquisition. Would require Congressional lobbying effort.
WATER BANK PROGRAM	Administered by U.S. Dept. of Agriculture. Purpose is to preserve wetlands areas for up to 10 years.	Applicants to the program are landowners who are paid not to develop, grade or farm their land.	10 year program. Limited to wetland areas.	53,000 acres protected in U.S. in 1989.	Could be used to "hold" wetland areas for up to 10 years while permanent solutions are explored.
NATIONAL COASTAL WETLANDS CONSERVATION GRANT PROGRAM	Coastal Wetland Planning, Protection and Restoration Act of 1990 for the purpose of restoration, enhancement, management or acquisition of coastal wetlands.	Provides 50-75% Federal matching program for states.	Funds are limited on a national level. FY'92-95 annual funds are $7.5 to $8.6 million.		Limited to wetlands habitat.
RESOLUTION TRUST CORPORATION	RTC has control of seized assets from failed banks, savings and loans and other property seized by the federal government.	RTC lands may be obtained at below market value prices. They may also be acquired and then traded for preserve land.	Requires extensive negotiations and usually third party involvement.	RTC land was acquired in the Balcones Canyonlands HCP in Texas.	RTC holdings could be used in conjunction with other financing techniques. RTC land with habitat value might be acquired at a discount rate.

Federal Financing/Acquisition Sources

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
U.S. FISH & WILDLIFE SERVICE, NATIONAL PARK SERVICE	These Federal Resource Agencies participate in the creation of HCP's or MSCP's.	Funding from these agencies can come from the U.S. Land and Water Conservation Fund or special Congressional appropriation.	Requires extensive lobbying efforts.	These agencies have been participants in creation of several preserves.	Funding through these agencies upon special appropriation may assist in creation of MSCP.
NATIONAL WILDLIFE REFUGE CHALLENGE COST-SHARE PROGRAM	A program for USFWS, Federal, State and local agencies to establish partnerships and increase public use of fish and wildlife wetland conservation.	Has a 50:50 Federal partner matching program.	Not for acquisition or preservation.		Limited application (wetlands preserves).
U.S. FISH AND WILDLIFE SERVICE, BAY ESTUARY PROGRAM	Program available to USFWS partners (state and local government) for identified estuary programs.	Limited funding.	Funding limited to $7.5 million in FY 92.		Limited application (bay estuaries).
COASTAL AMERICA INITIATIVE	A program for Federal and non-Federal partners to restore coastal habitat, along with reducing pollution.	Limited funding.	Funds are limited: up to $6 million in FY 92.		Since funds are administered through an inter-agency partnership of USF&WS and the U.S. EPA, City of San Diego may not apply directly for funds.
NATIONAL FISH AND WILDLIFE FOUNDATION GRANT PROGRAM	Public and private agencies can apply for grants for Fish & Wildlife Conservation grants.	Matches on a one-to-one basis private contributions made to the Foundation.	Funds are limited - $6.8 million is available in 1991 to match private contributions.	Yellowstone EIR Habitat Acquisition, II ($100,000).	City of San Diego may apply for funds.
NORTH AMERICAN WETLANDS CONSERVATION ACT GRANT PROGRAM	Grants to public and private agencies and individuals for revegetation, acquisition and technical management assistance.	Matches funds on a one-to-one basis.	Funds are limited. $8.5 million available in FY 92.		Limited to wetlands preserves.

08404

GOVERNMENT FINANCING

State Financing/Acquisition Sources

- Heritage Preservation Bond Act
- Wildlife Conservation Board
- U.S.L.W.C.F. State Matching Program
- Coastal Conservancy
- California Transportation Commission
- Sales Tax
- Property Tax
- Alcohol and Cigarette Taxes
- Gasoline Tax
- Use Fuel Tax
- Motor Vehicle License Fees

50480

State Finance/Acquisition Sources

AGENCY OR FUND	DESCRIPTION	HOW FUNDED	LIMITATIONS	LEVEL OF ASSISTANCE	CONTACT	APPLICABILITY TO MSCP
AB72 - HERITAGE PRESERVATION BOND ACT (Failes in 1992 legislature; may be reintroduced).	$580 million bond issue for wildlife habitat and park lands acquisition.	State general obligation bonds.	This bond issue is proposed for the November '92 ballot. The State's poor fiscal health has led to some opposition in the Assembly to additional bond issues this year.	Proposed to be divided between 1) State Parks Dept. 2) Various State conservancies 3) Wildlife Conservation Board 4) Local agencies	Ms. Lynn Sadler Planning and Conservation League 926 J St., Room 612 Sacramento, CA 95814 (916) 444-8726	Bill's passage is uncertain. However, major open space bond issues are the major source of acquisition funds at the State level. Special allocation for coastal sage scrub is needed.
CALIFORNIA DEPT. OF FISH & GAME, WILDLIFE CONSERVATION BOARD (Also, see Prop. 117)	Program to develop state acquisition projects in cooperation with local governments.	Prop. 117, Prop. 119, Prop. 70, Prop. 99 (Tobacco Tax), endangered species income tax checkoff, environmental license plate fund, wildlife restoration fund	A lease or other proprietary interest to DFG is required.	1990/91 Grants: $36.6 mill. Will not acquire lands during the 92/93 fiscal year due to budget constraints. Range: $1,000 - $1 million	Ms. Marilyn Cundusee Department of Fish & Game WCB 1416 9th St. Sacramento, CA 95814 (916) 653-9553	WCB funds have been used to fund the Coachella Valley HCP ($1 million)
PROPOSITION 117 (CALIFORNIA WILDLIFE PROTECTION ACT OF 1990)	Law prohibiting sport hunting of the Calif. Mountain Lion and requiring that the State spend no less than $30 million annually on wildlife habitat protection and related purposes.	Tobacco tax fund, tobacco tax public resources account, environmental license plate fund	Only public agencies may apply for funds. Half of funds are to be spent in No. Calif. and one-half in So. California. $10 million annually must go towards protection of deer and mountain lion populations. $3 million annually - riparian habitat $3 million annually - wetlands	Funds are already allocated to 2020, as follows: Local Park Dists. $2.0 mil State Parks 1.0 mil State & Local Parks in Big Sur 1.5 mil Coastal Conservancy 4.0 mil Tahoe Conservancy .5 mil Wildlife Conservation Board 21.0 mil TOTAL $30.0 mil	Mr. Boyd Gibbons Executive Director Dept. of Fish and Game 1416 9th St. Sacramento, CA 95814 (916) 653-7664	Program gives preference to wildlife corridors. Competition for funds is severe - only $7 million is available annually in Southern California.
U.S. LAND AND WATER CONSERVATION FUND (Matching Program)	Provides matching funds to state and local agencies to assist in the acquisition and development of outdoor recreation areas.	Federally funded (offshore lease revenues)	Projects must be in accord with the State Outdoor Recreation Resources Plan for recreation needs.	90/91 Grants: $2.5 mil 91/92 Grants: $1.5 mil Range $10,000 - $500,000	Mr. Keith Steinhart Calif. Dept. of Parks & Rec. Local Assistance Section P.O. Box 942896 Sacramento, CA 94296-0001 (916) 653-8893	Endangered species preserves are not highly compatible with recreation areas.
COASTAL CONSERVANCY	Provides funds for coast-al development planning, coastal restoration and land acquisition.	Prop. 117, Prop. 70	Lands must be within the coastal zone. Does not fund any projects which are required for environmental mitigation purposes.	92/93 Grants: $15 mil Range: $15,000 - $1.5 mil	Mr. Steven Horn Coastal Conservancy 1330 Broadway, Suite 100 Oakland, CA 94612-2530 (510) 464-1015	Maybe limited applicability due to geographical and legal requirements. May have funds for enhancement of MSCP lands.

08403

State ice/Acquisition Sources

AGENCY OR FUND	DESCRIPTION	HOW FUNDED	LIMITATIONS	LEVEL OF ASSISTANCE	CONTACT	APPLICABILITY TO MSCP
CALIFORNIA TRANSPORTATION COMMISSION - ENVIRONMENTAL ENHANCEMENT AND MITIGATION PROGRAM	This program provides $10 million annually for environmental enhancement and mitigation projects which are directly or indirectly related to the environmental impact of modifying existing or constructing new transportation facilities.	State gas tax (1989 increase in fuel tax).	Must be a transportation related project.	91/92 Grants $9.8 mil Range: $11,000 - $1.1 mil	Mr. Mary Lou Shurtleff Resources Agency 1416 9th St. Sacramento, CA 95814 (916) 445-0178	Funds must be used in conjunction with a transportation project.

08407

State Finance/Acquisition Sources

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
SHARE OF SALES TAX (State)	The State sales tax is currently 6%. Any change to this rate requires 2/3 statewide voter approval.	Even small increases in the tax rate produce substantial revenues.	Increasing the sales tax rate during a recession is highly unlikely.	N/A	Overcoming voter sentiment against increased taxation is difficult and particularly given the current given state share at 6%. Assuming such funding were approved, a special state habitat fund could be created.
PROPERTY TAX INCREASE FOR HABITAT ACQUISITION	Tax collected by local governments based on the value of property within their jurisdiction. Tax rate set by State law.	Even small increases in the tax rate produce substantial revenues.	Requires 2/3 state voter approval for increase in tax rate. Would require an amendment to the State constitution.	Balcones Canyonlands HCP - long term debt supported by increases in ad valorem property taxes.	Voter sentiment against increased taxation, as well as the 2/3 passage requirement, make this an unlikely vehicle for habitat funding in the short term.
CIGARETTE TAX, TOBACCO PRODUCTS TAX, ALCOHOLIC BEVERAGE TAX	Excise taxes charged by the state on tobacco and alcoholic products.	It is politically easier to get approval for increases in cigarette and alcohol taxes versus other taxes, like property taxes. Part of tobacco taxes are currently being used for wildlife protection.	N/A	1. Tobacco tax fund (unallocated account). 2. Tobacco tax public resources account. Both are used in part to finance habitat acquisition throughout California.	Potential source of funding for habitat acquisition.
GASOLINE TAX	State tax on gasoline used to construct and maintain public road and mass transit systems.	Potentially large source of revenues.	Difficult to raise, like other taxes.	N/A	May be able to establish a nexus between this tax and endangered species preservation. However, the oil industry lobby is strong politically.
USE FUEL TAX	Tax imposed on the use of diesel, propane and other fuels used to operate motor vehicles.	See above.	See above.	N/A	See above.
MOTOR VEHICLE LICENSE FEES	Fee assessed by state for yearly vehicle license renewal. Fee is 2% of market value of vehicle. A portion of these fees is returned to local agencies pursuant to a complex formula contained in the state revenue and tax code.	Revenue is determined based on population. Therefore new growth will result in an increase in local funding. Funds are used for the General Fund and can be used for any public purpose.	Part of a group of funds collected by the state and returned to local agencies. While this fee has increased, other state subventures have decreased. Already budgeted for use under the General Fund.	Counted as General Fund revenue. Used to fund a variety of activities.	Considering the city's and state's fiscal problems, it is not likely that this source would be able to serve the needs of the MSCP. Since the fee is a statewide assessment, areas not receiving benefit will complain.

08403

GOVERNMENT FINANCING

City or Local Financing/Acquisition Methods

- General Obligation Bonds
- Limited Obligation Bonds
- Revenue Bonds
- Lease Revenue Bonds
- Certificates of Participation
- City-Wide Assessment District
- Specific-Area Assessment District
- Mello-Roos Community Facilities District
- Mark-Roos Bonds
- Park/Habitat In-Lieu Fee
- Dedications/Transfer of Title/Management of City-Owned Lands
- Mitigation Banking
- Negotiated Development Agreements
- Sales Tax
- Commercial/Industrial Lease Tax
- Transient Occupancy Tax
- Tax Allocation Bonds, Tax Increment Financing
- Infrastructure Financing Districts
- Developer Impact/Mitigation Fee
- Real Estate Transfer Tax
- User Fees, Sewer
- User Fees, Gas & Electric
- User Fees, Telecommunications Taxes
- User Fees, Other Sources
- Connection Fees, Capacity Charges
- Regional Trust
- Special Act District

60430

City or Local Finance/Acquisition Methods

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
GENERAL OBLIGATION BONDS	Debt backed by full faith and credit of the city. Tax-exempt. Special rate incorporated in property tax assessment to pay debt service.	Easiest structure to implement. Acquisitions do not need to generate revenue to cover debt service.	Currently requires 2/3 voter approval. City of S.D. passed one G.O. bond issue in last 20 years for public safety facilities. Must be for public acquisitions, not private. May not be used for maintenance costs.	S.D. Communications Facilities (Police, Fire), 1992.	Unlikely to be placed on ballot by Council, or to be approved by voters. With intercept and underwriting fees, bonds are significantly more costly than other available approaches.
LIMITED OBLIGATION BONDS	Bonds backed by a specific revenue source, such as ½ cent sales tax. Thus, receipts are limited to revenue source.	Flexible source of funding, especially if project and revenue source are unrelated.	Typically require ⅔ voter approval, depending on law authorizing the specific type of bond. Requires higher coverage of debt due to limitation of revenue. Subject to Gann limit.	Prop. A Transnet ½ cent sales tax for transportation improvements. Similar measures passed in Orange and other counties.	Unlikely to obtain council or voter approval.
REVENUE BONDS	Backed by revenues generated from the operation of facilities, such as sewer and water systems; financed by user fees.	Voter approval not necessary for sewer.	Excess debt coverage reduces utility/leverage. Subject to Gann limit.		Useful for funding mitigation for direct impacts of the Clean Water Program. Ability to fund secondary impacts of CWP questionable.
LEASE REVENUE BONDS	Bonds issued backed by lease payments.	Public vote not required; circumvents constitutional debt limit.	Will deplete General Fund if not tied to revenue generating facility. Lease abatement risk, particularly if revenue generating enterprise is not completed on time or participation is less than expected.		Does not produce a new revenue source unless tied to reimbursement through increased sewer or other fees. Requires separate public corporation to operate facilities.
CERTIFICATES OF PARTICIPATION	Long-term financing through a lease, installment sale, or loan agreement; does not constitute indebtedness under state constitutional debt limitation.	No interest rate limitations or voter approval requirements. Debt payments out of General Fund may be financed by a variety of options.	Unless used to finance revenue generating facilities or tied to new funding source, will deplete General Fund. Lease covenant to enforce appropriations of lease payments leads to a large, fixed General Fund cost.	Commonly used by throughout California funding a variety of public facilities. Ease of issuance has fostered popularity.	Installment sale method for use in mitigation bank-style preserve could qualify; yet risk of irregular or reduced sales in a down real estate market would lead to poor acceptance and/or high interest rates. Leasing "rights" would not apply because the leased property must be depreciable.

08410

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
CITY-WIDE ASSESSMENT DISTRICT	Allows sale of bonds backed by assessments on real estate. Assessment set each year after public hearing. The assessed property has or will receive special benefit from the facilities financed.	Acquisition of open space allowed. Public vote not required. Adoption of district cannot be overruled without written protests by a majority of landowners (by dollar value of assessments). Not subject to Gann debt limitations.	City may be reluctant to raise property taxes as real estate prices decline. Credit weakness due to no excess coverage built into assessments.	County of Los Angeles: proposed county-wide assessment district, the Los Angeles County Park, Beaches and Recreation Act of 1992.	Applicable to mitigation of growth-related impacts attributable to existing development and/or City General Plan allowed growth. Close nexus between taxing existing development and mitigating for past habitat disturbance. The use of assessment bonds for "direct or special benefit" to the property assessed must apply in terms of responsibility for the necessity of an MSCP. With establishment of a nexus, tax-exempt status may apply to a portion of bonds issued. Flexibility to adjust assessment would be useful since dollar value of acquisitions will vary from year to year. Appropriate maintenance and management costs.
ASSESSMENT DISTRICT(S) FOR SPECIFIC AREA(S)	1) Districts for new development to mitigate for resource disturbance; and 2) Districts to capture a portion of property value windfall when permanent open space is designated adjacent to or nearby existing development. Note: This approach and description relate only to MSCP financing and not to mitigation of direct impacts of the Clean Water Program.	1) To spread the cost of direct mitigation over a period of time. Dependent upon market fluctuations; disturbance and construction/sales produce the added value to be taxed. 2) To assess the special benefits accruing to specific property owners at the expense of the general public.	1) More expensive than collecting fees up front. Dependent upon market fluctuations; disturbance and construction/sales produce the added value to be taxed. 2) Difficult to accurately assess the special benefits of open space to existing development on the basis of location, value, use, age of structure, and alternative open-space opportunities.	None at this time. Assessments would be set annually on the basis of appraisals of land acquisition and/or maintenance costs in the next year.	1) If new development is required to bear a large portion of the preserve cost, assessment districts can reduce the financial impacts on builders and homebuyers, by spreading costs out over a long period.

City or Local Finance/Acquisition Methods

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
MELLO-ROOS COMMUNITY FACILITIES DISTRICT	Bonds backed by special tax on real estate. District must include "project," yet, varying tax rates can be established based on land use. Voters authorize maximum tax rate.	Can be used to acquire land and for provision of specified services. Not subject to State tax limitation.	If over 11 property owners in district, must have ⅔ voter approval. Credit relatively weak; high coverage ratio required. Backed by property value, foreclosure.		Existing and/or new development can participate with tax applied by land use and payable either as an assessment or capitalized and paid off when sale or development is completed. Can be combined easily with other funding programs because assessment is revised annually.
MARKS-ROOS BONDS	Pooling other bond issues through a joint powers authority (JPA). The JPA issues its bonds to the public and uses proceeds to buy other bonds. JPA pays debt service to buyers of its bonds from debt service received from bonds it purchased.	Combines issues of smaller amounts and achieves economies of scale on issuance cost. Can lock in low interest rate. Can purchase bonds through negotiated sale rather than competitive bid.	May not profit from arbitrage on "underlying" bonds. Proceeds of sale must pay for bonds of the same yield.		Would be useful for pooling other HCP/MSCPs together. Credit enhancement needed for only weakest underlying bonds. Not expected to be useful for MSCP alone, unless political worries create the need to isolate indebtedness for an individual jurisdiction(s).
PARK/HABITAT IN-LIEU FEE	Payment for acquisition of park and/or habitat land instead of on-site dedication.	Ability to locate open space where target habitat is; also, able to design park areas around habitat as a buffer.	May only apply to regional or city-wide park needs. Neighborhood and community parks would still have to be funded/dedicated. State-level enabling legislation (Quimby Act) allows fees to be collected only for active neighborhood and community parks.		Most appropriate for establishment of regional parks that will have active uses and habitat areas.
DEDICATION/TRANSFER OF TITLE OR MANAGEMENT OF CITY-OWNED LAND	Assess whether other City departments (e.g., S.D. Water Utilities) have excess land that is appropriate for MSCP use. These lands would either be sold (title transferred) or receive an easement and be managed for habitat preservation.	No cost to City, rate payers, or taxpayers for acquisition of this land.	City land may not be used for mitigation of private projects. At this time, the amount of excess land available cannot be determined.		Use of public land would be the most economic method of establishing the MSCP. For private development mitigation, credits could be sold at comparable fair market value. Public participation beyond mitigation for direct CWP impacts depends on interpretation of the proportion of responsibility/benefit attributable to existing development.

08412

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
MITIGATION BANKING	Land is acquired and improvements are made in advance of any resource disturbance. The cost of credits (needed to obtain permits) is calculated on the actual acquisition cost plus projected maintenance. Credits are sold to developers to reimburse all preserve costs.	Mechanism for private development to reimburse public for mitigation of existing or planned development. Acquisition costs are known in advance.	Agency managing the bank becomes a broker of credits, a position requiring certain skills and objectivity, and an administrative and management structure. Agency must value public land for mitigation purposes.	Batisquitos Lagoon restoration in Carlsbad managed by the Calif. Coastal Conservancy.	1) One method to compensate City if owned lands are used in preserve. 2) Method of banking mitigation due to projects outside the County, with the possibility of excess mitigation credits available for sale. 3) Sale of TDRs possible after acquisition.
NEGOTIATED DEVELOPMENT AGREEMENTS	Contract between City and developer outlining conditions under which development may be approved. Developer receives vested rights to proceed, unaffected by subsequent land use decisions. Developer may be required to make specified improvements based on a negotiated schedule.	Flexible; can be tailored to each project based on size, habitat quality, and on-site preservation.	Must be completed individually, a costly and time consuming process, yet not unlike present procedure. Should maintain equity between developments so the financial burden is shared fairly, since the basis of the requirements is a regional impact program rather than a one-on-one negotiation of costs, etc.	Examples include projects in the First San Diego River Improvement District, Miramar Ranch North,	Ability to tailor exactions to project allows coordination with other financing techniques and project-specific impact mitigation. Costly and time consuming. Developers' risk is increased by not knowing costs/give-aways in advance. Can be subject to subjective decisions of planners etc., leading to legal disputes. The necessary degree of management could require establishment of another level of bureaucracy, and this could lead to abuses. Should be used only for very large projects.
SALES TAX INCREASE - LOCAL	State law permits counties to impose a 1.25% rate and cities up to 1%. Combined cannot exceed 1.25%. Law also allows a 1% special districts sales tax. This cannot exceed 1% without voter approval.	Large base of expenditures: $21.8 billion in S.D. County in 1990.	Requires ⅔ voter authorization; will not pass in foreseeable future.	Proposition A ½ percent increase to fund transportation improvements (Transnet). The ½ percent increase in sales tax for regional justice facilities was overturned because it was not implemented via ⅔ voter approval.	Highly unlikely to structure an initiative that will be approved by voters for resource protection through land acquisition. Under State law county has an additional ½ percent increase it can impose for special districts use.

0430

City or Local Finance/Acquisition Methods

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
COMMERCIAL/ INDUSTRIAL LEASE TAX	Tax on lease payments made for office, retail, and industrial properties.	Assess a large portion of income-generating real estate with annual lease revenues over $1 billion.	Only taxes firms/development in speculative lease market, not owner-users. Politically difficult to initiate in a recession in which commercial real estate is the most impacted of all local economic factors.	New York City and other cities use these revenues to pay for City operating costs. National or world-wide corporations in these money center cities are taxed for privilege of desirable location.	Commercial/industrial firms generate jobs but do not pay full costs (including environmental) of operating in San Diego. Availability of jobs is the primary cause of growth in the region. However, the financial and economic impacts of imposing such a tax would be a significant concern to business and development groups even for a 1% tax.
TRANSIENT OCCUPANCY TAX (T.O.T.)	Tax levied on room rent of visitors staying in San Diego less than 30 days. Fiscal year 1992 revenues of $48.7 million allocated 2/9 to General Fund, 7/9 to Special Promotional Programs (related to tourism). City reallocates from Special Programming to augment General Fund. Current T.O.T. is 9%.	Funding mechanism in place. Large revenue source.	Competition for T.O.T. funds is intense. Demand from General Fund and many special programs may be more directly related to tourism. Travel industry and Convis lobby heavily against any proposals to increase the T.O.T. rate.	Some visitor-oriented parks (Balboa, Mission Bay) and beaches are maintained with T.O.T. revenues.	Tourism places demands on the environment. Hotel/motel rooms (40,000 in 1991) golf courses, parks, etc., displace native habitat; the 36 million annual visitors to San Diego also promote other development (retail, highways, airports, etc.), and tourism is a door to relocation to the area. Also, the San Diego "environment" is largely responsible for attracting tourists. An allocation from, or increase of, the T.O.T. is an appropriate MSCP financing source. However, competition for these funds, and the difficulty of raising the tax rate, make the T.O.T. an unlikely MSCP financing source.
TAX ALLOCATION BONDS, TAX INCREMENT FINANCING	Bonds issued on basis of collection of property tax increment above a fixed level at which the previous distribution of tax revenue is frozen. Typically used to finance urban redevelopment.	Some redevelopment areas already in place (CCDC, SEDC).	Property values in plan area must be rising to benefit from tax increment. Reduction in funds reinvested in redevelopment area if these are shared with the MSCP.	Sharing by CCDC with County, Community College District, and other special use districts of funds from the expansion of the downtown redevelopment area.	Expanded downtown redevelopment area can share tax increment with other agencies. Inner city growth nexus to MSCP requirement/purpose may be weak. This tool should be considered after the full effects of the recession again give upward momentum to real estate values.

08414

Local Finance/Acquisition Methods

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
INFRASTRUCTURE FINANCING DISTRICTS	Tax-increment financing of public improvements, including parks and open space. Acquisition and rehabilitation (perhaps restoration) are allowed for facilities of community wide significance benefiting an area larger than the area of the district.	Accesses a large funding source. Land outside the district may be acquired. District may include areas that are not contiguous.	Such districts cannot finance maintenance or other on-going operating costs. Property values must be increasing within the district and/or transactions must free assessments held low by Prop 13 or development must be occurring at a sustainable level.	Has not been used in its first year as law.	An infrastructure financing district could be formed for the various jurisdictions comprising the MSCP. Best used after property values stop falling.
DEVELOPER IMPACT/ MITIGATION FEE	A fee imposed on new development to fund new capital facilities or open space acquisition. A habitat mitigation fee mitigates the impact (incidental take) on habitat by suburban development.	A significant source of local funding. A true pay-as-you go method of conservation funding. Has been successfully implemented in other habitat conservation plans throughout the U.S.	Overly burdensome fees could halt development and impact economic growth.	A. Stephens' Kangaroo Rat Mitigation Fee: $1,950/-acre. B. Balcones Canyonlands Habitat Mitigation Assessment: $1,500/net developable acre plus $.10/square foot of buildable area. Cap: $2,000/single family lot $4,000/acre for all other development.	There is a direct and reasonable connection between land clearing for development and the incidental take of the species of concern.
REAL ESTATE TRANSFER TAX	Currently, County collects $.55/$500 of valuation per State law. State revenue code allows cities to also charge a real estate transfer tax in the same amount.	Does not require ⅔ voter approval. Cohn vs. City of Oakland allows city council approval.	Revenue base is relatively small. Only charter cities like San Diego can impose this tax.	City of Oakland real estate transfer tax goes toward General Fund.	An increase in the transfer tax could be used to fund habitat acquisition or management. Would face opposition of real estate industry.
USER FEES - SEWER	Increase in sewer fees to pay for mitigation of facilities' expansion and historical elimination of endemic resources.	Large financial base; close connection to the purpose of, and need for, the MSCP.	Sewer rates already will be increased significantly to fund construction of CWP facilities. Additional rate increases may not be economically or politically acceptable.	Unique to MSCP.	A small, one-time, increase of less than 2 percent would have little economic impact, and could fund a significant amount of acquisition and maintenance costs.

03415

City or Local Finance/Acquisition Methods

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
USER FEES - GAS & ELECTRIC	Tax on sales by SDG&E within specified areas.	Broad based revenue source; the utility receives "benefit" from the MSCP by being able to expand its service area.	Utility sales can fluctuate requiring careful financial planning. If energy costs fail to rise as expected or development slows, funding may fall into a deficit. Provisions for low-income users necessary.	City of San Diego Environmental Growth Fund, assesses sales by SDG&E at 3%, of which 25% is used for debt service on open space bonds ($65 million).	Assessments in place now could not be "rolled over" until 2005 - 2007 when outstanding bonds will be redeemed. The base could be broadened to include MSSSA areas outside the City of San Diego, or the rate could be increased, or both.
USER FEES - TELECOMMUNICATIONS TAXES	Tax on phone charges, typically the total bill (including Fax lines and cellular charges).	Large base; can be structured to minimize effect on low-income households.	Requirement of telecommunications to pay for habitat preservation is not as direct as for other services.	At least 39 states tax intrastate calls, and 12 states tax interstate calls. Florida's tax rate is 7%. Cities and counties also tax calls: Washington, D.C. has since 1989 (6%), Chicago's 5% tax will raise about $30 million.	If used, would spread the cost broadly.
USER FEES - OTHER SOURCES	Water fees (similar to sewer fees) Cable TV tax/ surcharge (similar to a tax on gas and electric bills).	Expansion of water service areas has same growth - enabling effect as for the sewer system. Cable-TV benefits from expansion of service area; therefore, close connection to responsibility for or benefit from growth.	Water fees may be redundant if sewer fees are increased. Consumers can be expected to react to any increase in these fees.		Direct connection to growth inducement or benefit from MSCP. Water fees may be redundant but access to federal or state funds to provide for mitigation of new projects should be addressed. For Cable TV, any surcharge would be passed on to consumers, the effect of which may be counter productive to designing an efficient and simple financing plan.
CONNECTION FEES, CAPACITY CHARGES	A fee imposed by a water and/or sewer agency for the ability to connect to the system. These fees/charges are used to recover costs for the capacity developed for new service.	Charges new development for their share of capacity developed or future available capacity. Integrates well with other financing.	Increases must be based on nexus. Increases generally opposed by development industry. Applies only to new development. Revenue is unreliable because based solely on new development.	City of San Diego already assesses a connection fee that is used to fund water and sewer improvements. Increases in those fees to fund CWP improvements have taken place.	Already used to pay debt service and finance capital improvements pursuant to the CWP. Would be similar to development impact fee, if applied.

08416

Local Finance/Acquisition Methods

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
REGIONAL TRUST	Trust formed for specific conservation purpose. Land to be provided by public agencies responding to environmental need; a reassessment of highest and best uses of existing open space leading to "cornerstone" pieces of a preserve system. Acquisition of necessary properties for connections through land trades, including private-sector owners.	Use of existing open space minimizes needs to raise taxes, utility fees, etc.	Preserve acreage requirements may exceed available land inventory. Transactions between government agencies and different levels of government may be difficult.	New concept from MSCP Implementation Committee. In other HCP's (such as Balcones Canyonlands) BLM land was used; in Coachella Valley, BLM land was traded for land in the designated preserve.	Need to define "Contribution" to the Trust and specify allowed uses, duration of participation, and whether the contribution counts as mitigation for current or future capital facilities project direct or indirect mitigation. The basic concept of using public lands as "cornerstones" for the preserve has been promoted.
SPECIAL ACT DISTRICT	New law enacted in Sept. 1992 would create a special district whose purposes are wastewater management.	Creates a government agency consisting of 13 public agencies within the MSSSA boundary. District would have authority to levy fees, issue bonds, enter into contracts, acquire land and implement requirements of consent decree. Would provide central authority for implementation of consent decree.		Similar districts operate in Los Angeles, Orange and Ventura Counties to manage sanitation.	District through its funding authority could assist in implementing the MSCP.

NON-PROFIT AND PRIVATE FINANCING APPROACHES

08413

NON-PROFIT AND PRIVATE FINANCING APPROACHES

Non-Profit Financing Approaches

- Debt-For-Nature Swaps (Domestic)
- Institutional Lender
- Installment Sale
- Fundraising
- Revolving Fund/Loans or Grants
- Products and Services Licensing
- Private Donations

0430
0419

Non-Profit Financing Approaches

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
DEBT-FOR-NATURE SWAPS (DOMESTIC)	Typically, an industrialized nation forgives a portion of commercial bank debt owed by a developing country, in exchange for the developing nation's financial commitment to continue to pay interest on the balance into a conservation trust. The same system could work domestically to reduce the hundreds of billions of dollars in bad real estate debt in return for preservation and management by a local gov't. or trust. Mechanisms to employ could include tax credits and land exchanges using conservation trusts.	Puts bad debt to work conserving habitat.	Must be structured to avoid abuse, and to not reward those whose actions created the debt burden. Requires special tax legislation.	International debt-for-nature swaps have generated nearly $71 million for conservation through forgiveness of $109 million in debt. New concept proposed by CIC; no current examples for a domestic program.	Domestic debt-for-nature legislation would be required at the federal (and possibly state levels). Once initiated, such a program could gain the support of environmental groups nationwide. Large potential returns but no guarantee of success.
INSTITUTIONAL LENDER	Conventional loan from bank or savings and loan.	Less time-consuming process than fundraising.	Long-term financial commitment for nonprofit. Higher interest costs than owner financing or municipal financing. Mortgage lien.		Only practical under an acquisition/ leaseback or sale situation.
INSTALLMENT SALE	Allows buyer to pay for property over time.	If seller-financed, can lower taxes for seller. Buyer can negotiate better sale terms (lower interest rates).	Long-term financial commitment for nonprofit. Mortgage lien.		Applicable when funds targeted for the preserve are received over time through disbursements by Federal, state or local government agencies.
FUNDRAISING	Through foundations; corporations and local community. Program related investments (foundations), non-standard investments (corps) or charitable creditors (community) can provide no- or low-interest loans for acquisition.	Fundraising creates publicity and support throughout community. Low- or no-interest loans can make an acquisition possible.	Obtaining grants and contributions is a long, uncertain, and time-consuming process. Uncertain funding source in applying for a section 10(a) permit.	Torrey Pines State Park annex.	A multiple-species program has low emotional appeal. Marketing as "biodiversity" or highlighting key species, areas, or ecological themes could provide the basis for support. Corporations dependent on development (banks, insurance companies, utilities, etc.) may buy into benefits of sponsorship.

08420

REVOLVING FUND/ LOANS OR GRANTS	A public or private organization makes grants to localities or nonprofits for land acquisition based on a project's revenue generating potential.	Encourages projects with revenue-generating potential. An alternative funding source.	Projects with low revenue-generating potential have lower priority.	CA Coastal Conservancy reimbursable grants.	With little repayment capability through revenue generation, MSCP may not qualify for such programs. However, individual "projects" within the study area, particularly in buffer areas, could stand alone as revenue generating entities.
PRODUCTS AND SERVICES LICENSING	Commercialization of public involvement: a portion of retail sales and service fees at licensed banks, shops, etc., go to fund environmental presentation.	Low cost, inspires public participation and support.	Modest returns, on-going service charges, questionable public acceptance, questionable life cycle.	Nature Conservancy credit card program donates a percentage of sales to habitat acquisition.	Requires a moderate amount of promotion, local public support. Not dependable as a significant source of funding.
PRIVATE DONATIONS	Grants, donations from corporations, institutions or private foundations.	Possible source of funds for specific program or activity.	Usually not given to governmental agencies.	Conservation organizations have received funds through this process.	Limited source of funds. Donations will fund conservation organizations which in turn could participate in MSCP.

12480 08421

NON-PROFIT AND PRIVATE FINANCING APPROACHES

Finance/Acquisition Sources - Conservation Organizations

- The Trust for Public Land
- The Nature Conservancy
- The Conservation Fund
- National Audubon Society
- National Fish and Wildlife Foundation
- Sierra Club Foundation

08422

ORGANIZATION	DESCRIPTION	SOURCE OF FUNDS	LIMITATIONS	LEVEL OF ASSISTANCE	CONTACT	APPLICABILITY TO MSCP
THE TRUST FOR PUBLIC LAND	A national nonprofit land conservation organization dedicated to providing open land for the public in and near metropolitan areas.	Contributions of land value. Other contributions and grants. Interest and other income.	Acquisition services extend to conservation real estate transactions. Limited funding for land acquisition.	Acquisition transactions and planning, open-space planning. Consensus building and fundraising.	Mr. Gary LeBeau 116 New Montgomery St. Fourth Floor San Francisco, CA 94105 (415) 495-4014	May provide assistance with an acquisition strategy, difficult or large acquisition transactions, and/or securing funds. Can acquire and hold properties until financing becomes available.
THE NATURE CONSERVANCY	An international, nonprofit land and water conservation organization which strives to protect natural communities. Owns and/or manages more than 1600 preserves throughout the U.S.	Individual and corporate contributions, foundation grants, and membership dues. Facilitates acquisitions through coordination with state and federal funding/acquisition program.	See above.	Fundraising, research, assisting government and other conservation organizations with land acquisition, and managing habitats. Contributed $2 million of its own funds to Coachella Valley HCP.	Mr. Steve Johnson 785 Market St. Third Floor San Francisco, CA 94103 (415) 777-0487	See above.
THE CONSERVATION FUND	A national nonprofit organization dedicated to land and water conservation.	See above.	Does not provide its own funds for land acquisition. Puts together land acquisition projects.	Land planning and acquisition assistance, ecological assessment.	Mr. Jack Lynn 1800 No. Kent St., Ste. 1120 Arlington, VA 22209 (703) 683-2996	See above.
NATIONAL AUDUBON SOCIETY	An international nonprofit organization dedicated to conservation of birds and their ecosystems.	See above.	Very limited funds for land acquisition. Manage donated preserves.	Policy research, lobbying, limited acquisition.	Mr. Glenn Olson 555 Audubon Pl. Sacramento, CA 95825 (916) 481-5332	May provide preserve management function.
NATIONAL FISH AND WILDLIFE FOUNDATION	A private nonprofit conservation organization established by the U.S. Congress in 1984. Encourages and administers private sector contributions (including gifts of land) for programs of the U.S. Fish and Wildlife Service. Supports other public and private conservation programs.	Federal appropriation, private donations.	Limited funds, on a national level. 91/92 appropriation: $5 million 92/93 appropriation: $8 million	Grants range from $1,000 to $1 million. Provide matching grants. Have funded land acquisition, restoration and management.	Mr. John Davis Main Interior Bldg. 18th and C Sts. NW Rm. 2556 Washington, DC 20240 (202) 857-0166	Funds small projects.

03423

Finance/Acquisition Methods - Conservation Organizations

SIERRA CLUB FOUNDATION	A non-profit public foundation primarily funding educational and scientific projects of environmental groups.	Donations (public and private), grants.	On occasion will fund a land acquisition project.	Assists primarily with scientific and educational projects.	Ms. Linda Powell 220 Sansome St. Ste. 1100 San Francisco, CA 94104 (415) 291-1800	Very competitive funding.

08424

LAND USE AND CONSERVATION TECHNIQUES

03425

LAND USE AND CONSERVATION TECHNIQUES

Growth Control and Planning

- Preferential Assessment
- Phased Growth
- Moratorium
- Transfer of Development Rights
- Facilities Phasing
- Mitigation Bank
- Down Zoning
- Maintain Existing Zoning
- Resource Protection Ordinances

92480

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
PREFERENTIAL ASSESSMENT	Under State laws, agricultural and forest districts can be established to assess land as farmland or forestland rather than at its highest and best use.	Reduced property assessment encourages preservation. Particular benefits to landowners near areas with development pressure. Tax base loss can be reclaimed through penalty tax (a tax on landowners who terminate enrollment in district).	Voluntary participation. Does not provide long-term protection. Minimum acreage for entry. Strength of program depends on penalty from withdrawals. Local government bears burden of reduced tax base.	California Land Conservation Act (Williamson Act), limits assessed value to its value in use.	May be used with an easement or other restrictions to subsequent conversion. Management must be of resources and to exclude farming from sensitive areas.
PHASED GROWTH	Phased growth permits a limited amount of growth each year.	Represents a comprehensive planning strategy, can be tied to a phased financing plan.	Under phased growth, there must be an equitable system to approve developments. Can create a rush on land development prior to it going into effect.	City of San Diego Interim Development Ordinance (I.D.O.) which limited residential development temporarily to 8,000 d/u per year.	Not particularly useful because growth will likely pay for a portion of preserve acquisition. Could serve to moderate growth on an interim basis.
MORATORIUM	A moratorium is a legal postponement or delay imposed upon land development.	Useful as an interim measure during the formulation of a regional development plan.	Provides only a temporary solution and can create a rush on land development prior to it taking effect.	Typically used in subregions while new community plans are developed; also, for public safety and utility service districts.	Same considerations as for phased growth.
TRANSFER OF DEVELOPMENT RIGHTS (TDR)	Under an established program, a landowner wishing to preserve property can sell development rights to other landowners whose property can support increased density. Rights can also be reallocated to the owners' land lying outside the conservation area.	Cost of preservation absorbed by property owner who purchases development rights.	Difficult to implement. Preservation and receiving areas must be identified. Development pressure must be sufficient to make a TDR program workable.	South Sutter County G.P.A.; allocation of rights to owners of agricultural land rezoned to various urban uses.	May be difficult if preservation and receiving areas are in different jurisdictions; will require intermediate monetary compensation or coordination with a mitigation bank program to function in a multi-jurisdictional format. A secondary market where TDRs can be traded would augment the feasi-bility of a program.
FACILITIES PHASING	Public facilities must be established or funded before development occurs.	Requires development to pay for preservation in advance at a standard rate.	Preserve acquisition would be slow; construction industry could be impacted if entire financial burden were placed on development.	City of Carlsbad Facilities Planning Control/Approach.	Could be used in conjunction with other sources/methods to correlate disturbance with preservation; could not finance entire preserve within a reasonable time period.

27480

Growth Control and Planning

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
DOWN ZONING	Reduction in allowable development density, coverage, or use.	No cost to place land into a relative state of preservation/developability. Large tracts can be controlled in this process. Maintenance of low intensity zones may reduce overall acquisition requirements.	Public hearings and possibly General or community Plan Amendments may be required. New zone must be consistent with stated Plan land use designation. Cannot be used for regional resource protection if this is not a stated land use designation in the Community or General Plan. Tax base may be restricted. Land prices would rise, and use restrictions would lower affordability.	County of San Diego General Plan Update reducing density in Cleveland National Forest from an eight-acre minimum to a 20-acre minimum. A 40-acre minimum is now being sought by environmental groups.	Not applicable except in areas/cases in which underlying land use currently is, or is amended to, preserve sensitive resources. The effect of the Lucas case is to stipulate the need for public agencies to compensate landowners when government regulation eliminate the entire value of their property. In areas where use/value will not be deprived, new zones could be created to increase the minimum lot size to 80 or 100 acres, effectively maintaining preservation where resources currently exist. Would be used in conjunction with restrictions on use or conservation easements.
MAINTAIN EXISTING ZONING	Preclude re-zoning and General Plan Amendments in areas targeted for resource preservation. May be accomplished with specific language added to Community or General Plan.	Low-cost method effective if existing zone can reduce, slow or preclude development in selected areas.	Future tax base may be reduced; related municipal costs would similarly be reduced as well.	City of Portland Urban Boundary which allows development up to a specified line, but no farther.	Should be considered as the land planning "baseline" on which all other preservation/acquisition methods are predicated. From this basis, approvals for major development planning decisions should demonstrate fiscal effects, avoid habitat disturbance within the MSCP, and support acquisition/financing efforts of the MSCP. Rezonings that allow further growth will require developers (and possibly the public) to assume additional mitigation costs. Should the public become responsible to supplement developer-financed mitigation, authorization through voter approval to be assessed for this purpose would be appropriate.
RESOURCE PROTECTION ORDINANCES	Purpose is to protect, preserve and restor environmentally sensitive land.	Applies to property that contains sensitive resources. Requires preservation or mitigation of impacts to sensitive lands.	Applies only to property with resources, therefore, not broad based. Needs coordination with goals of MSCP. Encourages on-site mitigation.	City and County of San Diego have an RPO in effect. Hillside Review is a related ordinance.	Could assist in creation of a preserve system. Emphasis needs to be changed to encourage planned preserve assemblage rather than on-site preservation.

08428

LAND USE AND CONSERVATION TECHNIQUES

Environmental Review

- Local Environmental Ordinances
- Critical Environmental Area Designation
- Conservation Council/Board
- Federal/State Review
- Grading or Habitat Disturbance Ordinance
- Purchase of Development Rights

C8429

Environmental Review

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
LOCAL ENVIRONMENTAL ORDINANCES	In connection with Federal or State legislation, localities regulate development in sensitive areas. Includes floodplain, wetland, watershed and ordinances.	Development in protected areas requires permit. Permit issued only if proposed development is within ordinance guidelines.	Ordinances do not always prohibit development. Regulatory guidelines are often broad enough to allow subjectivity in permit application approval.	San Diego City and County Resource Protection Ordinances.	Environmental ordinances are typically directed to protect a limited type of habitat or species in existing locations, creating a unconnected patchwork of isolated preserves. Ordinances need to be coordinated with planned, connected preserve(s).
CRITICAL ENVIRONMENTAL AREA DESIGNATION (CEA)	Any development proposed in a CEA (designated by the local government) requires an environmental assessment or environmental impact statement (EIS).	A tool for preventing or mitigating the impact of development on sensitive natural areas.	Does not assure preservation since determination of environmental impact is discretionary. However, resources and mitigation can be defined to accomplish specific goals.	Federal government Areas of Critical Environmental Concern (A.C.E.C.) on BLM land.	The preliminary preserve area will represent a CEA, within which acquired parcels will be assembled to comprise the MSCP.
CONSERVATION COUNCIL/BOARD	Commission members are appointed to oversee the community's natural resources and advise the planning board on development applications.	The Commission can advise the planning board on ways of mitigating development's impact on natural resources.	Usually advisory capacity only. Strength of board depends on members and influence on governing body.	May result from the NCCP Scientific Review Panel or local agency directed by it.	Such a Board may be useful in directing future conservation planning related to growth induced impacts, but may conversely be inappropriately affected by political and economic forces.
FEDERAL/STATE REVIEW	Through legislation, government agencies can require mitigation measures to reduce the environmental impacts of specific developments or can restrict development through permit review.	Standardized approach to preserve broad environmental goals or protect specific areas/species.	Environmental impact review can be a time consuming and complicated process which can stall development, adding to project costs.	The Natural Communities Conservation Planning Act (NCCP) proposed in SB1248.	Federal and state legislators may be asked to amend existing Acts to incorporate funding mechanisms or appropriations to implement mandated conservation measures of ESA, CEQA, NEPA.
GRADING OR HABITAT DISTURBANCE ORDINANCE	Restrictions on grading grubbing, excavation, based on previous and planned use; provisions for environmental determination.	Limits disturbance of habitat. Fines imposed for removing potentially sensitive resources.	Infringement of economic use, particularly for agriculture (necessary following can allow introduction of sensitive resources).	City and County Grading and Clearing Ordinances.	Represents an interim or permanent means of limiting disturbance of habitat. Prevents disturbance prior to determination of resource values.

08430

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
PURCHASE OF DEVELOPMENT RIGHTS (PDR)	Local government, purchases development rights (PDR) to maintain land in open space.	Under PDR program, landowner can derive income from selling development rights and continue to own land. Lower property value should reduce property taxes.	Acquisition of development rights can be costly, particularly in a community with high real estate values.	None known in California.	Outright purchase would be too expensive. May be used in combination with other practices such as TDRs, mitigation banks, conservation easements. Funding (supplemental or in whole) need not be long-term in duration, allowing effective use on a one-time basis.

08431

LAND USE AND CONSERVATION TECHNIQUES

Zoning/Subdivision Provisions

- Cluster Zoning/Planned Unit Development
- Preservation Overlay Zoning
- Exaction
- Conservation Density Subdivisions
- Large Lot Zoning
- Performance Zoning
- Carrying Capacity Zoning
- Payment in Lieu of Dedication

08432

Zoning/Subdivision Provisions

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
CLUSTER ZONING/PLANNED UNIT DEVELOPMENT (PUD)	Maintains regular zoning's ratio of housing units to acreage but permits clustered development through undersized lots and multi-family units, thus allowing for open space preservation. A PUD provision allows clustering for a large, mixed-use development. Can be employed with attached or detached residential, or with entire Specific Plan Areas.	Flexibility in siting allows preservation of open space areas within development site. Can reduce construction and infrastructure costs.	Open space often preserved in small separate pieces, not necessarily linked to a comprehensive open space system. May increase processing time for development approval.	Already in use, but for on-site preservation.	Most useful in planning large areas with existing low density zones. Can be used in conjunction with a conservation easement or deed restrictions. Need to connect open space areas to main preserve.
PRESERVATION OVERLAY ZONING	Overlay zones with development restrictions can be established to protect agricultural and natural areas, scenic views and historic neighborhoods.	Special zones have regulations specific to the needs of a unique area and may be subject to mandatory clustering, performance standards, special permits, and site plan and architectural review.	Language in ordinance must be specific enough to avoid varying interpretations.	Local Coastal Plans are examples of this use of zoning control.	May be useful in preserve buffer areas; however, main preserve may employ this zoning or the equivalent of a Critical Environmental Area.
EXACTION	As a condition of obtaining subdivision approval, local government requires developers to pay a fee or dedicate land for open space.	New construction pays for its impact on open space. The portion of the preserve attributable to future population or expected resource disturbance is financed in this way.	Acquisition funds dependent on future development. Commercial development often not subject to exaction fees. Difficult to calculate developer's fair share of costs. Can result in slowing growth and overall economic development.	Park impact fees, park land dedication.	Can be used to incrementally acquire land as part of the financing plan; fees may be priced relative to expected future impacts, preserve costs, and/or marginal cost sensitivity to economic growth.

0843

Zoning/Subdivision Provisions

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
CONSERVATION DENSITY SUBDIVISIONS	Permits developers the option of building roads to less expensive specifications in exchange for permanent restrictions in number of units built.	Increases open space and reduces traffic. Discourages higher densities to pay for the high costs of road building.			Can be used in buffer areas.
LARGE LOT ZONING	Large minimum lot sizes restrict the density of development. Los sizes must be large enough to allow maintenance of native species.	Maintains land use designations along with preservation, reducing acquisition requirements.	Since zoning is subject to change, not an effective device for permanent preservation. Can increase real estate values and infrastructure costs, and can foster urban sprawl. Can be challenged as exclusionary in effect.	Used in San Diego's Future Urbanizing Area, but not specifically for resource preservation.	Must be accompanied by use of permanent use restrictions through change in ownership, addition of an overlay zone, or easement dedication.
PERFORMANCE ZONING	A zone is defined by a list of permitted impacts (based on natural resource data and design guidelines) as opposed to permitted uses.	Directs development in appropriate places based on a comprehensive, environmentally based plan. Can be implemented through cluster development.	Difficulties in implementation since environmental impacts can be hard to measure and criteria are hard to establish. Plan can be expensive to prepare.	Not common; yet, similar to Resource Protection Ordinance on a parcel-specific basis.	"Performance Guidelines" can translate to species identification within and outside MSCP boundaries, in application. Impacts and mitigation may be determined qualitatively and/or qualitatively on the basis of the species disturbed. Would be more complex and difficult to implement than zoning defined by permitted uses.
CARRYING CAPACITY ZONING	Based on the ability of an area to accommodate growth and development within the limits defined by existing infrastructure and natural resource sensitivity.	Zoning is based on an area's physical capacity to accommodate development. Can be implemented through cluster development.	Requires a comprehensive environmental inventory for implementation. Determining carrying capacity can be a difficult process, subject to differing opinions.	Used in Petaluma, CA. Concept often is the basis of resource and growth management plans.	May be applicable to establishment of buffer area zoning. At lower densities, may allow limited use/development within preserve.

08434

Zoning/Subdivision Provisions

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
PAYMENT IN LIEU OF DEDICATION	Local government requires developers to pay a fee for open space acquisitions, rather than dedicate a portion of the development site.	New construction pays for its impact on open space. Land is acquired to facilitate establishment of planned preserve, not on-site preservation.	Acquisition funds dependent on development.	Fees may be required in lieu of dedication for park land serving the subdivision.	An environmental rationale linking payments to development of new communities bordering the MSCP, the Endangered Species Act/local listings or even "public good" issues may be developed. Alternatively, use of development impact fees may be used in place of in-lieu payments.

0435

GOVERNMENT PURCHASE

- Federal
- State
- Local

08436

Government Purchase

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
FEDERAL	Acquisition by National Park Service, Forest Service, U.S. Fish and Wildlife Service or Bureau of Land Management.	Acquisition is at federal level, eliminating financial obligation for locality.	Acquisitions are limited due to agencies' specific criteria for acquisition. Needs congressional authorization.	Consolidation of inholdings in Cleveland National Forest.	Funds may be applied to MSCP target parcels meeting objectives of Federal acquisition programs. Competition for Federal funding may be difficult.
STATE (See also State Resources section.)	Currently, the Proposition 70 (1988) bond act is used to finance park land and habitat acquisition statewide.	Statewide bond acts can provide significant funding resources for important open space acquisitions throughout a state. Providers revolving loan funds to leverage non-profit activity.	Government may miss acquisition opportunities due to long time-from for acquisition approvals.	Consolidation of inholdings in Anza-Borrego Desert State Park.	Prop. 70 funds must be matched with local funding. Habitat acquisition may be accomplished through a private conservation organization to capture opportunities while state approvals and processing take place.
LOCAL (See also Financing/Acquisition Methods Under City Control.)	Acquisition by county or city.	Local government can be more flexible about the type of open space it acquires, and timing of purchases.	Limited local funds limit acquisitions.	Cities typically finance acquisition and improvement of park lands, but not habitat preserves. Priority is given to exactions in the subdivision process.	Revenue sources for habitat acquisition are described separately, as noted in column 1.

08437

NON-PROFIT ORGANIZATION PURCHASE

- Non-Profit Acquisition/Conveyance to Public Agency
- Non-Profit Acquisition/Conveyance to Land Trust
- Non-Profit Acquisition/Management
- Non-Profit Acquisition/Saleback or Leaseback

Non-Profit Organization Purchase

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
NONPROFIT ACQUISITION/ CONVEYANCE TO PUBLIC AGENCY	A nonprofit can help to implement government programs by acquiring and holding land prior to a public agency purchase.	A nonprofit can enter the real estate market more easily than government, and can sell to government at under fair market value if property was acquired through a bargain sale.	Must have a public agency willing and able to buy within a reasonable time frame.	Laurence property acquisition by The Nature Conservancy and resale to U.S. Forest Service.	Acquisitions can be made in advance of state and federal funding approvals. Appropriate for funding by assessments or service fees, where reliable cash flows find on-going purchases.
NONPROFIT ACQUISITION/ CONVEYANCE TO LAND TRUST	A national or regional nonprofit can acquire and hold land until a local land trust has been established or is able to finance acquisition.	A nonprofit can finance an immediate acquisition and hold property until a land trust has been established or has acquired funds.	If a land trust does not exist, a community must establish one. A land trust needs solid support, funding and ability to manage land.		The relative merits of private versus public ownership of reserve lands must be assessed on the basis of achieving preservation goals, cost-effectiveness, management/maintenance funding sources, adaptability to future conservation needs.
NONPROFIT ACQUISITION/ MANAGEMENT	A national/regional nonprofit or local land trust retains ownership and assumes management responsibilities.	Management by a local trust is responsive to local land use conditions, availability of funding and concern for endemic resources.	Land must fit criteria of acquiring organization, which must be prepared to assume long-term management responsibilities and costs.	Ewing Park Preserve (TNC), Silverwood Wildlife Sanctuary (S.D. Audubon Society).	Acquisition by a nonprofit could significantly facilitate parcel assembly. The cost of management should be evaluated on the basis of competitive proposals.
NONPROFIT ACQUISITION/ SALEBACK OR LEASEBACK	A nonprofit can purchase property, limit future development through restrictive easements or covenants, and resell or lease back part or all of property.	Acquisition is financed by resale or leaseback. Resale at less than fair market value (because of restrictions) makes land affordable for buyer.	Complex negotiations. If leaseback, nonprofit retains responsibility for management. Finding a buyer for restricted property may be difficult.		May be a valuable way of restricting use and generating income for preserve management.

TRANSFER OF TITLE ALTERNATIVES

- Restricted Auction
- Tax Foreclosure
- Government Agency Transfer
- Outright Donation
- Partial Donation
- Donation by Devise
- Reserved Life Estate
- Fair Market Value Sale
- Eminent Domain
- Land Exchange

08440

Transfer of Title Alternatives

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
RESTRICTED AUCTION (NONPROFIT)	Government can restrict the future use of their sale property to open space.	Property still sold to highest bidder but restriction lowers price and competition. Full price can be obtained with an exchange.	It may be difficult for a nonprofit to convince government that a restriction will serve to benefit the general public. Purchase price may still be expensive.	None	Could be used for spaced-residential, buffer areas, limited agricultural buffer areas. May also be done with leases rather than sales, to equestrian clubs, restricted agriculture, camps, etc.
TAX FORECLOSURE (GOVT.)	Government acquires land by tax payment default.	Limited government expenditure.	Land acquired from tax foreclosure might not be appropriate for public open space, however can be sold to provide funds for open space acquisition. Cumbersome process.	None	Will only occur in a declining (long-term) market.
GOV'T. AGENCY TRANSFER	Certain government agencies with surplus property, land which serves a lower priority, or parcels that are inappropriate for the existing zone.	Agency transfer eliminates the need for any expenditure to acquire land by recognizing the contribution or shift in use as an appropriate use of public land.	Surplus land may not have the desired resources; also, inter- and intra-government squabbles to protect existing control, use revenue generation.	Occurs to accommodate public facilities and easements.	May be a major source of reserve land. Could be accomplished through a conveyance of management plus restrictions. Also, offsetting accounting entries may satisfy charter requirements.
OUTRIGHT DONATION	A donation by landowner of all or partial interest in property.	Allows for permanent protection without direct public expenditure. Tax benefits to seller since property's fair market value is considered a charitable contribution.	A receiving agency or organization must be willing to accept donation, and capable of management responsibilities.	Donations now are typically associated with regulatory approval. Many parks have been donated to public agencies in the past.	May be used in conjunction with other techniques that encourage donations and increase financial incentives.
PARTIAL DONATION	Part donation/part sale-property is sold at less than fair market value.	Tax benefit to seller since difference between fair market value and sale price is considered a charitable contribution. Smaller capital gains tax.	Seller must be willing to sell at less than fair market value. Bargain sale price may be high.	None	Could be used in conjunction with other techniques that encourage donations and increase financial incentives.

03411

Transfer of Title Alternatives

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
DONATION BY DEVISE	Landowner retains ownership until death.	Owner's estate may benefit from tax reductions. Contract will assure future acquisition of the property.	Acquisition delayed; condition of property subject to terms of contract and other events.	None	MSCP is not a compelling "cause" that would inspire this form of gift; i.e., the emotional appeal of a multi-species reserve may be limited in comparison to alternatives.
RESERVED LIFE ESTATE	Landowner donates during lifetime but has use until demise.	Landowner retains use but receives tax benefits from donation. Management responsibility of acquiring entity deferred until donors death.	Contract and monitoring must be acceptable to maintain preserve integrity.	Purchase of the 496-acre Sloane Ranch by the Nature Conservancy/Wildlife Cons. Board (3/10/92) with a portion of site reserved for donating family.	Would be most useful if rural land prices were expected to fall or hold steady; will also depend on development costs and restrictions.
FAIR MARKET VALUE SALE	Land is sold at a price equivalent to its value at highest and best use.	Highest sale income (cash inflow) to seller.	Will be expensive to acquire.	Nature Conservancy/Forest Service purchases of 522 ac. (4/10/92), and 450 ac. (4/21/92) in Cleveland National Forest.	Will work with Prop. 70 and Federal funding; however, these sources may be better leveraged in combination with other techniques.
EMINENT DOMAIN (GOV'T.)	The right of the government to take private property for public purpose upon payment of just compensation.	Provides government with a tool to acquire desired properties if other acquisition techniques are not workable.	High acquisition costs. Can result in speculation of target properties. Potentially expensive and time consuming litigations.	Typically used in redevelopment; no known preserve acquisitions by eminent domain.	Acquisition method of last resort; would likely follow protective zoning designation.
LAND EXCHANGE	Public agencies or nonprofits can exchange developable land for land with high conservation value.	Relatively cost-free technique if trade parcel is donated. Reduces capital gains tax for original owner of protected land.	Property owner must be willing to accept exchange. Property must be of comparable value. Complicated and time-consuming transaction.	Balcones MSCP, Coachella Valley HCP, Others.	With more agencies involved more option trade parcels will be available. May be very cost effective. Would finance public, not private, mitigation requirements. Private mitigation can be accomplished with sale of shares or credits.

08442

OWNERSHIP ALTERNATIVES

- Fee Simple
- Conservation Easement
- Open Space Easement
- Divided Ownership and Management
- Fee Simple/Leaseback
- Lease
- Undivided Interest

08443

Ownership Alternatives

TECHNIQUES	EXPLANATION	ADVANTAGES	DISADVANTAGES	EXAMPLES	APPLICATION TO MSCP
FEE SIMPLE	Outright purchase of full title to land and all rights associated with land. Would be accompanied by deed restrictions.	Owner has full control of land. Allows for permanent protection and responsible management.	Acquisition can be costly. Removes land from tax base. Ownership responsibility includes liability and maintenance.	Most public and private preserves are owned fee simple.	Fee simple ownership would significantly minimize transactions costs and time, but would be more expensive and reduce the property tax base.
CONSERVATION EASEMENT	Valid, legally enforceable property rights defining use of land. Contract runs with land in perpetuity.	Relatively flexible form of easement, State and Federal income tax deductions possible; property tax deductions possible with proof of value of interest given up. Freely transferable. If used with TDRs, property tax value can be transferred between sending to receiving site and not lost.	Proof of loss of value necessary to obtain income tax and property tax relief. No conditions for modification on termination. Reduced property tax receipts to local gov't. if property qualifies for this treatment.	Mountains Restoration Trust in Malibu uses C.E.s in conjunction with transfers of development rights.	May be very useful in conjunction with mitigation banking and/or transfer of development rights (TDR) program(s). Transferability allows use with other conservation techniques. Tax benefits may be secured because conformity with an established governmental program is one approach to satisfy IRS test for deductibility. Also, if purchased, value can be assigned to foregone use, and be used to reduce property tax valuation.
OPEN SPACE EASEMENT	A transfer to the public of all development rights not reserved by the landowner for the term of the easement. Terms may be as little as 10 years, or may run with the property in perpetuity. Open space element of General Plan must acknowledge O.S. easement.	As of 1977, O.S. easements could be held by non-profits as well as local governments. Non-profits may bear, share, or pass on costs of surveys, title search, etc., more easily than local governments. Can be abandoned or cancelled if established on a term basis, to allow flexible preserve planning for later phases. Donations are income tax deductible.	Local gov't.s must be willing to accept reduction in property tax receipts, unless development in other areas is increased. May not be transferable.	Open space easements not used much for conservation. Landowners reluctant to deal with local gov'ts. However, jurisdictions frequently employ easements over designated open space segments of private projects to establish park lands, the maintenance of which can be allocated to either party.	Provides maximum protection by restricting any construction, and provides penalties for non-compliance. Best use for core direct planned to be preserved in perpetuity and so designated in the General Plan. Could be used with TDR's, mitigation banks and/or other conservation methods.
DIVIDED OWNERSHIP AND MANAGEMENT	Land owned by one public agency but managed for conservation purposes by another.	Avoids acquisition costs of lands suitable for conservation use.	Public agency responsibility to participate in the program must be determined. Disputes regarding control of properties may arise.	Mission Trails Regional Park, owned by various S.D. City departments, the County and State. Managed primarily by the City of S.D.	Will be useful for providing conservation management for large preserve areas. Highly appropriate under current fiscal conditions.

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FEE SIMPLE/ LEASEBACK	Purchase of full title and leaseback to previous owner or other, subject to restrictions.	Allows for a comprehensive preservation program of land banking. Income through leaseback. Liability and management responsibilities assigned to lessee. Land may remain on tax rolls.	Land must be appropriate for leaseback (e.g., agricultural land). Such land may be undesirable for a preserve.	San Pasqual Valley agricultural leaseholds.	Will apply to buffer areas used for agriculture, golf courses. Limited application to prime resource areas.
LEASE	Short or long-term rental of land.	Low cost for use of land. Landowner receives income and retains some control of property.	Lease does not provide equity and affords only limited control of property. Temporary nature of lease does not assure permanent protection.		Could be used under a lease/purchase option to ensure eventual acquisition, or allow a choice between parcels when the outcome of other purchases is uncertain.
UNDIVIDED INTEREST	Ownership is split between different owners, with each fractional interest extending over the whole parcel. Each owner has equal rights to entire property.	Prevents one owner from acting without the consent of the other(s).	Several landowners can complicate property management issues, especially payment of taxes.		Consolidation under a Joint Powers Authority (JPA) or Special Act District could be accomplished through use of undivided interest ownership. Use, management, and ownership would be clearly defined. Could combine financing capability with the combined credit of represented agencies.

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APPENDIX C-5

MANAGEMENT, OPERATIONS AND MAINTENANCE COSTS OF HABITAT PRESERVES

Prepared For:

Ogden Environmental & Energy Services Co.
5510 Morehouse Drive
San Diego, CA 92121

For Submittal To:

Clean Water Program for Greater San Diego
401 B Street, Suite 710
San Diego, CA 92101-4230

Prepared By:

CIC Research, Inc.
1215 Cushman Ave.
San Diego, CA 92110
(619) 296-8844

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INTRODUCTION

PURPOSE OF STUDY

This report has been prepared for the City of San Diego Clean Water Program, as outlined in Task 4.3(b) of the Multiple Species Conservation Program (MSCP) scope of work. The purpose of this study is to provide estimated management and operations and maintenance (O&M) costs for preserve lands of the MSCP. These estimates are based on preserve management and operations data obtained from contacts with wildlife preserve management agencies or organizations, public agencies and conservancies. The analysis and interpretation of study findings represent the independent findings of CIC Research, Inc. Therefore, conclusions and recommendations contained in this report may not necessarily be shared by the client.

METHODOLOGY

The goals of this task were to gain relevant management and operations cost data from preserve owners and operators for use in 1) estimating annual costs of operating the MSCP preserve lands and 2) for eventual use in preparing management plans and budgets for preserve lands. The size, condition and location of preserve lands are still unknown at this time; therefore, the research findings here will serve as a basis for estimating total costs once the preserve lands are identified, and at this stage, will be used to predict an average per-acre cost for managing preserve lands of the MSCP.

In contacting preserve owners and/or managers, priority was placed on obtaining contacts with managers of large preserves containing sensitive species habitat, preferably with habitat

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similar to that of the proposed MSCP preserve, i.e., preserves containing coastal sage scrub and gnatcatcher and/or cactus wren habitat. As the research will show, the number of such preserves was limited, and additional contacts with preserve owners and/or operators was pursued for preserves of varying size, vegetation and habitat. For example, management and operations data was obtained for the Balcones Canyonlands HCP near metropolitan Austin, which preserves 30,000 acres of habitat for a variety of threatened and endangered species.

REPORT ORGANIZATION

This report is organized into three remaining sections. The following section provides a description of operation and maintenance costs which are unique to preserve operations. The third section of the report provides a detailed summary and a comparison of costs for operating local and non-local wildlife or open space preserves. The final section of this report discusses implications and applications of the study findings for the MSCP.

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DEFINING PRESERVE MANAGEMENT COSTS

An operation and maintenance budget for managing a preserve consists of expenditures for personnel, operation and maintenance, and annual capital expenditures (primarily for equipment). Expenditures can vary greatly for preserves, depending upon such factors as the degree of public use, the level of in-kind contributions of other cooperating agencies or volunteers, the need for scientific research on-site and fire response jurisdiction. Some open space preserves require little in the way of overall management (limited to trash pick-up and brush control for example) while endangered species preserves require such management activities as fencing, sign and trail maintenance, and species management (predator control, species monitoring and brush/exotic species control). Species management will include costs for research personnel (for species monitoring), lab equipment and other special equipment.

PERSONNEL COSTS

Personnel budgets for wildlife preserves will include a full-time resident reserve manager. Ranger support may also be provided, chiefly in the case where a preserve is co-managed by two or more agencies or organizations, and in-kind support is offered by one of the managing entities. In some cases, the Bureau of Land Management (BLM) provides part-time ranger support for preserves adjacent to their lands. For preserves managing sensitive species, one or more biologists or other specialists may also be employed by the preserve (either part or full time) to conduct species research and monitoring.

For very large preserves (several thousand acres and more) a park technician may be hired full-time to assist the preserve manager in day-to-day operations and maintenance. Other

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preserve personnel will include maintenance workers (one or more depending upon the size of the preserve), part-time student intern(s) and office and clerical personnel (for preserves with a preserve manager's office). Preserves which operate a visitors' center require one to two staff members, one or more volunteers and maintenance personnel.

Salaries of preserve personnel typically constitute the largest share of expenditures in preserve O&M budgets. CIC Research interviewed preserve operators and obtained operations budgets to assess annual, full-time salary costs for this field, as follows:

Job Title	Salary Range
Preserve Manager	$34,000 - $45,000
Park Ranger	$29,000 - $40,000
Biologist	$40,000 - $50,000
Park Technician	$20,000 - $28,000
Maintenance Worker	$20,000 - $30,000
Office Manager	$24,000 - $30,000
Clerical Assistant	$16,000
Student Intern (part-time)	$5,000

The above salary estimates are based on a limited survey sample, and represent general guidelines as to cost for the various positions.

OPERATION AND MAINTENANCE COSTS

Operating and maintenance expenses for operating a preserve will include expenses to run the preserve's physical facilities (office, visitors' center, and/or manager's residence) on site, expenses for vehicle operation and maintenance, travel and meeting expenses, and maintenance costs of managing the lands (such as fence repair or trail maintenance). Operations costs of managing lands with endangered species may include monies for brush control, removal of exotic or non-native species and lab or other special supplies.

Operations and maintenance costs will vary greatly depending upon the type of habitat (low-maintenance or high maintenance) and the degree of public use. The Tijuana River Estuary,

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managed by the U.S. Fish and Wildlife Service, has a large operating endowment (up to $1 million annually) for a relatively small (2500 acre) area of land it manages. Wetlands management is relatively costly compared to management costs for other types of habitat, because it requires dune management, diking and other types of water management. The Estuary also has a heavily-used visitor and interpretive center, which is staffed full time.

Costs to manage (non-wetlands) preserve lands typically include road and trail grading and resurfacing, fence maintenance and repair, and sign replacements. Expenses for operating the preserves facilities will include (interior and exterior) building maintenance and repair, and furnishings/equipment maintenance and repair. Other operations costs include utilities, vehicle maintenance and fuel, administrative costs (phone, copying, office supplies and other office expenses) and insurance. Travel and meeting expenses may also be included as part of an operations budget for a preserve.

CAPITAL COSTS

Operating and management budgets will include monies for small capital expenditures such as fencing material, office equipment, equipment for species management, periodic vehicle replacement and minor construction projects. Major capital outlays, such as construction of a nature center or habitat restoration costs for severely degraded lands, will be included in a capital budget, with monies budgeted over the phase-in, or start up period of operations (first three to seven years generally). Habitat restoration costs will be high for degraded wetlands, over-grazed lands and lands with a history of public disturbance, such as off-road vehicle use. The following section of the report provides examples of capital outlay and restoration costs for preserves responding to the survey.

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OPERATION COST COMPARISONS FOR OPEN SPACE AND WILDLIFE PRESERVES

Numerous government agencies (at the Federal, state and local levels), conservation organizations and preserve owners and operators were contacted throughout California to determine O&M costs for managing open space and wildlife preserves. The agencies administering the Balcones Canyonlands Conservation Plan in Austin, Texas were also contacted, as this plan provides a useful comparison for the MSCP because its proposed preserve area is large (31,000 acres) and is managed for regional mitigation of impacts to endangered species.

Most of the agencies and individuals contacted declined to provide actual budgets for preserves they operate, indicating that budgets are for internal use, as a general policy. CIC contacted the budget director of the California Regional Office of The Nature Conservancy to request budgets for preserves under its ownership and/or management. The Nature Conservancy was unable to provide this information, because as was indicated, the data is misleading with respect to actual costs incurred in managing their preserves. The budgets do not reflect in-kind support of other agencies, which may or may not constitute a significant cost in operating the preserve. Also, it was indicated by several preserve managers that the budgets for current years (1990 through 1992) are very low because of financial constraints in recent years to the current recession.

Despite a lack of detailed budget data for most of the preserves, total operation and maintenance costs were obtained for most preserves. Also, where available, data on initial capital outlays and habitat restoration costs was obtained. The research findings provides a useful framework for an initial assessment of per acre costs for operating the MSCP preserves,

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and guidelines for what will be required in developing eventual management budgets for the preserves.

CITY AND COUNTY OF SAN DIEGO OPEN SPACE MAINTENANCE

Managers of local open space lands were contacted to determine operations and maintenance costs for lands under their ownership or management. The City of San Diego operates four landscape maintenance districts, according to contacts with the District Manager of the City's Open Space Division. The City's management of open space lands includes brush management and trash collection, but does not include trail maintenance. The City intends to start fencing and trail maintenance for future lands under its management. The following are the City's landscape maintenance districts and their respective budgets.

District	Size	Annual Budget	Cost Per Acre
Carmel Valley	11 acres	$4,985	$453
Penasquitos	87 acres	$3,194	$37
Scripps Ranch	410 acres	$17,980	$44
Tierrasanta	751 acres	$24,339	$32

Generally, the marginal cost of brush management and trash collection will decrease as the size of the preserve increases. Per acre costs for the 11-acre Carmel Valley District are over $450 per acre, while the per acre costs for managing the 751-acre Tierrasanta District are only $32 per acre.

The County's Manager of Open Space Maintenance and its Supervising Ranger provided cost information for open space lands under the County's ownership and/or management. The Manager of Open Space Maintenance provided information for the two open space areas under its management, Black Mountain and San Pasqual. The County budgets approximately $25 per acre for maintaining these lands, which includes monies for trash collection once a year and the

installation of gates and signage. Trails on these properties are maintained through volunteers of the Hire-a-Youth Program.

The County's supervising ranger provided cost data for approximately 11,000 acres owned by the County and BLM, all of which are managed by the County. These lands include five main areas dispersed throughout the County and provide multiple use trails, with on-site staffing, including volunteers. These lands are designated for limited recreational use. According to the supervising ranger, these lands all contain gnatcatcher habitat. Approximately $188,000 was budgeted for management of these lands for the current fiscal year, for an average per acre operations and maintenance cost of $17.09. This includes monies for the park supervising ranger, three additional park rangers and two park technicians. Monies for vehicles and vehicle maintenance are not included in the O&M budget, and are paid for out of the General Fund. (Cost data for these expenditures was not available). In addition, the budget does not include costs associated with the provision of free labor (provided through Honor Camp labor).

OPERATIONS COSTS FOR SOUTHERN CALIFORNIA PRESERVES

There are several large preserves located throughout Southern California, including several containing one or more varieties of coastal sage scrub. Each of these preserves serves to protect one or more endangered or threatened species.

An estimate of operations and maintenance costs was obtained for the U.C. Natural Reserve System's Mott Reserve in San Bernardino County, the Santa Rosa Plateau in Riverside County, the Audubon Society's Star Ranch preserve in Irvine, the Irvine Company's proposed preserve in coastal Orange County and the Coachella Valley Preserve in Riverside County. The location of these preserves is depicted in Figure 1. Actual budgets were not available for these preserves, so that only total costs are shown. For ease of review, characteristics of these preserves, along with available operations cost data, are presented in Tables 1 through 5.

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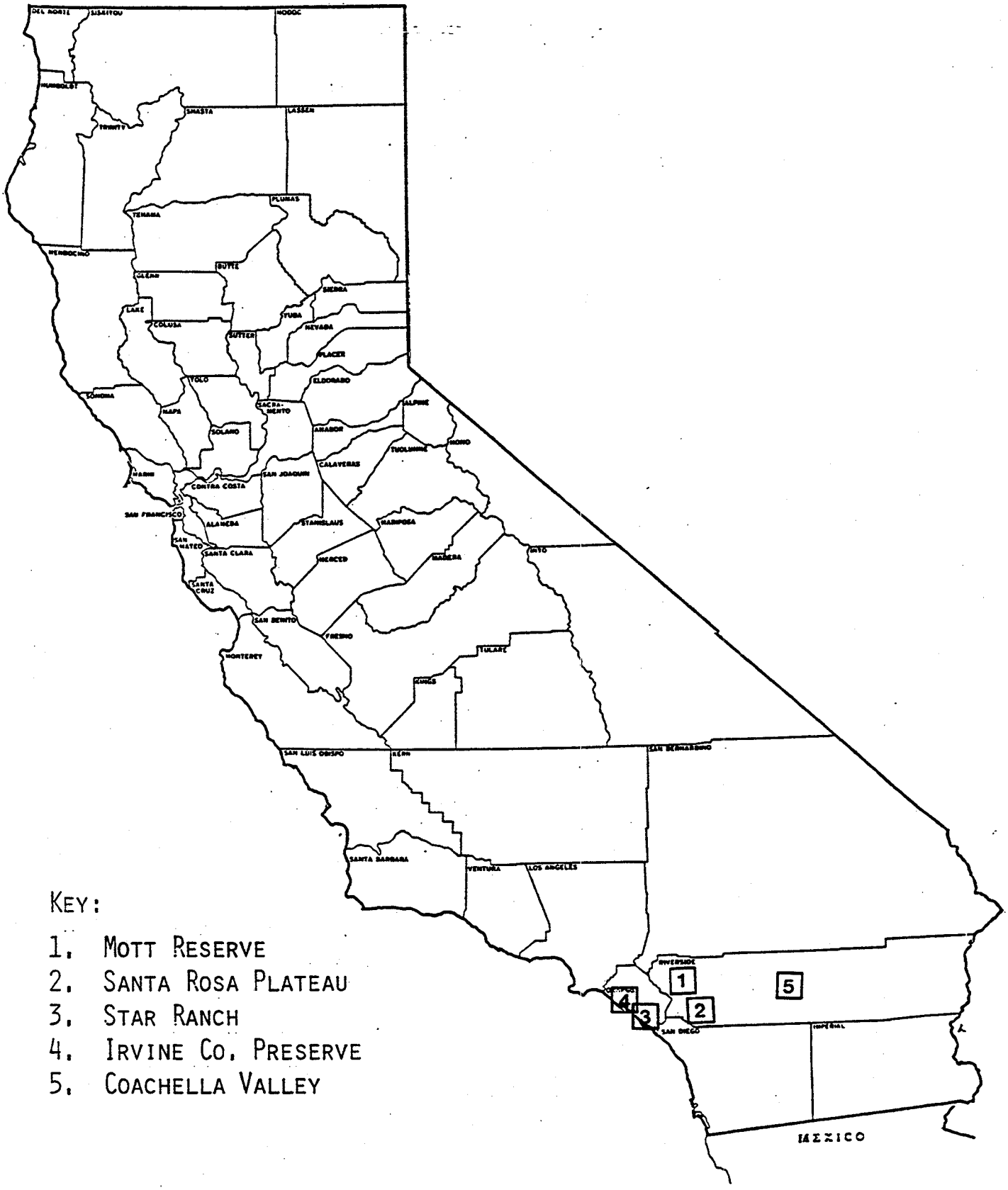
FIGURE 1

SOUTHERN CALIFORNIA PRESERVES



KEY:

1. MOTT RESERVE
2. SANTA ROSA PLATEAU
3. STAR RANCH
4. IRVINE CO. PRESERVE
5. COACHELLA VALLEY

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The Mott Reserve in Riverside County is small (1270 acres) and contains Riversidian Sage Scrub habitat (See Table 1). It's O&M costs run about $43,000 annually, or approximately $34 per acre. The budget for this preserve includes a full-time director (a biologist by training) and a part-time student assistant. The preserve is a donated mitigation property, financed through the collection of habitat mitigation fees charged by Riverside County.

Chief operating characteristics for the Santa Rosa Plateau are shown in Table 2. This 7,000-acre property is co-managed by the Nature Conservancy and Riverside County. It was purchased with funds from the Metropolitan Water District (MWD) of Southern California, Riverside County and the State of California. MWD provides a $100,000 per year operating endowment for management of the preserve and the Nature Conservancy contributes up to $40,000 per year annually for preserve management. The preserve costs approximately $20 per acre annually to operate. The preserve manager indicated this preserve relies heavily on volunteer labor, and that office equipment and two of three preserve vehicles were donated.

Star Ranch is a 4,000-acre preserve located east of San Juan Capistrano, and is managed by the Audubon Society. The land, along with ten ranch buildings, was donated by Eugene Star for use as an ecological preserve. Its estimated annual O&M costs run about $80,000 annually (excluding building renovation costs of $20,000 budgeted for FY 91/92), or about $20 per acre.

The Irvine Company has plans to fund a 17,000-acre preserve in western Orange County, to be managed by the Nature Conservancy. The property serves as mitigation for several projects of the Irvine Company. Approximately $200,000 is budgeted for the preserve's first two years of operation, and $35,000 over the first two years is budgeted for habitat enhancement. The proposed annual O&M costs for this preserve run approximately $11.50/acre year. This budget does not include any potential contributions of The Nature Conservancy towards operation and management costs.

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Table 1

MOTT PRESERVE, RIVERSIDE COUNTY
OPERATING CHARACTERISTICS

PRESERVE SIZE:	1,270 acres
MANAGING ENTITY:	U.C. Natural Reserve System
HABITAT/KEY SPECIES OF CONCERN:	Coastal Sage Scrub; Stephens' Kangaroo Rat; Gnatcatcher; Cactus Wren
SOURCE OF O&M FUNDING:	U.S. Natural Reserve System
TOTAL O&M BUDGET, FISCAL YEAR 91/92:	$43,000
LINE ITEM EXPENSES:	Full-time director Part-time student (16 hours/week) Fence, trail, road maintenance Facilities' (ranch house) maintenance
O&M COSTS PER ACRE:	$33.85
HABITAT RESTORATION AND CAPITAL COSTS:	No habitat restoration required. Ranch house was included in acquisition.

Source: CIC Research, Inc.

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Table 2

SANTA ROSA PLATEAU, RIVERSIDE COUNTY
OPERATING CHARACTERISTICS

PRESERVE SIZE:	6,925 acres
MANAGING ENTITIES:	Riverside County, The Nature Conservancy
HABITAT/KEY SPECIES OF CONCERN:	Chaparral, grasslands. Engelmann Oaks, Stephens' Kangaroo Rat
SOURCE OF O&M FUNDING:	$100,000/year operating endowment from the MWD; The Nature Conservancy
TOTAL O&M BUDGET, FY 91/92:	$140,000
LINE ITEM EXPENSES:	Full time preserve manager Full time ranger Fence, trail, roads maintenance Salary overhead (20%) Fire management Travel Office operations Facilities maintenance Vehicle operation and maintenance
O&M COSTS/ACRE:	$20.22
HABITAT RESTORATION AND CAPITAL COSTS:	Habitat restoration costs unavailable. Riverside County will construct $500,000 visitor center in FY 92/93.

Source: CIC Research, Inc.

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Table 3

STAR RANCH, IRVINE
OPERATING CHARACTERISTICS

PRESERVE SIZE:	4,000 acres
MANAGING ENTITY:	Audubon Society
HABITAT/KEY SPECIES OF CONCERN:	Coastal Sage Scrub; Gnatcatcher.
SOURCE OF O&M FUNDING:	Audubon Society
TOTAL O&M BUDGET, FISCAL YEAR 91/92	$80,000
LINE ITEM EXPENSES:	($45.0K) Full-time preserve manager (includes 30% overhead) ($15.0K) Vehicle and facilities maintenance ($ 5.0K) Travel, miscellaneous
O&M COSTS/ACRE:	$20.00
HABITAT RESTORATION AND CAPITAL COSTS:	Renovation of ranch buildings (donated) cost $20,000. Management of exotic species cost $100,000.

Source: CIC Research, Inc.

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Table 4

IRVINE COMPANY PRESERVE, WESTERN ORANGE COUNTY, PROPOSED OPERATIONS

PRESERVE SIZE:	*17,000 acres*
MANAGING ENTITY:	The Nature Conservancy (The Irvine Company has current ownership)
HABITAT/KEY SPECIES OF CONCERN:	Coastal Sage Scrub; Gnatcatcher; Cactus Wren.
SOURCE OF O&M FUNDING:	Irvine Company endowment of approximately $200,000 for first two years of operation. Public agencies will finance O&M expenses when ownership transfers.
LINE ITEM EXPENSES:	Full-time preserve manager Signage, trail improvements "Modest" capital costs
O&M COSTS PER ACRE:	$11.47
HABITAT RESTORATION AND CAPITAL COSTS:	No visitor facilities are proposed. Approximately $35,000 is budgeted in the first two years of operation for habitat enhancement.

Source: CIC Research, Inc.

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Table 5

COACHELLA VALLEY PRESERVE, RIVERSIDE COUNTY
OPERATING CHARACTERISTICS

PRESERVE SIZE:	20,000 acres
MANAGING ENTITIES:	The Nature Conservancy Bureau of Land Management (8,000 acres) California Dept. of Fish and Game (645 acres) U.S. Fish and Wildlife Service (2,000 acres)
HABITAT/KEY SPECIES OF CONCERN:	Sand dunes; Palms; Fringe-toed lizard
SOURCE OF O&M FUNDING:	Habitat mitigation fee The Nature Conservancy BLM Dept. of Fish and Game U.S. Fish and Wildlife Service
TOTAL O&M BUDGET FY 91/92:	$92,650 Nature Conservancy (actual) $15,300 BLM (estimate) $22,500 USF&WS (estimate)
LINE ITEM EXPENSE:	Full-time preserve manager Full-time area manager Two half-time maintenance personnel Vehicle and facilities maintenance Signage One-quarter time ranger
O&M COSTS/ACRE:	$6.50/acre
HABITAT RESTORATION AND CAPITAL COSTS:	All donated

Source: CIC Research, Inc.

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The Coachella Valley Preserve is located in Riverside County and comprises 20,000 acres of habitat designed to conserve a blowsand ecosystem. The preserve serves as regional mitigation (obtained through the Endangered Species Act Section 10(A) permitting process) for impacts to the fringe-toed lizard. The preserve's annual O&M costs run approximately $6.50 per acre; however, the preserve relies heavily on in-kind support (such as ranger patrol and other personnel assistance) from the other government agencies owning land in the preserve including BLM, California Department of Fish and Game and the U.S. Fish and Wildlife Service.

OPERATIONS COSTS FOR OTHER NATURE PRESERVES

Other large wildlife preserves located throughout California provide useful comparisons of annual operations costs. Each of these preserves is managed by The Nature Conservancy. They include the McCloud River Preserve in Shasta County, the Big Morongo Preserve in San Bernardino County, the Cosumnes River Preserve in Sacramento County and the Carrizo Plain Preserve in San Luis Obispo County. The location of the preserves is shown in Figure 2. Each of these preserve's operating characteristics are described in further detail, as follows.

McCloud River Preserve - This preserve protects 2,330 acres of habitat along the scenic McCloud River in Shasta County. The preserve is owned and operated by The Nature Conservancy which provides an annual operations and maintenance budget of $47,950 to manage the preserve, or about $20.60 per acre annually. The actual budget detailing line item expenditures was not available for this preserve. There is no visitor center at this preserve.

Big Morongo Preserve - This preserve is a 4,500 acre cottonwood and willow oasis located in the high desert in San Bernardino County. Lands in the preserve are owned by the County and leased by The Nature Conservancy: however, The Nature Conservancy is the primary managing agency for the preserve. The preserve's O&M budget runs approximately $21,000 annually, for an average per-acre operating cost of $4.65. These costs do not include in-kind ranger support from the BLM, which owns 30,000 acres adjacent to The Nature Conservancy's

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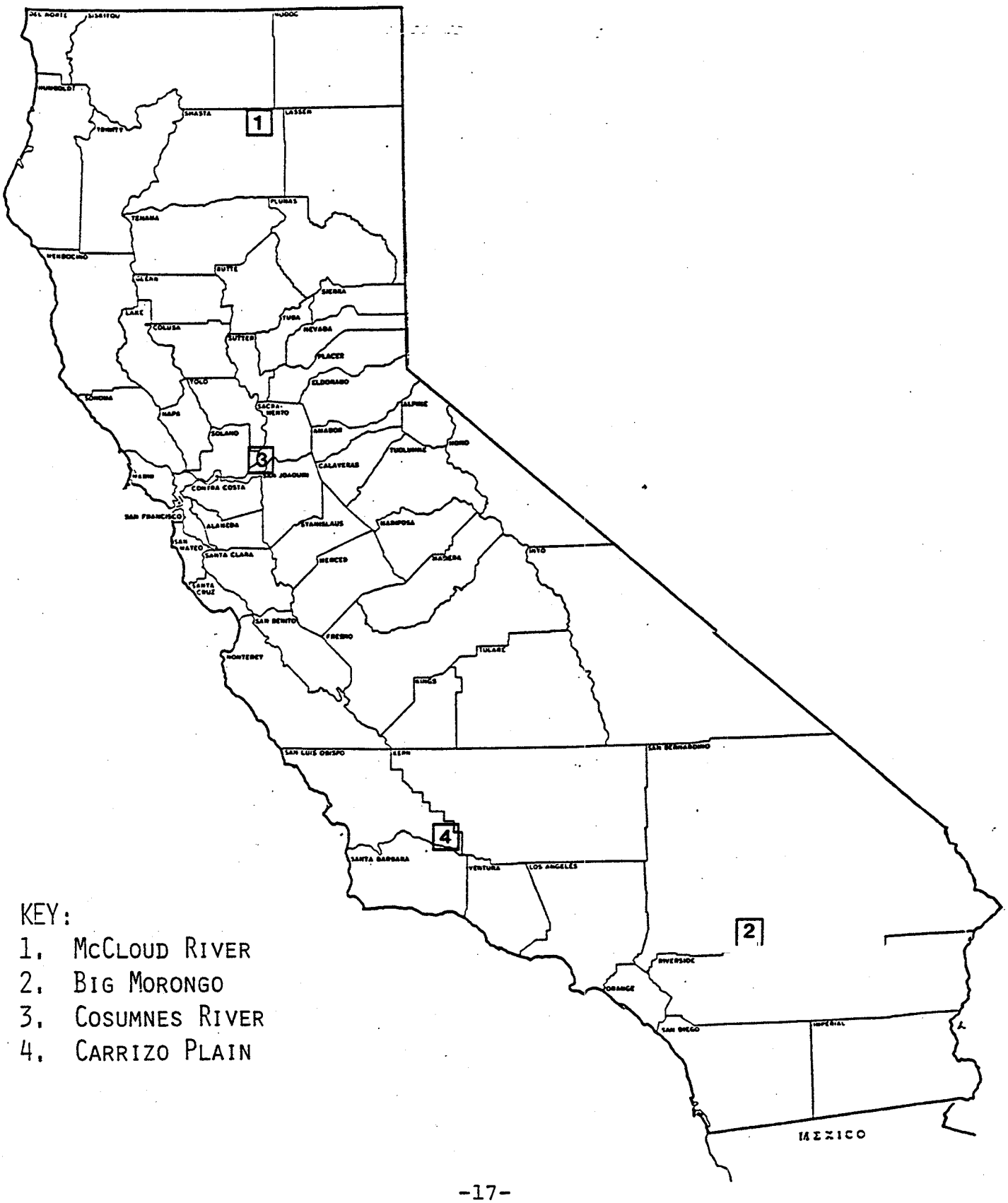
FIGURE 2

OTHER CALIFORNIA PRESERVES



KEY:

1. McCloud River
2. Big Morongo
3. Cosumnes River
4. Carrizo Plain

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property. CIC contacted BLM's area manager to determine its costs for managing the adjacent 30,000 acres. According to contacts with BLM, an estimated $76,500 is spent annually in maintaining these lands, for an average per-acre cost of $2.55. This estimate included monies for part-time ranger patrol, a part-time biologist, mapping, supplies and maintenance, and monies for one month of the area manager's time.

Consumer River Preserve - This preserve comprises 4,500 acres of valley oak riparian forest and freshwater marsh, and is located in Sacramento County, about a half-hour's drive south of Sacramento. The preserve is co-managed by The Nature Conservancy (with an annual budget of $40,540 to manage the preserve), Ducks Unlimited (O&M budget of approximately $40,000 annually) and the BLM (O&M budget of approximately $20,000 annually). On average, the O&M budgets amount to approximately $22.34 per acre per year for this preserve. There are significant habitat restoration costs to restore marshlands of this preserve. Ducks Unlimited will restore 1,300 acres at a cost of $1,000 per acre (total cost $1.3 million), to be completed by 1996. The Nature Conservancy is undertaking a riparian restoration effort at this preserve, at an estimated cost of $70,400 to $150,000.

Carrizo Plain Preserve - This preserve includes 188,000 acres of grassland and mountain ranges in San Luis Obispo County. The preserve lands are under ownership of three agencies - the BLM, California Department of Fish and Game and The Nature Conservancy - each with their own management operations. The Department of Fish and Game owns 6,000 acres with an annual operating budget of $70,000, including $38,000 for operations and maintenance and $22,000 for a three-quarters time manager. The remaining $10,000 is spent for grassland restoration. The area has been severely degraded by dryland farming and grazing.

BLM owns the bulk of land in the preserve, at 120,000 acres. Its estimated costs for managing its lands at Carrizo Plain are as follows:

Expenditure	Cost
One full-time preserve manager	$45,000
One full-time park technician	$20,000
Three one-third time researchers (botanist, biologist, archeologist)	$40,000
Two half-time recreation planners	$22,000
Fire station manager	$45,000
Four seasonal firefighters	N/A
Travel, training, equipment	$10,500
Fencing, livestock management, signage	$20,000
One-third salary (staff visitor center)	$8,250
Other (maintain roads, ranch buildings, vehicles)	$20,800
TOTAL	$231,630

The Nature Conservancy has an annual operating budget of $126,876 to manage the remaining lands in the preserves. It is primarily responsible for managing the nature center on the preserve. Its budget in previous years has been as high as $320,000.

The total current operating budgets for the Carrizo Plain total approximately $430,000. This amounts to an average of $2.28 per acre.

PROPOSED OPERATIONS AND MAINTENANCE BUDGET FOR THE BALCONES CANYONLANDS HCP

The Balcones Canyonlands HCP will preserve approximately 29,000 acres of land for endangered species habitat near metropolitan Austin. The preserve lands contain habitat for two species of endangered birds and five species of cave-dwelling invertebrates.

The Plan's authors have prepared a field operating budget for the preserve, including expenditures by program (supervision/administration, preserve maintenance, habitat management and species management), and by expenditure category (personnel, supplies, operating expenses, facilities, vehicles and other equipment). The budget includes a staffing plan, along with personnel salaries. Line item expenditures are also provided. Table 6 shows the current Balcones Canyonlands HCP field operating budget.

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OPERATIONS BUDGET, BALCONES CANYONLANDS HCP

(Current Dollars)

	20 YEAR TOTAL	1993/94	1994/95	1995/96	1996/97	1997/98	1998/99	1999/2000	2000/01	2001/02	2002/03
SALARIES:											
Park Superintendent	$600,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000
Biologists (2)	741,000	19,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000
Rangers (2)	741,000	19,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000
Clerk	300,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Seasonals	902,600	20,000	30,000	40,000	47,800	47,800	47,800	47,800	47,800	47,800	47,800
Salary Related (25%)	821,150	25,750	37,750	40,250	42,200	42,200	42,200	42,200	42,200	42,200	42,200
TOTAL	$4,105,750	$128,750	$188,750	$201,250	$211,000	$211,000	$211,000	$211,000	$211,000	$211,000	$211,000
OPERATING EXPENSES:											
Materials & Supplies	$80,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000
Facility Maintenance	564,000	12,000	18,000	24,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Utilities	1,427,000	30,000	45,000	60,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000
Travel	36,000	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
Vehicle Lube & Fuels	180,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Other	216,000	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800
TOTAL	$2,503,000	$67,600	$88,600	$109,600	$131,600	$131,600	$131,600	$131,600	$131,600	$131,600	$131,600
EQUIPMENT:											
Hydro Ax	$170,000	$85,000	$85,000								
Dozer	30,000	30,000									
Pickups (12)	216,000	72,000	72,000	72,000							
Tractor/shredder	25,000	25,000									
Dump trucks	24,000	12,000	12,000								
Motor grader	30,000	30,000									
Low boy trailer	5,000	5,000									
Other/recurring equipment	1,834,450	9,450	50,000	75,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
TOTAL	$2,334,450	$268,450	$219,000	$147,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
INTERPRETATION/EDUCATION											
Signs & markers	$32,000	$5,000	$5,000	$5,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000
Exhibits	96,000	15,000	15,000	15,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
TOTAL	$128,000	$20,000	$20,000	$20,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000
RESOURCE MANAGEMENT											
Contract Research	$1,240,000	$200,000	$200,000	$100,000	$100,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000
Habitat Mgt./Monitoring	14,100,000	300,000	450,000	600,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
Biological Supplies	240,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
TOTAL	$15,580,000	$512,000	$662,000	$712,000	$862,000	$802,000	$802,000	$802,000	$802,000	$802,000	$802,000
GRAND TOTAL	$24,651,200	$996,800	$1,178,350	$1,189,850	$1,308,600	$1,248,600	$1,248,600	$1,248,600	$1,248,600	$1,248,600	$1,248,600

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Table 6 (continued)

OPERATIONS BUDGET, BALCONES CANYONLANDS HCP

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
SALARIES:										
Park Superintendent	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000	$30,000
Biologists (2)	38,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000
Rangers (2)	38,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000	38,000
Clerk	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Seasonals	47,800	47,800	47,800	47,800	47,800	47,800	47,800	47,800	47,800	47,800
Salary Related (25%)	42,200	42,200	42,200	42,200	42,200	42,200	42,200	42,200	42,200	42,200
TOTAL	$211,000	$211,000	$211,000	$211,000	$211,000	$211,000	$211,000	$211,000	$211,000	$211,000
OPERATING EXPENSES:										
Materials & Supplies	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000
Facility Maintenance	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Utilities	76,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000	76,000
Travel	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800
Vehicle Lube & Fuels	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Other	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800
TOTAL	$131,600	$131,600	$131,600	$131,600	$131,600	$131,600	$131,600	$131,600	$131,600	$131,600
EQUIPMENT:										
Hydro Ax										
Dozer										
Pickups (12)										
Tractor/shredder										
Dump trucks										
Motor grader										
Low boy trailer										
Other/recurring equipment	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
TOTAL	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
INTERPRETATION/EDUCATION										
Signs & markers	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000
Exhibits	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000
TOTAL	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000	$4,000
RESOURCE MANAGEMENT										
Contract Research	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000
Habitat Mgt./Monitoring	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
Biological Supplies	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
TOTAL	$802,000	$802,000	$802,000	$802,000	$802,000	$802,000	$802,000	$802,000	$802,000	$802,000
GRAND TOTAL	$1,248,600	$1,248,600	$1,248,600	$1,248,600	$1,248,600	$1,248,600	$1,248,600	$1,248,600	$1,248,600	$1,248,600

Source: Balcones Canyonlands Habitat Conservation Plan, February, 1992.

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The total field operations budget, after phasing of operations (1993 to 1997), is approximately $1,248,600 per year, in current dollars. The total costs average approximately $43.00 per acre. The total O&M budget starts at $996,800 in 1993/94, increasing to $1,308,600 by 1996/97 and leveling off to $1,248,600 by project phase in. Most of the budget goes toward resource management, which amounts to $802,000 of the total budget, followed by salary expenditures of $211,000. The proposed staff includes a park superintendent, two biologists, two rangers, one clerk, and seasonal laborers. A salary overhead rate of 25 percent is used to cover salaried benefits.

The budget of $131,600 for operating expenses includes materials and supplies, facility and vehicle maintenance, utilities, travel and other expenses. The budget of $802,000 for resource management includes contract research, habitat management/monitoring and biological supplies. Funding for contract research begins at $200,000 annually and declines to $40,000 by 1997/98.

Funding for preserve field operations will come from a variety of sources, which will be collected by the City of Austin and Travis County. These sources include a public project mitigation fee, a habitat mitigation assessment on private land development, drainage utility fees, public access user charges and interest income.

The assumption was made in the operations budget that it will be sufficient for management of the entire 29,000-acre preserve by the Texas Department of Parks and Wildlife (TPWD). However, it is likely that preserve management will be carried out by more than one entity, as yet unspecified in the HCP. The operations budget was prepared with substantial assistance from TPWD. The operations analysis includes a reduction of approximately one-sixth of fields operations and resource management costs to reflect the participating entities' current existing costs for managing these lands.

08474

SUMMARY

Costs identified with operating large preserves managed for endangered species provide useful data regarding preserve management and operational needs. However, each preserve is unique in terms of physical, as well as operating, characteristics. Hence, operation and maintenance costs vary dramatically, ranging from $6.50 per acre at the Coachella Valley Preserve to approximately $43.00 per acre proposed for the Balcones Canyonlands Preserve.

Many of the preserve managers contacted for this study indicated that an underestimation of operational requirements and lack of adequate funding for preserve operations are serious problems. Because adequate funding for preserve management is critical in securing a Section 10(a) permit for the MSCP, detailed management and financing plans will be required of the entities responsible for management of various lands of the MSCP.

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MAJOR STUDY FINDINGS AND IMPLICATIONS AND APPLICATIONS FOR THE MSCP

While assessing current operations and maintenance budgets for large wildlife preserves provides useful guidelines as to what types of expenses may be incurred in operating a preserve, budgets will vary dramatically given differing habitat conditions, varying degrees of visitor use, size, and the need for on-site research. Probably the most useful cost model for the purposes of the MSCP is the field operations cost model for the Balcones Canyonlands Habitat Conservation Plan (BCHCP). The BCHCP agencies received substantial assistance from the Texas Department of Parks and Wildlife (TPWD) and The Nature Conservancy with preserve management planning and in estimating costs for operating the 31,000 acres of preserve lands under the Plan. TPWD will serve as the Plan's preserve operation and management entity, and will oversee and coordinate management of all preserve lands to be acquired, as well as those lands owned by other agencies which have agreed to allow TPWD to manage their lands for endangered species preservation.

While preserve design is still being formulated for the MSCP, the regional scope of the plan indicates that multiple preserves and multiple managing entities will be involved in this plan, and that individual management plans will be required for each major preserve unit within the MSCP. Once the locations of the preserves are identified, an overall operating budget can be formulated. To prepare a realistic estimate of actual preserve operating costs, assistance from such agencies and organizations as the California Department of Fish and Game, the U.S. Fish and Wildlife Service and The Nature Conservancy will be obtained, to benefit from these agencies' expertise in preserve management. An overall operating budget will then be prepared,

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detailing estimates of line items expenditures and staffing needs, as well as source(s) of revenues for operating the preserve lands.

The results of this report indicates that there is wide variability in costs for operating preserves managed for wildlife habitat. Using a preserve size of 30,000 acres for the MSCP, cost comparisons indicate that operating costs could run anywhere from $350,000 to $1,300,000 annually. Given that species monitoring and research will likely be an important part of the plan, it is likely that costs for operating preserve lands in the MSCP will be at the higher end of this range. A more accurate assessment of operation and maintenance costs will be provided following a determination of actual preserve design, location and size. Once responsibilities for managing lands is also identified, the level of in-kind support or voluntary contributions toward preserve management can also be determined.

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LIST OF PERSONS AND AGENCIES CONSULTED

Mr. Cameron Barrows
The Nature Conservancy
Thousand Palms, CA

Dr. Bill Bretz
U.C. Irvine Ecological Preserve
Irvine, CA

Mr. Russ Caldenburg
Bureau of Land Management
North Palm Springs, CA

Ms. Barbara Carlson
Mott Reserve
Perris, CA

Mr. Peter De Simone
Audubon Star Ranch
San Juan Capistrano, CA

Mr. Jim Fries
The Nature Conservancy
Austin, TX

Mr. Kevin Haupt
City of San Diego
Landscape Maintenance Division

Mr. Andy Ingles
Ducks Unlimited
Galt, CA

Mr. Jeff Kennedy
U.C. Natural Reserve System
Oakland, CA

Mr. Earl Lauppe
California Dept. of Fish and Game
Long Beach, CA

Mr. Dave Martinez
County of San Diego
Department of Parks and Recreation

Mr. Larry McKinney
Texas Dept. of Parks and Wildlife
Austin, TX

Ms. Pat Millet
California Regional Office
The Nature Conservancy
San Francisco, CA

Mr. Rich Reiner
Cosumnes River Preserve
Galt, CA

Mr. Bill Russell
City of Austin
Austin, TX

Dr. Chuck Sexton
City of Austin
Austin, TX

Ms. Rory Skey
Santa Monica Mountains
Conservancy
Malibu, CA

Mr. Don Steele
City of San Diego
Open Space Maintenance Division

Mr. Rick Sturmac
The Irvine Company
Irvine, CA

Mr. Robin Wills
The Nature Conservancy
Murrieta, CA

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APPENDIX C-6

FINANCIAL ANALYSES

Prepared for:

Ogden Environmental and Energy Services
and
The City of San Diego Clean Water Program

Prepared by:

Douglas Ford & Associates
3427 Bumann Road
Encinitas, CA 92024

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NOTES AND ASSUMPTIONS TO CASH FLOWS

Schedule I - Program Summary

County Open Space Parcel Tax - The $2.40 annual charge is the estimated parcel tax required to produce $20 million in land acquisition bond proceeds from the parcels in the MSCP area. The detailed calculation of bond proceeds is discussed in Schedule IV notes.

Debt Service and Debt Proceeds - Estimated debt service on the portion of the County Open Space bond issue which funds $20 million in habitat acquisition. See also Schedule IV and notes below.

MSCP Parcel Tax / EDU - Parcel tax per Equivalent Dwelling Unit (EDU) required to generate required local acquisition. Parcel tax shown contains annual 2 per cent rate increase in tax formula. Nonresidential parcels represent 15 per cent of benefit assessment in the formula used for the cash flows. See calculation in Schedule IV.

Assessment Rate Reductions Beginning Year 15 - With the final bond issuance in year 15, debt service requirements become fixed. The continued escalation of tax (2.0% annually), use of revenue for acquisitions out of cash on hand and revenue growth from community growth are no longer required. This results in slow reductions in the required local parcel tax as the operating fund balance is held annually at $2.0 million.

Parcel Tax Revenue - Revenues from MSCP area parcels at the annual tax rate shown. Total EDU in each year are shown in Schedule IV.

Debt Service and Debt Proceeds - Debt service for local parcel tax bond financing of acquisitions and proceeds from bond issues. Bond issues are issued in five year intervals through Year 15. See Schedule IV notes below.

Residual Revenue - Revenue remaining annually after payment of bond debt service (and payment of proportional share of County OS bonds). See also Schedule IV.

Utility Revenue - Net revenue resulting from indicated (0.625% CSS or 1.00% MH) increase in all annual sewer rates currently shown in Consumer's Alternative. Detailed calculation is shown in Schedule IV.

Local Acquisition - Shows individual yearly entries for acquisitions of acreage (3,546 acres (CSS), 5,105 acres (MH)) under local acquisition program. First acquisition (1994) utilizes $20 million in County OS bond proceeds. Subsequent acquisitions are funded from local parcel tax bond program. All local acquisitions are complete by Year 15.

Annual O and M - Annual operating and maintenance costs for net acreage under local program responsibility. Acres and costs detailed in Schedule III.

Operating Fund Balance - Operating Fund shows balance of cumulative revenues at fiscal year-end less cumulative costs at fiscal year-end. Balance in fund earns interest at 3 per cent. Program acquisitions timed so that Operating Fund balance does not drop below $2.0 million at any point during program period.

Total Local Acquisition - Existing Public Acres shows the phased dedication of existing local publicly owned habitat lands. In Year 1, local public preserve acreage is dedicated. In Years 2 and 3, local public planned open space lands are dedicated. Local public lands in developable protection categories (Category III lands) are dedicated in Years 4 and 5. The allowed development on marginal quality lands of 1,000 acres (CSS) and 1,500 acres (MH) has been deducted from the Year 4 and 5 dedications.

Parcel Tax acres restates acquisition acreages for County OS and local parcel tax programs.

Mitigation Fee acreage shows acquisition or reimbursement for acres acquired with developer-paid mitigation fees. Detailed calculation of mitigation fee operation is contained in Schedule II.

Federal Participation / Acquisition - Existing federal/state habitat lands are shown as donated at the beginning of preserve development. Federal/state acquisition of new acreage is done in pro rata proportion to the combined local acquisition (local plus mitigation fee acquisitions).

Private Dedication of Lands - Private dedication of lands per existing land use controls will occur, in practice, according to the actual schedule of private development activity. In the cash flows, the schedule used is a constant rate of development of all lands shown in SANDAG Series 8 through the Year 2015.

Total Preserve Acreage Assembly - These line items sum the local, federal/state and private acquisition/dedications. The spreadsheets show full completion of federal/state, mitigation fee and private acquisition/dedications by the planning horizon year, 2015.

Schedule II - Mitigation Fee Program

Schedule "B" Fees - Fees set to apply to consumption of areas with coastal sage scrub and other habitat protected by federal/state law, but allowing some take. Determination of fee amount and calculation of consumed acres to which fee is applicable is located in Report Section 6.7.3.

Schedule "C" Fees - Fees set to apply to consumption of areas with important habitats not currently protected by federal/state law, but may be locally protected. Determination and calculation of consumed acres to which fee is applicable is located in Report Section 6.7.3.

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Schedule "D" Fees - Fees set to apply to consumption of areas with habitats of limited biological value, but which may be important linkages, corridors or restoration areas. Determination and calculation of consumed acres to which fee is applicable is located in Report Section 6.7.3.

Buildout Projection - Buildout outside the PPA areas is illustrated as occurring equally in each of the 22 years, 1994 to 2015. Variations in this pattern are expected to occur, resulting in different timing of fee receipt than shown.

Annual Inflation Adjustment - An annual inflationary adjustment of 3.0% is applied to the applicable fees.

Timing of Expenditures - Expenditures of revenues shown as received from mitigation fees are generally spent in the year following receipt. Actual purchases of lands from mitigation fee revenues are purchases of banked lands acquired initially, and on an interim basis, from either the local acquisition program or the federal/state acquisition program. This delay in timing is necessary to assure that setting of actual mitigation fee levels is sufficient to acquire required acreages over time.

Interest on Fund Balance - Balance in fund balance at year end accrues interest at 3.0%.

Schedule III - O and M (Operation and Maintenance)

Acreage Components - Acreage in each ownership and maintenance category is shown, along with the applicable allocation percentage for operations and maintenance charges. Application of the allocation percentages produces O and M Net Acres - acreage subject to local program payment for O and M.

Federal/State - Initial acreages are existing federal/state ownership of habitat. These lands are shown dedicated to preserve at outset. Fifty per cent of ongoing O and M costs is allocated to local program (see discussion in Section 6.7.1). Acquisition acres from federal/state sources match on a one-to-one basis, the sum of local acquisition and mitigation fee acreage acquisitions.

Private - Initial private acres reflects dedication of existing private preserves to MSCP program at outset. Dedication acres reflect dedications occurring under modified land use controls as projects are entitled individually. Annual acreage reflects assumption of constant annual development of SANDAG Series 8 through 2015.

Local - Existing public acres shows the phased dedication of existing local publicly owned habitat lands. In Year 1, local public preserve acreage is dedicated. In Years 2 and 3, local public planned open space lands are dedicated. Local public lands in developable protection categories (Category III lands) are dedicated in Years 4 and 5. The allowed development on marginal quality lands of 1,000 acres (CSS) and 1,500 acres

(MH) has been deducted from the Year 4 and 5 dedications.

Total O and M Net Acres - Annual total of net acres to which local operation and maintenance costs apply are developed cumulatively until full preserve completion occurs in Year 2015.

Operations Cost - Ongoing Operations Cost is estimated at $31.50 /acre ($1994). The development of this cost in detailed in Section 6.7.1. The cost is adjusted for expected inflation (3.0% CPI) annually, and applied to the net O and M acreage applicable for the local program. Additional one-time costs of start-up and equipment ($100,000) are applied in first five years.

Management Cost - Estimated management cost is set at $7.50 /acre ($1994) annually. These costs are applied at a percentage beginning at 40%, reaching 100% in Year 5 and eventually declining to 50% in the year 2010. The structure of these percentages reflects the relative requirements anticipated for management during the duration of preserve assembly. Management costs are at the full 100% level after the major local acquisition program is underway. If the local acquisition program were initiated in Year 1, the management component would be fully charged initially.

Limited one-time costs associated with program start-up are shown in the initial two years. Subarea Planning is estimated at a one-time cost of $40.00 per acre, applied to the full preserve size (not the Net O and M acreage). Subarea Planning costs are distributed over the initial eight years - although the time period in practice may be shorter or longer.

Schedule IV - Revenue and Debt Service Structure

EDU - Parcel Tax Formula - EDU estimates shown are used in applying both County Open Space and Local Acquisition Parcel Taxes. EDU formula for benefit assessment is calculated as follows:

1. Total Residential DU (1990 per SANDAG) for the MSCP area is 692,100 DU.
2. SANDAG projected DU for 2015 is 987,800 DU, an increase of 42.7% or 1.43% annually.
3. 692,100 (1990 DU) is adjusted to 732,637 (1994) by adjusting for four years.
4. The 732,637 Residential DU are divided into 49.64% Single Family and 50.36% Multi Family (1990 Census). EDU Factors are assigned at 100% for Single Family and 80% for Multi Family.
5. The benefit formula is structured to allocate 85% of cost to combined residential and 15% to nonresidential.
6. The net result of these changes is 757,671 1994 EDU, a total which includes the nonresidential as well as residential, and weighs the single and multi family components according to the above factors.
7. Total EDU's grow annually at the 1.43% rate through 2015.

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County Open Space Bond Issue Assumptions - County Open Space Bond Issue is shown as 30 year bond financing, at 6.00% interest, with 110% coverage of revenues. Cost of issuance is set at 5.00% and reserve fund at 8.00%.

Local Benefit Assessment Bond Issue Assumptions - Local Acquisition Program bond issues assume 120% coverage of revenues, 7.50% interest rate, 5.00% cost of issuance, and an 8.00% reserve fund. All Local Acquisition Program debt is shown issued at terms such that the final year of debt service is 2023. Bonds are shown issued as needed at five year intervals, after the initial issuance.

Sewer Base Revenue - Sewer base revenue is the ten year projection from the Consumer's Alternative. These projections contain a series of rate increases. After 2004, revenue projections reflect a 3.0% annual adjustment.

Participating Agencies- Participating Agencies represent 30 per cent of total sewer use and long term revenues. Total revenue is expanded to reflect this contribution.

Increase From % - Indicates the net annual revenue increase resulting from an overall increase in all rates of the indicated percentage.

C8434

PROGRAM SUMMARY — CSS SCENARIO — SCHEDULE I

LOCAL ACQUISITION PROGRAM

PARCEL TAX				1	2	3	4	5	6	7	8	9	10	11	12	13
	County	$28.80	/ EDU / Year													
	Local	$6.00	/ EDU / Year	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
COUNTY OPEN SPACE PARCEL TAX / EDU				$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40
Parcel Tax Revenue				1,818	1,844	1,871	1,898	1,925	1,953	1,980	2,009	2,038	2,067	2,096	2,127	2,157
Debt Service				0	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)
Debt Proceeds				20,000												
MSCP PARCEL TAX / EDU								$6.00	$6.12	$6.24	$6.37	$6.49	$6.62	$6.76	$6.89	$7.03
Local Parcel Tax Revenue				0	0	0	0	4,812	4,979	5,151	5,330	5,514	5,705	5,902	6,107	6,318
Local Parcel Tax Debt				0	0	0	0	0	(4,010)	(4,010)	(4,010)	(4,010)	(4,010)	(5,423)	(5,423)	(5,423)
Debt Proceeds				0	0	0	0	39,136	0	0	0	0	12,625	0	0	0
Residual Tax Revenues				1,818	191	218	245	5,084	1,268	1,468	1,675	1,888	2,108	923	1,158	1,400
UTILITY TAX		0.625% Rate Increase														
Utility Revenue				1,124	1,220	1,330	1,451	1,581	1,694	1,814	1,945	2,047	2,153	2,218	2,285	2,353
Utility Tax Debt				0	0	0	0	0	0	0	0	0	0	0	0	0
Debt Proceeds				0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Tax Revenues				1,124	1,220	1,330	1,451	1,581	1,694	1,814	1,945	2,047	2,153	2,218	2,285	2,353
Total Revenue				22,943	1,411	1,548	1,695	45,802	2,962	3,283	3,620	3,936	16,887	3,141	3,442	3,753
LOCAL ACQUISITION	3,546	Ac.		835	0			1,650					635	30	30	45
Acquisition	$23,500	/Ac.		(19,623)	0	0	0	(43,642)	0	0	0	0	(19,470)	(947)	(976)	(1,508)
ANNUAL O AND M				(1,187)	(1,374)	(1,564)	(1,835)	(2,209)	(2,219)	(2,333)	(2,414)	(2,066)	(2,193)	(2,287)	(2,384)	(2,486)
OPERATING FUND BALANCE			3.00%	2,133	2,234	2,285	2,215	2,232	3,042	4,083	5,411	7,443	2,890	2,885	3,054	2,904
TOTAL LOCAL ACQUISITION - TAX AND FEE ELEMENTS																
Existing Public Acres	19,420	Ac.		9,121	3,524	3,524	1,626	1,626								
Parcel Tax	3,546	Ac.		835	0	0	0	1,650	0	0	0	0	635	30	30	45
Mitigation Fee	4,435	Ac.		0	211	211	211	211	211	211	211	211	211	211	211	211
Total	27,401	Ac.		9,956	13,691	17,426	19,263	22,750	22,961	23,172	23,383	23,595	24,441	24,682	24,923	25,179
FEDERAL PARTICIPATION / ACQUISITION																
Initial Acres				9,596	0	0	0	0	0	0	0	0	0	0	0	0
Acquisition				835	211	211	211	1,861	211	211	211	211	846	241	241	256
Cumulative	17,577	Ac.		10,431	10,642	10,853	11,065	12,926	13,137	13,348	13,559	13,770	14,617	14,858	15,099	15,355
PRIVATE DEDICATION OF LANDS																
Initial Preserve Acres				1,491	0	0	0	0	0	0	0	0	0	0	0	0
Dedication - Land Use Controls				1,747	1,747	1,747	1,747	1,747	1,747	1,747	1,747	1,747	1,747	1,747	1,747	1,747
Cumulative	39,922	Ac.		3,238	4,985	6,732	8,478	10,225	11,972	13,719	15,466	17,213	18,960	20,707	22,453	24,200
TOTAL PRESERVE ACREAGE ASSEMBLY - ALL SOURCES																
Preserved Acres	84,900	Ac.		23,625	29,318	35,011	38,806	45,901	48,070	50,239	52,409	54,578	58,017	60,246	62,476	64,735

COPY

	Local Parcel Tax Reductions Begin						Preserve Complete									Debt Repaid
	97%	85%	83%	81%	79%	77%	75%	74%	71%	69%	66%	64%	62%	60%	58%	7%
14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40
2,188	2,219	2,251	2,283	2,316	2,349	2,383	2,417	2,452	2,487	2,523	2,559	2,595	2,633	2,670	2,709	2,747
(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)
$7.17	$6.87	$5.43	$5.18	$5.04	$4.91	$4.79	$4.68	$4.57	$4.34	$4.12	$3.92	$3.72	$3.54	$3.36	$3.19	$0.05
6,537	6,556	5,969	5,976	6,037	6,102	6,174	6,250	6,331	6,321	6,311	6,302	6,291	6,282	6,273	6,264	823
(5,423)	(5,423)	(6,367)	(6,367)	(6,367)	(6,367)	(6,367)	(6,367)	(6,367)	(6,367)	(6,367)	(6,367)	(6,367)	(6,367)	(6,367)	(6,367)	(934)
0	7,328	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1,649	1,700	199	238	333	431	536	646	763	788	813	840	866	894	923	952	983
2,424	2,496	2,571	2,648	2,728	2,810	2,894	2,981	3,070	3,162	3,257	3,355	3,456	3,559	3,666	3,776	3,889
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2,424	2,496	2,571	2,648	2,728	2,810	2,894	2,981	3,070	3,162	3,257	3,355	3,456	3,559	3,666	3,776	3,889
4,073	11,524	2,771	2,887	3,061	3,241	3,430	3,627	3,833	3,950	4,070	4,195	4,321	4,453	4,589	4,728	4,872
45	276						0									
(1,553)	(9,811)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(2,592)	(2,719)	(2,831)	(2,947)	(3,120)	(3,301)	(3,490)	(3,687)	(3,893)	(4,010)	(4,130)	(4,254)	(4,382)	(4,513)	(4,649)	(4,788)	(4,932)
2,919	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
45	276	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
211	211	211	211	211	211	211	211	211	0	0	0	0	0	0	0	0
25,436	25,923	26,134	26,345	26,556	26,768	26,979	27,190	27,401	27,401	27,401	27,401	27,401	27,401	27,401	27,401	27,401
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
256	487	211	211	211	211	211	211	211	0	0	0	0	0	0	0	0
15,611	16,099	16,310	16,521	16,732	16,943	17,155	17,366	17,577	17,577	17,577	17,577	17,577	17,577	17,577	17,577	17,577
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1,747	1,747	1,747	1,747	1,747	1,747	1,747	1,747	1,747	0	0	0	0	0	0	0	0
25,947	27,694	29,441	31,188	32,935	34,681	36,428	38,175	39,922	39,922	39,922	39,922	39,922	39,922	39,922	39,922	39,922
66,994	69,715	71,885	74,054	76,223	78,392	80,562	82,731	84,900	84,900	84,900	84,900	84,900	84,900	84,900	84,900	84,900

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MITIGATI FEE PROGRAM — CSS SCENARIO — CHEDULE II

Acquisition Revenues and Expenditures — CPI: 3.00%

		1 1994	2 1995	3 1996	4 1997	5 1998	6 1999	7 2000	8 2001	9 2002	10 2003	11 2004	12 2005	13 2006
CLASS "B"														
Fee B Revenue	$3,290 / Ac.	$2,572	$2,649	$2,729	$2,811	$2,895	$2,982	$3,071	$3,163	$3,258	$3,356	$3,457	$3,561	$3,667
Consumed Acres	17,200 Acres	782	782	782	782	782	782	782	782	782	782	782	782	782
Acquisition	2,408 Acres	$0	$115	$115	$115	$115	$115	$115	$115	$115	$115	$115	$115	$115
Acquisition $		$0	($2,776)	($2,859)	($2,945)	($3,033)	($3,124)	($3,218)	($3,314)	($3,414)	($3,516)	($3,621)	($3,730)	($3,842)
CLASS "C"														
Fee C Revenue	$1,645 / Ac.	$1,796	$1,849	$1,905	$1,962	$2,021	$2,082	$2,144	$2,208	$2,275	$2,343	$2,413	$2,486	$2,560
Consumed Acres	24,014 Acres	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092
Acquisition	1,681 Acres	0	80	80	80	80	80	80	80	80	80	80	80	80
Acquisition $		$0	($1,938)	($1,996)	($2,056)	($2,117)	($2,181)	($2,246)	($2,314)	($2,383)	($2,454)	($2,528)	($2,604)	($2,682)
CLASS "D"														
Fee D Revenue	$411 / Ac.	370	381	392	404	416	429	442	455	469	483	497	512	527
Consumed Acres	19,797 Acres	900	900	900	900	900	900	900	900	900	900	900	900	900
Acquisition	346 Acres	0	16	16	16	16	16	16	16	16	16	16	16	16
Acquisition $		$0	($399)	($411)	($423)	($436)	($449)	($463)	($477)	($491)	($506)	($521)	($536)	($552)
TOTAL MITIGATION														
Total Acquisition	4,435 Acres	0	211	211	211	211	211	211	211	211	211	211	211	211
Total Acquisition $		$0	($5,112)	($5,265)	($5,423)	($5,586)	($5,754)	($5,926)	($6,104)	($6,287)	($6,476)	($6,670)	($6,870)	($7,076)
Balance	3.00%	$4,738	$4,647	$4,547	$4,437	$4,317	$4,185	$4,041	$3,884	$3,715	$3,532	$3,335	$3,123	$2,895

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14 2007	15 2008	16 2009	17 2010	18 2011	19 2012	20 2013	21 2014	22 2015	23 2016	24 2017	25 2018	26 2019	27 2020	28 2021	29 2022	30 2023
$3,777	$3,891	$4,007	$4,128	$4,251	$4,379	$4,510	$4,646	$4,785	$0	$0	$0	$0	$0	$0	$0	$0
782	782	782	782	782	782	782	782	782	0	0	0	0	0	0	0	0
$115	$115	$115	$115	$115	$115	$115	$115	$115	$0	$0	$0	$0	$0	$0	$0	$0
($3,957)	($4,076)	($4,198)	($4,324)	($4,454)	($4,587)	($4,725)	($4,867)	($5,013)	$0	$0	$0	$0	$0	$0	$0	$0
$2,637	$2,716	$2,797	$2,881	$2,968	$3,057	$3,149	$3,243	$3,340	$0	$0	$0	$0	$0	$0	$0	$0
1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	1,092	0	0	0	0	0	0	0	0
80	80	80	80	80	80	80	80	80	0	0	0	0	0	0	0	0
($2,762)	($2,845)	($2,931)	($3,019)	($3,109)	($3,202)	($3,299)	($3,397)	($3,499)	$0	$0	$0	$0	$0	$0	$0	$0
543	559	576	593	611	630	649	668	688	0	0	0	0	0	0	0	0
900	900	900	900	900	900	900	900	900	0	0	0	0	0	0	0	0
16	16	16	16	16	16	16	16	16	0	0	0	0	0	0	0	0
($569)	($586)	($604)	($622)	($640)	($660)	($679)	($700)	($721)	$0	$0	$0	$0	$0	$0	$0	$0
211	211	211	211	211	211	211	211	211	0	0	0	0	0	0	0	0
($7,289)	($7,507)	($7,733)	($7,965)	($8,203)	($8,450)	($8,703)	($8,964)	($9,233)	$0	$0	$0	$0	$0	$0	$0	$0
$2,650	$2,389	$2,109	$1,810	$1,492	$1,152	$791	$407	$0	$0	$0	$0	$0	$0	$0	$0	$0

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38480

O AND M CSS SCENARIO SCHEDULE III

84,900 Acre Preserve System			Total Acres	O and M Allocation	Net O and M Acres		
Federal Existing			9,596	0%	0		
Federal Acquired			7,981	50%	3,991		
Local Existing			19,420	80%	15,536		
Local Acquired			3,546	100%	3,546		
Local Fee Acquired			4,436	100%	4,436		
Private Preserves			1,491	0%	0		
Private - Public Maintenance	75%	38,431	28,823	100%	28,823		
Private - Private Maintenance	25%		9,608	0%	0		
Total			84,900		56,333	CPI	3.00%

O and M ACREAGE SUMMARY		Total	1	2	3	4	5	6	7	8
		17,577	1994	1995	1996	1997	1998	1999	2000	2001
Federal / State	Initial / Existing	9,596	9,596							
	Acquisition	7,981	835	211	211	211	1,861	211	211	211
50%	O and M	3,991	417	523	629	734	1,665	1,770	1,876	1,982
Private	Initial / Existing	1,491	1,491							
46,138	Acquisition	38,431	1,747	1,747	1,747	1,747	1,747	1,747	1,747	1,747
75%	O and M	28,823	1,310	2,620	3,930	5,241	6,551	7,861	9,171	10,481
Local 80%	Existing	19,420	9,121	3,524	3,524	1,626	1,626			
		100.00%	10.46%	2.65%	2.65%	2.65%	23.32%	2.65%	2.65%	2.65%
		3,546	835	0	0	0	1,650	0	0	0
		4,435	0	211	211	211	211	211	211	211
	Cumulative	27,402	9,956	13,691	17,427	19,263	22,750	22,961	23,173	23,384
	O and M	23,517	8,132	11,162	14,193	15,704	18,866	19,077	19,288	19,499
Net O and M Acres for Local Cost		56,331	9,859	14,306	18,752	21,679	27,081	28,708	30,335	31,962

Local O and M Cost										
Operations Cost	$ / Acre	Acres		18%	25%	33%	38%	48%	51%	54%	57%
Ongoing	$31.50	56,331		$350,000	$464,145	$626,652	$746,213	$960,131	$1,048,346	$1,140,991	$1,238,250
One Time				$100,000	100,000	100,000	100,000	100,000	0	0	0
Management Cost	$ / Acre	Acres		40%	50%	60%	80%	100%	100%	100%	95%
Ongoing	$7.50	84,900		$254,700	327,900	405,300	556,600	716,700	738,200	760,300	744,000
One-Time				$50,000	50,000	0	0	0	0	0	0
Sub-Area Planning	$40.00	86,400	Acres								
Program Share:		100%		$432,000	432,000	432,000	432,000	432,000	432,000	432,000	432,000
Local O and M Cost	$39.00			$1,186,700	$1,374,045	$1,563,952	$1,834,813	$2,208,831	$2,218,546	$2,333,291	$2,414,250

9	10	11	12	13	14	15	16	17	18	19	20	21
2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
211	846	241	241	256	256	487	211	211	211	211	211	211
2,087	2,510	2,631	2,752	2,880	3,008	3,251	3,357	3,463	3,568	3,674	3,779	3,885
1,747	1,747	1,747	1,747	1,747	1,747	1,747	1,747	1,747	1,747	1,747	1,747	1,747
11,791	13,101	14,412	15,722	17,032	18,342	19,652	20,962	22,273	23,583	24,893	26,203	27,513
2.65%	10.60%	3.02%	3.02%	3.21%	3.21%	6.10%	2.65%	2.65%	2.65%	2.65%	2.65%	2.65%
0	635	30	30	45	45	276	0	0	0	0	0	0
211	211	211	211	211	211	211	211	211	211	211	211	211
23,595	24,441	24,683	24,924	25,180	25,436	25,924	26,135	26,346	26,557	26,769	26,980	27,191
19,711	20,557	20,798	21,039	21,295	21,552	22,039	22,250	22,461	22,672	22,884	23,095	23,306
33,589	36,169	37,841	39,513	41,207	42,901	44,942	46,569	48,196	49,823	51,450	53,077	54,704
60%	64%	67%	70%	73%	76%	80%	83%	86%	88%	91%	94%	97%
$1,340,318	$1,486,543	$1,601,919	$1,722,879	$1,850,665	$1,984,568	$2,141,349	$2,285,433	$2,436,236	$2,594,029	$2,759,098	$2,931,736	$3,112,249
0	0	0	0	0	0	0	0	0	0	0	0	0
90%	85%	80%	75%	70%	65%	60%	55%	50%	50%	50%	50%	50%
726,000	706,200	684,600	661,100	635,500	607,800	577,900	545,600	510,900	526,200	542,000	558,300	575,000
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
$2,066,318	$2,192,743	$2,286,519	$2,383,979	$2,486,165	$2,592,368	$2,719,249	$2,831,033	$2,947,136	$3,120,229	$3,301,098	$3,490,036	$3,687,249

C-6-11

06490

22	23	24	25	26	27	28	29	30
2015	2016	2017	2018	2019	2020	2021	2022	2023
211	0	0	0	0	0	0	0	0
3,991	3,991	3,991	3,991	3,991	3,991	3,991	3,991	3,991
1,747	0	0	0	0	0	0	0	0
28,823	28,823	28,823	28,823	28,823	28,823	28,823	28,823	28,823
2.65%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
0	0	0	0	0	0	0	0	0
211	0	0	0	0	0	0	0	0
27,402	27,402	27,402	27,402	27,402	27,402	27,402	27,402	27,402
23,517	23,517	23,517	23,517	23,517	23,517	23,517	23,517	23,517
56,331	56,331	56,331	56,331	56,331	56,331	56,331	56,331	56,331
100%	100%	100%	100%	100%	100%	100%	100%	100%
$3,300,954	$3,399,983	$3,501,982	$3,607,042	$3,715,253	$3,826,710	$3,941,512	$4,059,757	$4,181,550
0	0	0	0	0	0	0	0	0
50%	50%	50%	50%	50%	50%	50%	50%	50%
592,300	610,000	628,300	647,200	666,600	686,600	707,200	728,400	750,300
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
$3,893,254	$4,009,983	$4,130,282	$4,254,242	$4,381,853	$4,513,310	$4,648,712	$4,788,157	$4,931,850

08491

REVENUE AND DEBT SERVICE STRUCTURE — CSS SCENARIO — SCHEDULE I V

MULTIPLE PROGRAMS - COUNTY OPEN SPACE PROGRAM — PARCEL TAX — UTILITY TAX

County Parcel Tax	$2.40	/ EDU / Month	$28.80 / EDU / Yr.
Local Parcel Tax	$6.00	/ EDU / Month	$72.00 / EDU / Yr.

		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Year		1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
EDU		757,671	768,530	779,544	790,717	802,049	813,544	825,203	837,030	849,026	861,194	873,536	886,056	898,754	911,635
COUNTY OS PARCEL TAX			($000's)												
County OS Assessment		$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40
County OS Revenue		$1,818	$1,844	$1,871	$1,898	$1,925	$1,953	$1,980	$2,009	$2,038	$2,067	$2,096	$2,127	$2,157	$2,188
County OS Debt	30		(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)
Bond Issue		$22,875													
Net Proceeds		$20,000													
Additional Revenue		$1,818	$191	$218	$245	$272	$299	$327	$356	$385	$414	$443	$473	$504	$535
LOCAL PARCEL TAX			($000's)												
Local Assessment		$0	0	0	0	$6.00	$6.12	$6.24	$6.37	$6.49	$6.62	$6.76	$6.89	$7.03	$7.17
LocalRevenue		$0	0	0	0	4,812	4,979	5,151	5,330	5,514	5,705	5,902	6,107	6,318	6,537
Debt Service 1	25						(4,010)	(4,010)	(4,010)	(4,010)	(4,010)	(4,010)	(4,010)	(4,010)	(4,010)
Debt Service 2	20											(1,412)	(1,412)	(1,412)	(1,412)
Debt Service 3	15														
Bond Issue:						$44,984					$14,512				
Net Proceeds:						$39,136					$12,625				
Additional Revenue		$0	$0	$0	$0	$4,812	$969	$1,141	$1,319	$1,504	$1,695	$480	$684	$896	$1,114
Combined Bond Proceeds		$20,000	0	0	0	39,136	0	0	0	0	12,625	0	0	0	0
Combined Additional Funds		$1,818	$191	$218	$245	$5,084	$1,268	$1,468	$1,675	$1,888	$2,108	$923	$1,158	$1,400	$1,649
SEWER TAX	0.625%	Increase to Consumer's Alternative Rate Structure						($000's)							
Base Revenue		$125,910	$136,589	$148,987	$162,487	$177,124	$189,715	$203,210	$217,823	$229,310	$241,185	$248,421	$255,873	$263,549	$271,456
Participating Agencies	30%	$53,961	58,538	63,852	69,637	75,910	81,306	87,090	93,353	98,276	103,365	106,466	109,660	112,950	116,338
Total Revenue		$179,871	195,127	212,839	232,124	253,034	271,021	290,300	311,176	327,586	344,550	354,887	365,533	376,499	387,794
Increase From	0.625%	$1,124	1,220	1,330	1,451	1,581	1,694	1,814	1,945	2,047	2,153	2,218	2,285	2,353	2,424
Revised Revenue		$180,996	$196,347	$214,169	$233,575	$254,616	$272,715	$292,114	$313,121	$329,633	$346,703	$357,105	$367,818	$378,852	$390,218
Debt Service 1			0	0	0	0	0	0	0	0	0	0	0	0	0
Debt Service 2							0	0	0	0	0	0	0	0	0
Debt Service 3												0	0	0	0
Bond Issue:		$0				0					0				
Proceeds:		$0				0					0				
Additional Revenue		$1,124	$1,220	$1,330	$1,451	$1,581	$1,694	$1,814	$1,945	$2,047	$2,153	$2,218	$2,285	$2,353	$2,424
Total Revenue		$1,124	$1,220	$1,330	$1,451	$1,581	$1,694	$1,814	$1,945	$2,047	$2,153	$2,218	$2,285	$2,353	$2,424

08432

							Preserve Complete								All Debt Repaid
15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
924,700	937,953	951,395	965,031	978,861	992,890	1,007,120	1,021,554	1,036,194	1,051,045	1,066,108	1,081,387	1,096,885	1,112,606	1,128,551	1,144,725
$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40
$2,219	$2,251	$2,283	$2,316	$2,349	$2,383	$2,417	$2,452	$2,487	$2,523	$2,559	$2,595	$2,633	$2,670	$2,709	$2,747
(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)
$566	$598	$630	$663	$696	$730	$764	$799	$834	$869	$906	$942	$979	$1,017	$1,055	$1,094
Tax Rate Reductions															
97%	85%	83%	81%	79%	77%	75%	74%	71%	69%	66%	64%	62%	60%	58%	7%
$7.09	$6.36	$6.28	$6.26	$6.23	$6.22	$6.21	$6.20	$6.10	$6.00	$5.91	$5.82	$5.73	$5.64	$5.55	$0.72
6,556	5,969	5,976	6,037	6,102	6,174	6,250	6,331	6,321	6,311	6,302	6,291	6,282	6,273	6,264	823
(4,010)	(4,010)	(4,010)	(4,010)	(4,010)	(4,010)	(4,010)	(4,010)	(4,010)	(4,010)	(4,010)	(4,010)	(4,010)	(4,010)	(4,010)	(412)
(1,412)	(1,412)	(1,412)	(1,412)	(1,412)	(1,412)	(1,412)	(1,412)	(1,412)	(1,412)	(1,412)	(1,412)	(1,412)	(1,412)	(1,412)	(251)
	(945)	(945)	(945)	(945)	(945)	(945)	(945)	(945)	(945)	(945)	(945)	(945)	(945)	(945)	(271)
$8,423					$0										
$7,328					$0										
$1,134	($399)	($392)	($330)	($265)	($194)	($118)	($36)	($46)	($57)	($65)	($76)	($86)	($94)	($104)	($111)
7,328	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
$1,700	$199	$238	$333	$431	$536	$646	$763	$788	$813	$840	$866	$894	$923	$952	$983
$279,600	$287,988	$296,627	$305,526	$314,692	$324,132	$333,856	$343,872	$354,188	$364,814	$375,758	$387,031	$398,642	$410,601	$422,919	$435,607
119,828	123,423	127,126	130,940	134,868	138,914	143,081	147,374	151,795	156,349	161,039	165,870	170,847	175,972	181,251	186,689
399,428	411,411	423,753	436,466	449,560	463,046	476,938	491,246	505,983	521,163	536,798	552,902	569,489	586,573	604,171	622,296
2,496	2,571	2,648	2,728	2,810	2,894	2,981	3,070	3,162	3,257	3,355	3,456	3,559	3,666	3,776	3,889
$401,924	$413,982	$426,401	$439,194	$452,369	$465,940	$479,919	$494,316	$509,146	$524,420	$540,153	$556,357	$573,048	$590,239	$607,947	$626,185
0	0	0	0	0	0	0	0								
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0					0										
0					0										
$2,496	$2,571	$2,648	$2,728	$2,810	$2,894	$2,981	$3,070	$3,162	$3,257	$3,355	$3,456	$3,559	$3,666	$3,776	$3,889
$2,496	$2,571	$2,648	$2,728	$2,810	$2,894	$2,981	$3,070	$3,162	$3,257	$3,355	$3,456	$3,559	$3,666	$3,776	$3,889

C-6-14

08403

PROGRAM SUMMARY — MH SCENARIO — SCHEDULE I

LOCAL ACQUISITION PROGRAM

PARCEL TAX	County	$28.80	/ EDU / Year	1	2	3	4	5	6	7	8	9	10	11	12	13
	Local	$9.75	/ EDU / Year	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
COUNTY OPEN SPACE PARCEL TAX / EDU				$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40
Parcel Tax Revenue				$1,818	$1,844	$1,871	$1,898	$1,925	$1,953	$1,980	$2,009	$2,038	$2,067	$2,096	$2,127	$2,157
Debt Service				$0	($1,653)	($1,653)	($1,653)	($1,653)	($1,653)	($1,653)	($1,653)	($1,653)	($1,653)	($1,653)	($1,653)	($1,653)
Debt Proceeds				$20,000												
MSCP PARCEL TAX / EDU								$9.75	$9.95	$10.14	$10.35	$10.55	$10.76	$10.98	$11.20	$11.42
Local Parcel Tax Revenue				$0	$0	$0	$0	$7,820	$8,091	$8,371	$8,661	$8,960	$9,271	$9,592	$9,924	$10,267
Local Parcel Tax Debt Service				$0	$0	$0	$0	$0	($6,517)	($6,517)	($6,517)	($6,517)	($6,517)	($8,812)	($8,812)	($8,812)
Debt Proceeds				$0	$0	$0	$0	$63,596	$0	$0	$0	$0	$20,516	$0	$0	$0
Residual Tax Revenues				$1,818	$191	$218	$245	$8,092	$1,873	$2,182	$2,500	$2,828	$3,168	$1,223	$1,585	$1,959
UTILITY TAX		1.00%	Rate Increase													
Utility Revenue				$1,799	$1,951	$2,128	$2,321	$2,530	$2,710	$2,903	$3,112	$3,276	$3,446	$3,549	$3,655	$3,765
Utility Tax Debt Service				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Debt Proceeds				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Residual Tax Revenues				$1,799	$1,951	$2,128	$2,321	$2,530	$2,710	$2,903	$3,112	$3,276	$3,446	$3,549	$3,655	$3,765
Total Revenue				$23,617	$2,143	$2,346	$2,566	$74,218	$4,584	$5,085	$5,611	$6,104	$27,129	$4,772	$5,241	$5,724
LOCAL ACQUISITION	5,105	Ac.		835				2,680					1,015	40	50	60
Acquisition	$23,500	/Ac.		($19,623)	$0	$0	$0	($70,885)	$0	$0	$0	$0	($31,122)	($1,263)	($1,626)	($2,010)
ANNUAL O AND M				($1,776)	($2,127)	($2,447)	($2,904)	($3,528)	($3,592)	($3,763)	($3,874)	($3,253)	($3,435)	($3,563)	($3,696)	($3,834)
OPERATING FUND BALANCE			3.00%	$2,219	$2,302	$2,269	$2,000	$1,865	$2,913	$4,322	$6,189	$9,225	$2,074	$2,083	$2,064	$2,006
TOTAL LOCAL ACQUISITION - TAX AND FEE ELEMENTS																
Existing Public Acres	30,869	Ac.		13,939	5,262	5,262	3,204	3,204								
Parcel Tax	5,105	Ac.		835	0	0	0	2,680	0	0	0	0	1,015	40	50	60
Mitigation Fee	6,215	Ac.		0	296	296	296	296	296	296	296	296	296	296	296	296
Total	42,189	Ac.		14,774	20,331	25,889	29,388	35,568	35,864	36,160	36,456	36,752	38,063	38,399	38,745	39,100
FEDERAL PARTICIPATION / ACQUISITION																
Initial Acres				37,688	0	0	0	0	0	0	0	0	0	0	0	0
Acquisition				835	296	296	296	2,976	296	296	296	296	1,311	336	346	356
Cumulative	49,008	Ac.		38,523	38,819	39,115	39,411	42,387	42,683	42,979	43,275	43,571	44,882	45,218	45,563	45,919
PRIVATE DEDICATION OF LANDS																
Initial Preserve Acres				2,228	0	0	0	0	0	0	0	0	0	0	0	0
Dedication - Land Use Controls				2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441
Cumulative	55,939	Ac.		4,669	7,111	9,552	11,994	14,435	16,876	19,318	21,759	24,201	26,642	29,084	31,525	33,966
TOTAL PRESERVE ACREAGE ASSEMBLY - ALL SOURCES																
Preserved Acres	147,136	Ac.		57,966	66,261	74,556	80,793	92,390	95,423	98,456	101,490	104,523	109,586	112,700	115,833	118,986

OS4104

MITIGATIO E PROGRAM — MH SCENARIO — CHEDULE II

Acquisition Revenues and Expenditures — CPI: 3.00%

CLASS "B"			1 1994	2 1995	3 1996	4 1997	5 1998	6 1999	7 2000	8 2001	9 2002	10 2003	11 2004	12 2005	13 2006
Fee B Revenue	$4,434	/ Ac.	$3,047	$3,139	$3,233	$3,330	$3,430	$3,533	$3,639	$3,748	$3,860	$3,976	$4,095	$4,218	$4,345
Consumed Acres	15,120	Acres	687	687	687	687	687	687	687	687	687	687	687	687	687
Acquisition	2,853	Acres	$0	$136	$136	$136	$136	$136	$136	$136	$136	$136	$136	$136	$136
Acquisition $			$0	($3,288)	($3,387)	($3,489)	($3,593)	($3,701)	($3,812)	($3,926)	($4,044)	($4,165)	($4,290)	($4,419)	($4,552)
CLASS "C"															
Fee C Revenue	$2,217	/ Ac.	$3,093	$3,186	$3,281	$3,380	$3,481	$3,586	$3,693	$3,804	$3,918	$4,036	$4,157	$4,281	$4,410
Consumed Acres	30,692	Acres	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395
Acquisition	2,895	Acres	0	138	138	138	138	138	138	138	138	138	138	138	138
Acquisition $			$0	($3,337)	($3,438)	($3,541)	($3,647)	($3,756)	($3,869)	($3,985)	($4,105)	($4,228)	($4,355)	($4,485)	($4,620)
CLASS "D"															
Fee D Revenue	$554	/ Ac.	499	513	529	545	561	578	595	613	632	650	670	690	711
Consumed Acres	19,797	Acres	900	900	900	900	900	900	900	900	900	900	900	900	900
Acquisition	467	Acres	0	22	22	22	22	22	22	22	22	22	22	22	22
Acquisition $			$0	($538)	($554)	($571)	($588)	($605)	($624)	($642)	($662)	($681)	($702)	($723)	($745)
TOTAL MITIGATION															
Total Acquisition	6,215	Acres	0	296	296	296	296	296	296	296	296	296	296	296	296
Total Acquisition $			$0	($7,164)	($7,378)	($7,600)	($7,828)	($8,063)	($8,305)	($8,554)	($8,810)	($9,075)	($9,347)	($9,627)	($9,916)
Balance	3.00%		$6,639	$6,512	$6,372	$6,218	$6,049	$5,864	$5,662	$5,443	$5,206	$4,950	$4,673	$4,376	$4,057

08455

14 2007	15 2008	16 2009	17 2010	18 2011	19 2012	20 2013	21 2014	22 2015	23 2016	24 2017	25 2018	26 2019	27 2020	28 2021	29 2022	30 2023
$4,475	$4,609	$4,748	$4,890	$5,037	$5,188	$5,344	$5,504	$5,669	$0	$0	$0	$0	$0	$0	$0	$0
687	687	687	687	687	687	687	687	687	0	0	0	0	0	0	0	0
$136	$136	$136	$136	$136	$136	$136	$136	$136	$0	$0	$0	$0	$0	$0	$0	$0
($4,688)	($4,829)	($4,974)	($5,123)	($5,277)	($5,435)	($5,598)	($5,766)	($5,939)	$0	$0	$0	$0	$0	$0	$0	$0
$4,542	$4,678	$4,819	$4,963	$5,112	$5,265	$5,423	$5,586	$5,754	$0	$0	$0	$0	$0	$0	$0	$0
1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	0	0	0	0	0	0	0	0
138	138	138	138	138	138	138	138	138	0	0	0	0	0	0	0	0
($4,758)	($4,901)	($5,048)	($5,200)	($5,356)	($5,516)	($5,682)	($5,852)	($6,028)	$0	$0	$0	$0	$0	$0	$0	$0
732	754	777	800	824	849	874	900	927	0	0	0	0	0	0	0	0
900	900	900	900	900	900	900	900	900	0	0	0	0	0	0	0	0
22	22	22	22	22	22	22	22	22	0	0	0	0	0	0	0	0
($767)	($790)	($814)	($838)	($863)	($889)	($916)	($943)	($972)	$0	$0	$0	$0	$0	$0	$0	$0
296	296	296	296	296	296	296	296	296	0	0	0	0	0	0	0	0
($10,214)	($10,520)	($10,836)	($11,161)	($11,495)	($11,840)	($12,196)	($12,561)	($12,938)	$0	$0	$0	$0	$0	$0	$0	$0
$3,714	$3,347	$2,955	$2,537	$2,090	$1,615	$1,109	$571	($0)	($0)	($0)	($0)	($0)	($0)	($0)	($0)	($0)

0437

O AND M | MH SCENARIO | SCHEDULE III

147,137 Acre Preserve System			Total Acres	O and M Allocation	Net O and M Acres		
Federal Existing			37,688	0%	0		
Federal Acquired			11,320	50%	5,660		
Local Existing			30,869	80%	24,695		
Local Acquired			5,105	100%	5,105		
Local Fee Acquired			6,215	100%	6,215		
Private Preserves			2,228	0%	0		
Private - Public Maintenance	75%	53,711	40,283	100%	40,283		
Private - Private Maintenance	25%		13,428	0%	0		
Total			147,137		81,959	CPI	3.00%

O and M ACREGE SUMMARY		Total	1	2	3	4	5	6	7	8
		49,008	1994	1995	1996	1997	1998	1999	2000	2001
Federal / State	Initial / Existing	37,688	37,688							
	Acquisition	11,320	835	296	296	296	2,976	296	296	296
50%	O and M	5,660	417	565	713	861	2,349	2,497	2,645	2,793
Private	Initial / Existing	2,228	2,228							
62,155	Acquisition	53,711	2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441
75%	O and M	40,283	1,831	3,662	5,493	7,324	9,155	10,986	12,817	14,648
Local 80%	Existing	30,869	13,939	5,262	5,262	3,204	3,204			
		100.00%	7.38%	2.61%	2.61%	2.61%	26.29%	2.61%	2.61%	2.61%
		5,105	835	0	0	0	2,680	0	0	0
		6,215	0	296	296	296	296	296	296	296
	Cumulative	42,190	14,774	20,332	25,889	29,389	35,568	35,864	36,160	36,456
	O and M	36,015	11,986	16,491	20,997	23,855	29,394	29,690	29,986	30,282
Net O and M Acres for Local Cost		81,959	14,235	20,719	27,203	32,041	40,899	43,174	45,449	47,724

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Local O and M Cost										
Operations Cost	$ / Acre	Acres		17%	25%	33%	39%	50%	53%	55%	58%
Ongoing	$31.50	81,959		$448,395	$672,226	$909,084	$1,102,877	$1,450,003	$1,576,579	$1,709,445	$1,848,864
One Time				$100,000	100,000	100,000	100,000	100,000	0	0	0
Management Cost	$ / Acre	Acres		40%	50%	60%	80%	100%	100%	100%	95%
Ongoing	$7.50	147,137		$441,400	568,300	702,400	964,700	1,242,000	1,279,300	1,317,700	1,289,300
One-Time				$50,000	50,000	0	0	0	0	0	0
Sub-Area Planning	$40.00	147,137	Acres								
Program Share:		100%		$736,000	736,000	736,000	736,000	736,000	736,000	736,000	736,000
Local O and M Cost	$39.00			$1,775,795	$2,126,526	$2,447,484	$2,903,577	$3,528,003	$3,591,879	$3,763,145	$3,874,164

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9	10	11	12	13	14	15	16	17	18	19	20	21
2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
296	1,311	336	346	356	361	656	296	296	296	296	296	296
2,941	3,597	3,765	3,938	4,116	4,296	4,624	4,772	4,920	5,068	5,216	5,364	5,512
2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441	2,441
16,480	18,311	20,142	21,973	23,804	25,635	27,466	29,297	31,128	32,959	34,790	36,621	38,452
2.61%	11.58%	2.97%	3.06%	3.14%	3.19%	5.79%	2.61%	2.61%	2.61%	2.61%	2.61%	2.61%
0	1,015	40	50	60	65	360	0	0	0	0	0	0
296	296	296	296	296	296	296	296	296	296	296	296	296
36,752	38,063	38,399	38,745	39,101	39,462	40,118	40,414	40,710	41,006	41,302	41,598	41,894
30,578	31,889	32,225	32,571	32,927	33,288	33,944	34,240	34,535	34,831	35,127	35,423	35,719
49,999	53,796	56,131	58,481	60,846	63,219	66,034	68,309	70,584	72,859	75,134	77,409	79,684
61%	66%	68%	71%	74%	77%	81%	83%	86%	89%	92%	94%	97%
$1,995,109	$2,211,041	$2,376,220	$2,549,974	$2,732,688	$2,924,417	$3,146,274	$3,352,310	$3,567,876	$3,793,359	$4,029,159	$4,275,694	$4,533,395
0	0	0	0	0	0	0	0	0	0	0	0	0
90%	85%	80%	75%	70%	65%	60%	55%	50%	50%	50%	50%	50%
1,258,100	1,223,900	1,186,400	1,145,700	1,101,400	1,053,400	1,001,500	945,600	885,400	912,000	939,300	967,500	996,500
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
$3,253,209	$3,434,941	$3,562,620	$3,695,674	$3,834,088	$3,977,817	$4,147,774	$4,297,910	$4,453,276	$4,705,359	$4,968,459	$5,243,194	$5,529,895

22	23	24	25	26	27	28	29	30
2015	2016	2017	2018	2019	2020	2021	2022	2023
296	0	0	0	0	0	0	0	0
5,660	5,660	5,660	5,660	5,660	5,660	5,660	5,660	5,660
2,441	0	0	0	0	0	0	0	0
40,283	40,283	40,283	40,283	40,283	40,283	40,283	40,283	40,283
2.61%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
0	0	0	0	0	0	0	0	0
296	0	0	0	0	0	0	0	0
42,190	42,190	42,190	42,190	42,190	42,190	42,190	42,190	42,190
36,015	36,015	36,015	36,015	36,015	36,015	36,015	36,015	36,015
81,959	81,959	81,959	81,959	81,959	81,959	81,959	81,959	81,959
100%	100%	100%	100%	100%	100%	100%	100%	100%
$4,802,709	$4,946,791	$5,095,194	$5,248,050	$5,405,492	$5,567,656	$5,734,686	$5,906,727	$6,083,928
0	0	0	0	0	0	0	0	0
50%	50%	50%	50%	50%	50%	50%	50%	50%
1,026,400	1,057,200	1,089,000	1,121,600	1,155,300	1,189,900	1,225,600	1,262,400	1,300,300
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
$5,829,109	$6,003,991	$6,184,194	$6,369,650	$6,560,792	$6,757,556	$6,960,286	$7,169,127	$7,384,228

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REVENUE AND DEBT SERVICE STRUCTURE — MH SCENA — SCHEDULE I V

MULTIPLE PROGRAMS - COUNTY OPEN SPACE PROGRAM — PARCEL TAX — UTILITY TAX

County Parcel Tax	$2.40 / EDU / Month	$28.80	/ EDU / Yr.
Local Parcel Tax	$9.75 / EDU / Month	$117.00	/ EDU / Yr.

		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Year		1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
EDU		757,671	768,530	779,544	790,717	802,049	813,544	825,203	837,030	849,026	861,194	873,536	886,056	898,754	911,635
COUNTY OS PARCEL TAX			($000's)												
County OS Assessment		$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40
County OS Revenue		$1,818	$1,844	$1,871	$1,898	$1,925	$1,953	$1,980	$2,009	$2,038	$2,067	$2,096	$2,127	$2,157	$2,188
County OS Debt	30		(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)
Bond Issue		$22,875													
Net Proceeds		$20,000													
Additional Revenue		$1,818	$191	$218	$245	$272	$299	$327	$356	$385	$414	$443	$473	$504	$535
LOCAL PARCEL TAX			($000's)												
Local Assessment		$0.00	$0.00	$0.00	$0.00	$9.75	$9.95	$10.14	$10.35	$10.55	$10.76	$10.98	$11.20	$11.42	$11.65
LocalRevenue		$0	$0	$0	$0	$7,820	$8,091	$8,371	$8,661	$8,960	$9,271	$9,592	$9,924	$10,267	$10,623
Debt Service 1	25						(6,517)	(6,517)	(6,517)	(6,517)	(6,517)	(6,517)	(6,517)	(6,517)	(6,517)
Debt Service 2	20											(2,295)	(2,295)	(2,295)	(2,295)
Debt Service 3	15														
Bond Issue:						$73,099					$23,582				
Net Proceeds:						$63,596					$20,516				
Additional Revenue		$0	$0	$0	$0	$7,820	$1,574	$1,854	$2,144	$2,444	$2,754	$780	$1,112	$1,455	$1,811
Combined Bond Proceeds		$20,000	$0	$0	$0	$63,596	$0	$0	$0	$0	$20,516	$0	$0	$0	$0
Combined Additional Funds		$1,818	$191	$218	$245	$8,092	$1,873	$2,182	$2,500	$2,828	$3,168	$1,223	$1,585	$1,959	$2,346
SEWER TAX	1.0%	Increase to Consumer's Alternative Rate Structure						($000's)							
Base Revenue		$125,910	$136,589	$148,987	$162,487	$177,124	$189,715	$203,210	$217,823	$229,310	$241,185	$248,421	$255,873	$263,549	$271,456
Participating Agencies	30%	$53,961	58,538	63,852	69,637	75,910	81,306	87,090	93,353	98,276	103,365	106,466	109,660	112,950	116,338
Total Revenue		$179,871	195,127	212,839	232,124	253,034	271,021	290,300	311,176	327,586	344,550	354,887	365,533	376,499	387,794
Increase From	1.0%	$1,799	1,951	2,128	2,321	2,530	2,710	2,903	3,112	3,276	3,446	3,549	3,655	3,765	3,878
Revised Revenue		$181,670	$197,078	$214,967	$234,446	$255,565	$273,732	$293,203	$314,287	$330,862	$347,996	$358,435	$369,188	$380,264	$391,672
Debt Service 1			0	0	0	0	0	0	0	0	0	0	0	0	0
Debt Service 2							0	0	0	0	0	0	0	0	0
Debt Service 3												0	0	0	0
Bond Issue:		$0				0					0				
Proceeds:		$0				0					0				
Additional Revenue		$1,799	1,951	2,128	2,321	2,530	2,710	2,903	3,112	3,276	3,446	3,549	3,655	3,765	3,878
Total Revenue		$1,799	1,951	2,128	2,321	2,530	2,710	2,903	3,112	3,276	3,446	3,549	3,655	3,765	3,878

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							Preserve Complete								All Debt Repaid
15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
924,700	937,953	951,395	965,031	978,861	992,890	1,007,120	1,021,554	1,036,194	1,051,045	1,066,108	1,081,387	1,096,885	1,112,606	1,128,551	1,144,725
$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40	$2.40
$2,219	$2,251	$2,283	$2,316	$2,349	$2,383	$2,417	$2,452	$2,487	$2,523	$2,559	$2,595	$2,633	$2,670	$2,709	$2,747
(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)	(1,653)
$566	$598	$630	$663	$696	$730	$764	$799	$834	$869	$906	$942	$979	$1,017	$1,055	$1,094
Tax Rate Reductions															
95%	85%	83%	81%	79%	77%	75%	73%	71%	68%	66%	64%	62%	60%	58%	8%
$11.30	$10.35	$10.20	$10.15	$10.11	$10.07	$10.05	$10.02	$9.87	$9.73	$9.58	$9.44	$9.30	$9.17	$9.03	$1.29
$10,453	$9,705	$9,706	$9,798	$9,896	$10,002	$10,117	$10,238	$10,230	$10,223	$10,216	$10,209	$10,203	$10,198	$10,192	$1,477
(6,517)	(6,517)	(6,517)	(6,517)	(6,517)	(6,517)	(6,517)	(6,517)	(6,517)	(6,517)	(6,517)	(6,517)	(6,517)	(6,517)	(6,517)	(669)
(2,295)	(2,295)	(2,295)	(2,295)	(2,295)	(2,295)	(2,295)	(2,295)	(2,295)	(2,295)	(2,295)	(2,295)	(2,295)	(2,295)	(2,295)	(408)
	(1,368)	(1,368)	(1,368)	(1,368)	(1,368)	(1,368)	(1,368)	(1,368)	(1,368)	(1,368)	(1,368)	(1,368)	(1,368)	(1,368)	(392)
$12,197					$0										
$10,612					$0										
$1,642	($475)	($474)	($382)	($284)	($178)	($63)	$58	$50	$44	$36	$29	$23	$18	$12	$7
$10,612	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
$2,208	$123	$156	$281	$413	$552	$701	$857	$884	$913	$942	$972	$1,003	$1,035	$1,067	$1,101
$279,600	$287,988	$296,627	$305,526	$314,692	$324,132	$333,856	$343,872	$354,188	$364,814	$375,758	$387,031	$398,642	$410,601	$422,919	$435,607
119,828	123,423	127,126	130,940	134,868	138,914	143,081	147,374	151,795	156,349	161,039	165,870	170,847	175,972	181,251	186,689
399,428	411,411	423,753	436,466	449,560	463,046	476,938	491,246	505,983	521,163	536,798	552,902	569,489	586,573	604,171	622,296
3,994	4,114	4,238	4,365	4,496	4,630	4,769	4,912	5,060	5,212	5,368	5,529	5,695	5,866	6,042	6,223
$403,422	$415,525	$427,991	$440,830	$454,055	$467,677	$481,707	$496,158	$511,043	$526,374	$542,166	$558,431	$575,184	$592,439	$610,212	$628,519
0	0	0	0	0	0	0	0								
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0					0										
0					0										
3,994	4,114	4,238	4,365	4,496	4,630	4,769	4,912	5,060	5,212	5,368	5,529	5,695	5,866	6,042	6,223
3,994	4,114	4,238	4,365	4,496	4,630	4,769	4,912	5,060	5,212	5,368	5,529	5,695	5,866	6,042	6,223

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APPENDIX C-7

A MODEL OF VACANT LAND SALES AND VALUES FOR THE MULTIPLE SPECIES CONSERVATION PROGRAM

November 23, 1993

Revised February 11, 1995

Prepared for:

Ogden Environmental and Energy Services
and
The City of San Diego
Metropolitan Wastewater Department

Prepared by:

Onaka Planning & Economics
P.O. Box 230906
Encinitas, CA 92023-0906

(OP/E 116)

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A MODEL OF VACANT LAND SALES AND VALUES FOR THE MULTIPLE SPECIES CONSERVATION PROGRAM

Methodology and Summary

The land value model of the MSCP provides a flexible method of estimating the approximate cost of privately owned habitat for the various configurations of the preserve planning area. The model is a component of the geographic information system (GIS) database for the MSCP and was constructed from vacant land transactions in San Diego County from 1986 to 1992. It is a regional model and as such is applicable to large collections of habitat areas, but not to a single parcel or a few parcels.

A complete listing of all vacant land transactions from 1986 to 1992, involving assessor's parcels of 1 acre or more in San Diego County, was obtained from a tape of parcel data file originally compiled by the San Diego County Assessor's Office. Land areas were summed for all parcels, where the sales price corresponded to the entire transaction. Transactions involving total land area of less than 10 acres were eliminated from the sample, since they typically occur in or near urban areas and do not involve much natural habitat. A total of 1,198 transactions of vacant land over 10 acres were identified in western San Diego County, generally corresponding to the combined study areas of the MSCP and the North County Multiple Habitat Conservation Program (MHCP).

A multiple regression model of land price was developed. The dependent variable was the natural logarithm of the average land price per acre. A stepwise regression was used to select independent variables which significantly explained the variation in the dependent variable. The principal independent variables were three measures of distance — from downtown San Diego, from Interstate 5 at the boundary of the City of Oceanside and Camp Pendleton, and from the coast — and the natural logarithm of the size of the land. Others were dummy variables indicating transactions before 1990, presence of active, irrigated agricultural operation, and general plan designations for residential and non-residential urban uses.

The results of the regression model were used to estimate land prices for a standardized vacant property — defined to be 40 acres in size, zoned for agricultural use, but without any active, irrigated agricultural operation. The standardized property was selected as one which most closely approximates the type of land which may be acquired for the habitat preserve. The predicted prices were adjusted to reflect differences in existing general or community plan land use designation and entered into the GIS database.

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Sales Data File

The following steps were undertaken to prepare the sales data file. The initial file of parcels was selected from the San Diego County Property Owners Database maintained by California Data Solutions (CDS). The selection filter consisted of the following: Date of sale after January 1, 1986; parcel size of 1 acre or more; present land use code of (10) vacant residential, (20) vacant commercial, (40) vacant industrial, (50-59) irrigated farms, (61-65) rural land (non-irrigated), (70) vacant institutional, (80-91) recreational and other. This resulted in a file of 5,093 parcels. The original database contained sales information only for the last date of sale. That is, if a parcel was sold more than once prior to 1992, information for only the last transaction is retained.

Land areas were added for multiple parcels sold as part of a single transaction. Multiparcel transactions were identified by a common document number used to record the transaction. In the original file by CDS, the same total sales price of the transaction is commonly assigned to each of the multiple parcels in the transaction. The 5,093 parcels were found to represent 1,397 transactions. The following variables were retained for each transaction:

ESC_YR	Year and month (in fractional years) escrow was closed
SALE	Total sales price in current dollars
ACRES	Total acres of land
USECODE	Current "land use" of vacant land, where
	A = Residential
	B = Irrigated agriculture
	C = Rural, nonirrigated agriculture, and agricultural preserve
	D = Commercial, industrial, and other
ZONE	Zoning, where
	A = Unzoned
	B = Residential
	C = Agricultural
	D = Commercial, industrial, and other
LEGAL	Township, range, section

Values for USECODE, ZONE, and LEGAL for a multiparcel transaction were selected to represent the values associated with the largest aggregation of parcels which share the same value.

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The following variables were then added to each record:

YR_91	Dummy variable indicating close of escrow in 1991
YR_90	Dummy variable indicating close of escrow in 1990
YR_89	Dummy variable indicating close of escrow in 1989
YR_B88	Dummy variable indicating close of escrow in 1988 or before
USE2_A	Dummy variable indicating residential use
USE2_B	Dummy variable indicating presence of irrigated agriculture
USE2_D	Dummy variable indicating commercial, industrial, or other use
ZONE2_B	Dummy variable indicating residential zone
ZONE2_C	Dummy variable indicating agricultural zone
ZONE2_D	Dummy variable indicating commercial, industrial, or other zone
D_SANCBD	Distance in miles to the San Diego central business district (CBD)
SQ_D_SAN	Square of distance to the San Diego CBD
D_OCEANS	Distance in miles to Interstate 5 at the border between the City of Oceanside and Camp Pendleton
SQ_D_OCE	Square of distance to I-5 at Oceanside/Camp Pendleton
D_COAST	Distance to the coast, approximated by the distance in miles to a straight line between the San Diego CBD and I-5 at Oceanside-Camp Pendleton.
SQ_D_COA	Square of distance to the line between San Diego CBD and I-5 at Oceanside/Camp Pendleton
LN_ACRES	Natural logarithm of the land area of property in acres
LN_A_L_S	Natural logarithm of the sales price per acre

There were no large vacant land sales recorded in the coastal area from La Jolla to Point Loma, which lie west of the line between the San Diego CBD and I-5 at the City of Oceanside and Camp Pendleton. For estimation purposes, these areas were considered to be on the coast. The dummy variables were chosen such that the base case, where all dummy variables are set equal to zero, represents an unzoned, rural land, including nonirrigated agriculture and agricultural preserve, which closed escrow in 1992. The dummy variables indicate departures from the base case.

A cross tabulation of land use and zoning of vacant land is shown in Table C-7.1. As may be expected, there is a high degree of correlation between the "land use" of vacant land and zoning. That is, vacant land for residential land use generally has residential zoning, and vacant land for commercial and industrial land use has commercial or industrial zoning. Land with irrigated

agricultural operation generally has agricultural zoning. However, rural land or nonirrigated agricultural land may be either unzoned or zoned for agriculture.

The 1,397 transactions were distributed throughout San Diego County. Of these, 1,216 transactions were located in or near the combined study areas of the MSCP and the Multiple Habitat Conservation Program (MHCP). The selection was based on township and range information. Eighteen transactions represented very high land prices in excess of $500,000 per acre for properties outside the potential preserve areas. These transactions were considered to be outliers and removed from the file, resulting in 1,198 cases.

Descriptions of Dependent and Independent Variables

The distribution of sales price per acre of land transactions is highly skewed. While many transactions take place near the median, numerous high value transactions are also recorded. In order to correct for this skewness, natural logarithm of sales price per acre was used as the dependent variable. As shown in Figure C-7.1, this variable is distributed approximately normally.

Means and standard deviations of the dependent and independent variables, except dummy variables, are summarized in Table C-7.2. It may be inferred from this table that an "average" transaction, in terms of the mean values of the variables, took place in 1990, involving a property of approximately 25 acres [= exp(3.207)] for $15,352 per acre [= exp(9.639)], located 31 miles from downtown San Diego, 25 miles from Oceanside, and 8 miles from the coast.

Correlations of the dependent variable with some of the continuous independent variables are shown as scatter plots in Figures C-7.2 through C-7.6. Some observations, based on simple correlations, are noted below.

Correlation With Year of Sale. Most of the transactions in the file occurred after 1987. There is a slight positive correlation between the dependent variable and the year in which the escrow closed, but this is due mainly to the lower prices of transactions before 1988 (Fig. C-7.2).

Correlation With Property Size. As would be expected, there is a negative correlation between the dependent variable and property size (Fig. C-7.3). That is, sales price per acre tends to decline with property size. A doubling of property size, say from 20 to 40 acres, is associated with about 18% reduction in the per acre price.

Correlations With Distances from the San Diego CBD, I-5 at Oceanside/Camp Pendleton, and the Coast. Economic theory indicates that the primary determinant of land price should be accessibility to regional destinations for employment, approximated by the distance to the central business district (CBD) or, in the case of commuters to Orange County, to the border between the City of Oceanside and Camp Pendleton. Both correlations are negative, as expected (Figures C-7.4 and C-7.5). For every additional mile in distance from either destination, the per acre price declines by about 2.4%. A stronger relationship exists between land price and distance from the coast (Fig. C-7.6). For every additional mile from the coast, the per acre price declines by nearly 16%.

Stepwise Regression

A stepwise regression was performed. The dependent variable is the natural logarithm of sales price per acre. The independent variables selected for inclusion in the model and the corresponding statistics are shown in Table C-7.3. All of the selected variables, as well as the overall model, are highly significant.

Land use and zoning dummy variables selected for inclusion are consistent with the distribution of transactions in the cross tabulation shown in Table C-7.1. In addition to the base case (*USECODE* = C and *ZONE* = A), large groups of transactions include residential zoned land (ZONE = B), irrigated agriculture (USECODE = B), and commercial or industrial zoned land (ZONE = D). The year in which escrow was closed does not affect the expected sales price, except for years prior to 1990. In particular, it is interesting to note that sales prices, when controlled for the other variables in the model, do not differ significantly from 1990 to 1992. This appears to show that some of the price declines since 1990 are due to fewer transactions in expensive properties, such as residential and commercial or industrial zoned land.

An analysis of residuals from the multiple regression model is shown in Figure C-7.7. The residuals, or the differences between the predicted and observed values of land price per acre, are distributed approximately normally for all cases, except for those with the largest positive residuals. The largest positive residuals are generally associated with transactions at high prices per acre. That is, the model predicts the low and middle prices reasonably well, but underestimates the high prices. This is to be expected, given the preponderance of low and middle priced transactions in the data file. The model is suitable for estimating the prices of large vacant lands, which often support the types of habitat of interest to the MSCP.

The model was used to calculate the predicted 1992 per acre price of a standardized vacant property, consisting of 40 acres of land, in rural or nonirrigated agricultural use, and with no zoning or with agricultural zoning. The predicted values were plotted for all locations in the MSCP study area (Fig. C-7.8). The values range from $60,000 to $70,000 per acre at the coast to less than $10,000 per acre near the eastern boundary of the study.

Price Adjustment for General Plan Land Use

The regression model results can be used to infer prices for lands which are zoned residential, commercial, or industrial, by using the estimated coefficients of the dummy variables indicating current zoning (Table C-7.4). According to the model, land zoned residential is estimated to cost about 1.5 times the land which is either unzoned or zoned for agricultural use. Commercial or industrial zoned land is estimated to cost nearly 2.2 times the land zoned as rural or agricultural.

The prices estimated by the model apply to gross land area, which includes a mixture of open space, constrained, and unconstrained land. However, the analysis of existing land use controls, described in Section 6.3 of the report, applies to land for which general plan or community plan land use designations are assumed to be known. In order to estimate land price by land use designation, adjusted price multipliers were developed as shown in Table C-7.5.

The price multipliers of Table C-7.5 are based on the estimated coefficients of the zoning dummy variables, adjusted for the occurrence of open space and constrained land in the property being sold. The ratio of open space and constrained land to unconstrained land in a property is assumed to be one-half the proportions of such lands observed in the MSCP study area as a whole. It is also assumed that the development potential of open space, constrained, and unconstrained lands vary approximately according to the estimated percentage of land which would remain unprotected after the application of existing land use controls. The adjusted multipliers indicate that the prices of unconstrained agricultural, low density residential, or urban land would be higher than those of similarly zoned land, but which include some open space or constrained lands.

Estimated Land Prices in Focused Planning Areas

GIS databases were generated by SourcePoint for all the focused planning area (FPA) scenarios described in the Plan and the Resource Document. Each database contains information on land areas inside and outside the focused planning area. Data fields include the vegetation type, the

location of habitat inside or outside the FPA, the jurisdiction, ownership, planned land use, and other attributes. A "polygon" was defined for each geographic area with the same values for all data fields. Land value contours for a standardized parcel were applied to each polygon, adjusted for constraints and land use as noted above, and summed over selected categories of private lands.

Using the above procedure, average land values were estimated for privately owned habitat lands in the FPA, "gap" habitats at risk of loss through development, and classes of privately owned lands in the MHPA.

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Table C-7.1
NUMBER OF TRANSACTIONS OF VACANT LAND BY LAND USE AND ZONING

Zoning / Land Use	A. Unzoned	B. Residential Zone	C. Agricultural Zone	D. Commercial or Industrial Zone	Total
A. Residential	12	143	28	0	183
B. Irrigated Agriculture	6	14	330	3	353
C. Rural, Nonirrigated Agriculture, or Agricultural Preserve	202	39	446	5	692
D. Commercial, Industrial, and Other	1	2	0	166	169
Total	221	198	804	174	1,397

Source: San Diego County Property Owners Database.
Note: Transactions of vacant lands of over 10 acres in San Diego County, 1986-1992. Shading indicates the "base case" for the definition of dummy variables.

Table C-7.2 MEANS AND STANDARD DEVIATIONS		
Variable	**Mean**	**Standard Deviation**
ESC_YR	90.359	1.4504
D_SANCBD	31.444	10.1703
SQ_D_SAN	1092.076	648.2511
D_OCEANS	25.142	12.8706
SQ_D_OCE	797.620	794.5787
D_COAST	8.061	3.3610
SQ_D_COA	76.271	53.6916
LN_ACRES	3.207	0.7690
LN_A_L_S	9.639	1.0810

Note: See text for definition of variables.

Table C-7.3
ESTIMATED COEFFICIENTS OF THE MULTIPLE REGRESSION MODEL

Variable	Coefficient	Standard Error	*t*-Statistic (a)	p-Level
YR_89	-0.1822	0.0562	-3.2425	0.001218
YR_B88	-0.3629	0.0642	-5.6529	<0.000001
USE2_B	0.2584	0.0591	4.3765	0.000013
ZONE2_B	0.4137	0.0746	5.5430	<0.000001
ZONE2_D	0.7758	0.0791	9.8108	<0.000001
SQ_D_SAN	-0.000377	0.00005	-7.5624	<0.000001
D_OCEANS	-0.0136	0.0029	-4.7210	0.000003
D_COAST	-0.3249	0.0295	-11.0265	<0.000001
SQ_D_COA	0.0140	0.0018	7.8261	<0.000001
LN_ACRES	-0.2994	0.0323	-9.2674	<0.000001
Intercept	12.7695	0.1746	73.146	<0.000001

Statistics

No. of cases	1198
Multiple R	0.6719
R^2	0.4515
Adjusted R^2	0.4468
Std. error of estimate	0.8040
F(10,1187)	97.6952
p-level	<0.000001

(a) d.f. = 1187

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Table C-7.4
PRICE MULTIPLIERS INFERRED FROM THE MULTIPLE REGRESSION MODEL

Variable	Estimated Coefficient	Price Multiplier
USE2_B (Irrigated Agricultural Use)	0.2584	1.2949
ZONE2_B (Residential Zone)	0.4137	1.5124
ZONE2_D (Commercial or Industrial Zone)	0.7758	2.1723

Table C-7.5
PRICE MULTIPLIERS ADJUSTED TO REFLECT GENERAL OR COMMUNITY PLAN LAND USE DESIGNATIONS

Land Use Designation	Price Multiplier
I, II, IIA, or IIB — Open Space	0.1216
IIIA — Constrained	0.9710
IIIB — Agriculture	1.4590
IIIC — Low Density Residential	1.7943
IIID — Urban	2.3625

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Figure C-7.1
FREQUENCY DISTRIBUTION OF NATURAL LOGARITHM OF SALES PRICE PER ACRE

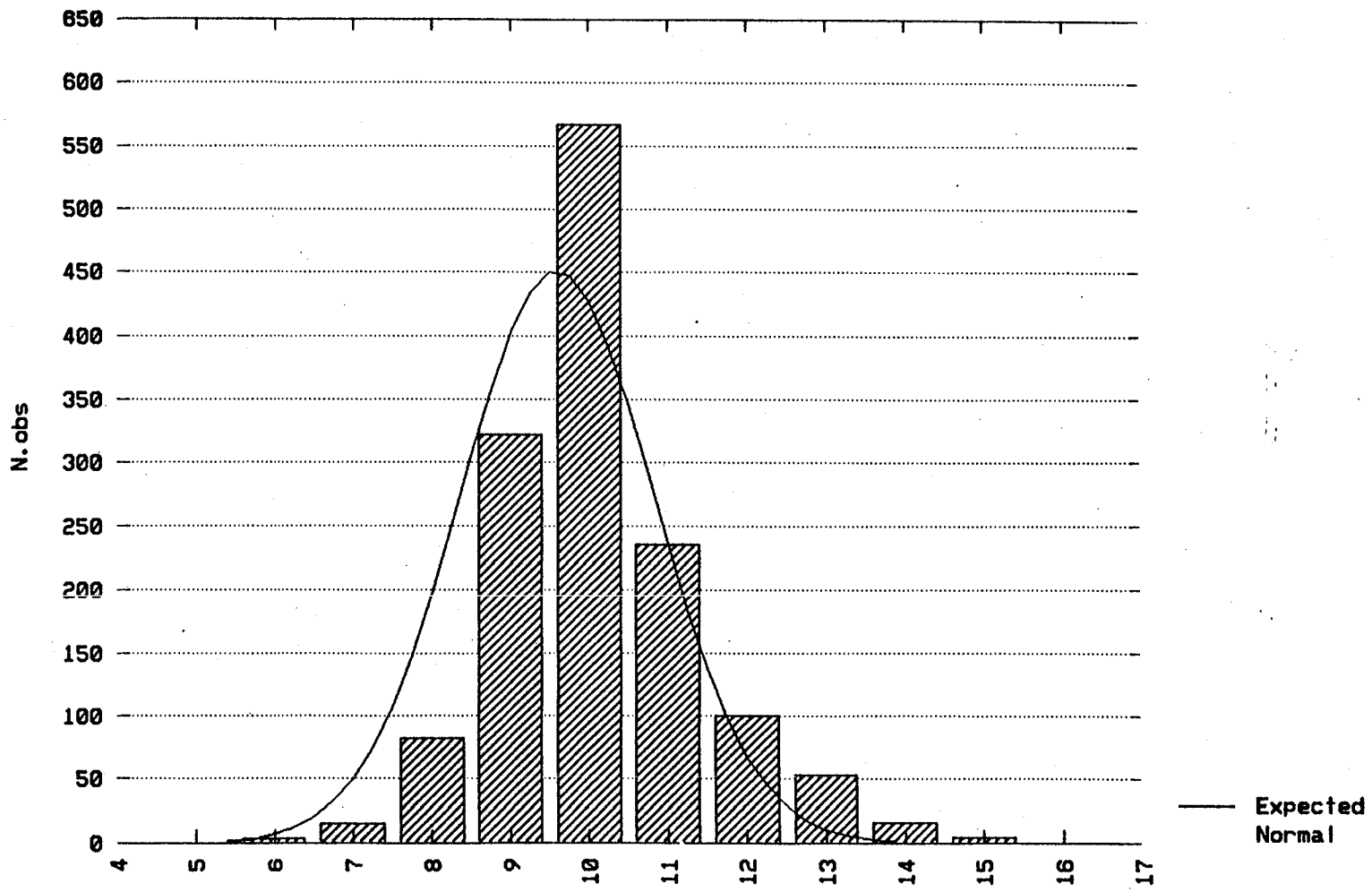

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Figure C-7.2
SCATTER DIAGRAM OF ESC_YR AND LN_A_L_S

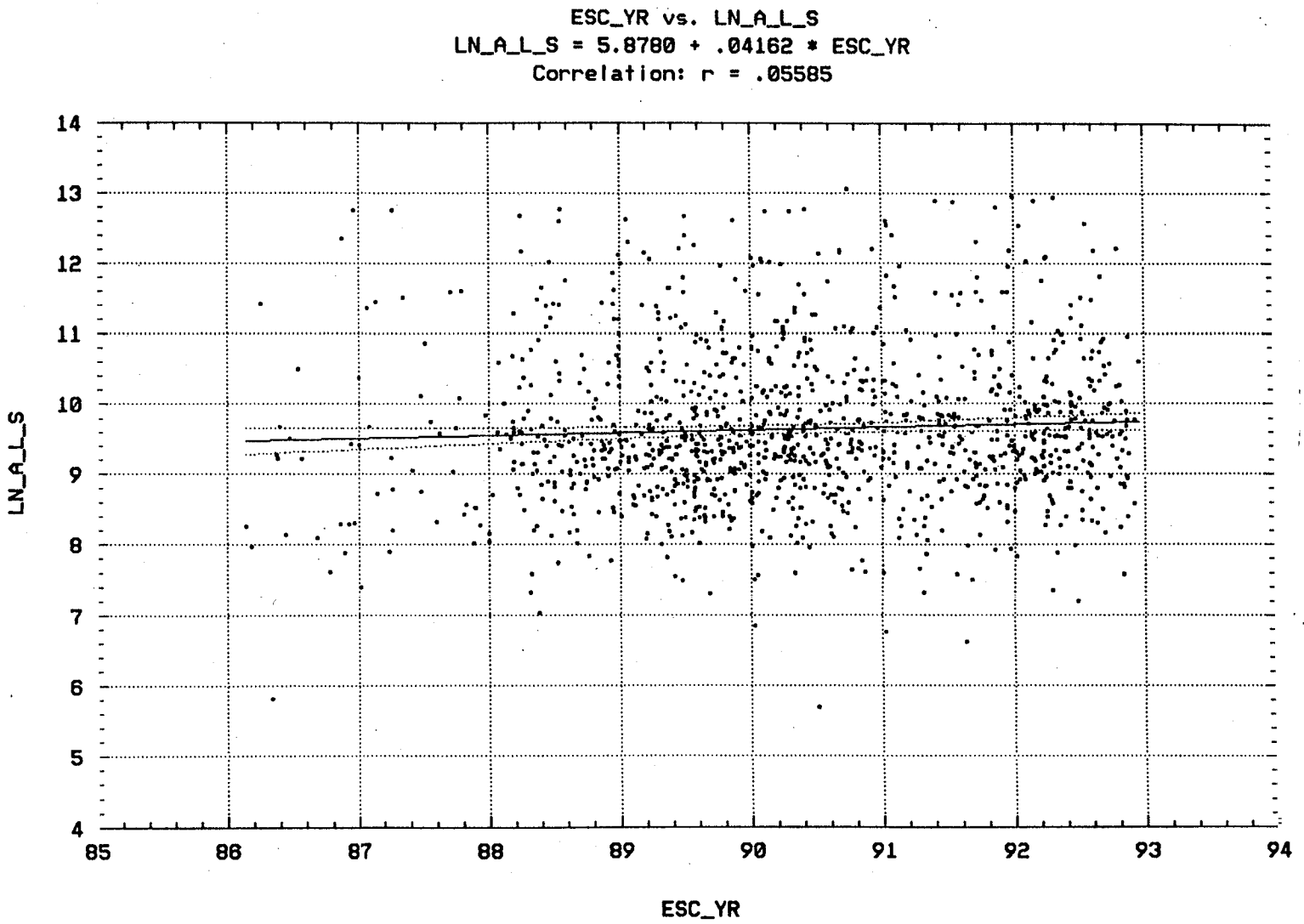

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Figure C-7.3
SCATTER DIAGRAM OF LN_ACRES AND LN_A_L_S

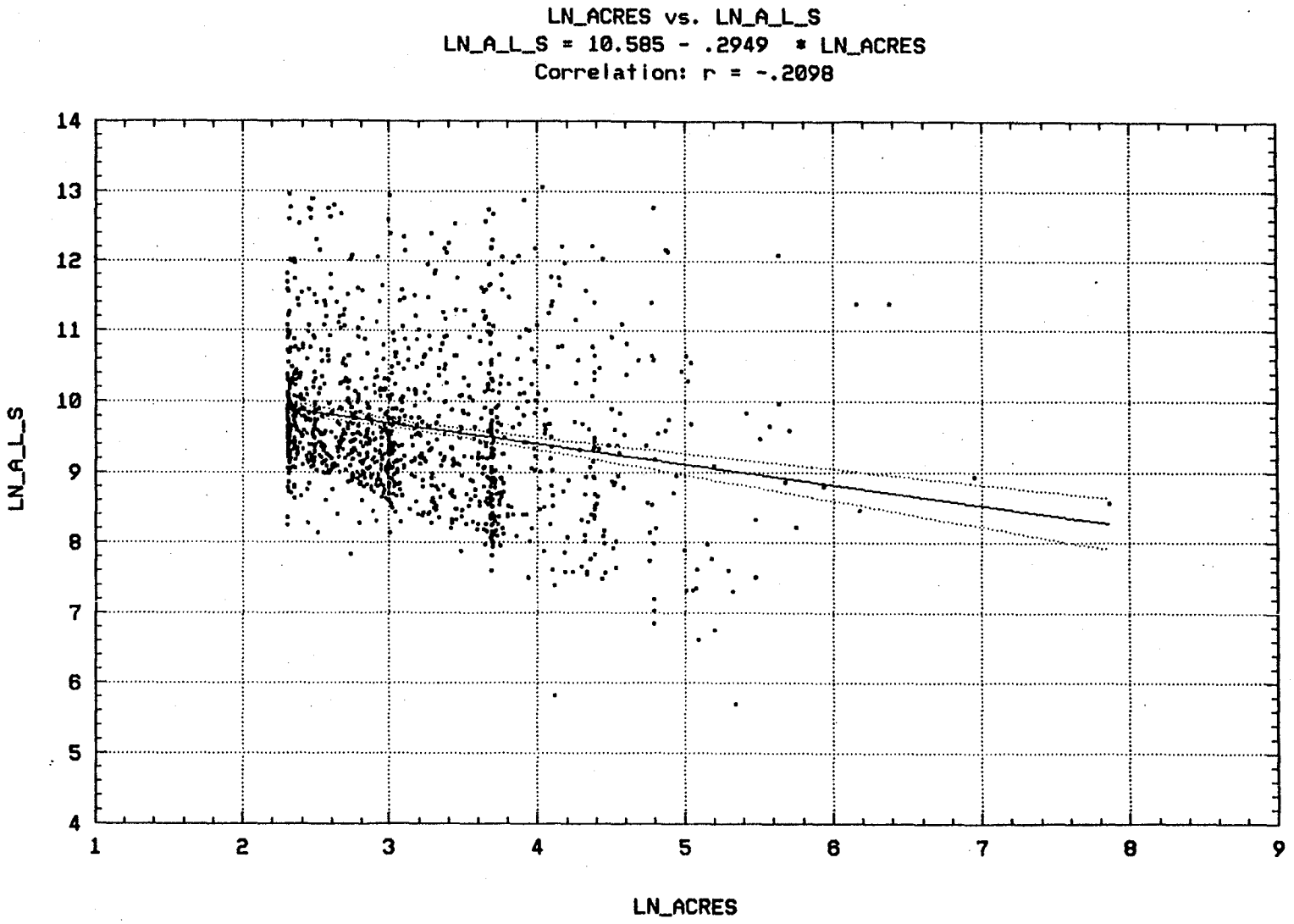

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Figure C-7.4
SCATTER DIAGRAM OF D_SANCBD AND LN_A_L_S

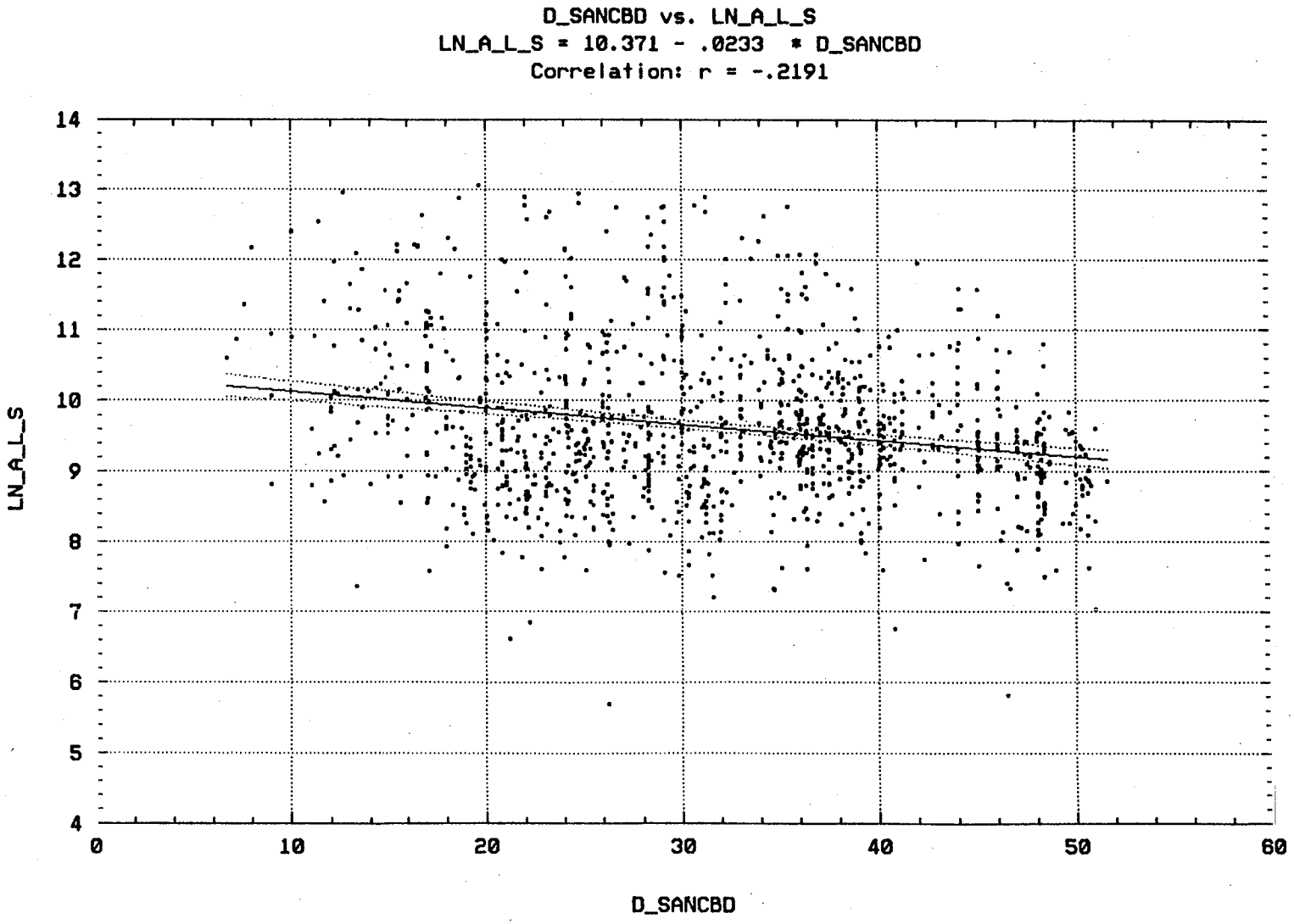

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Figure C-7.5
SCATTER DIAGRAM OF D_OCEANS AND LN_A_L_S

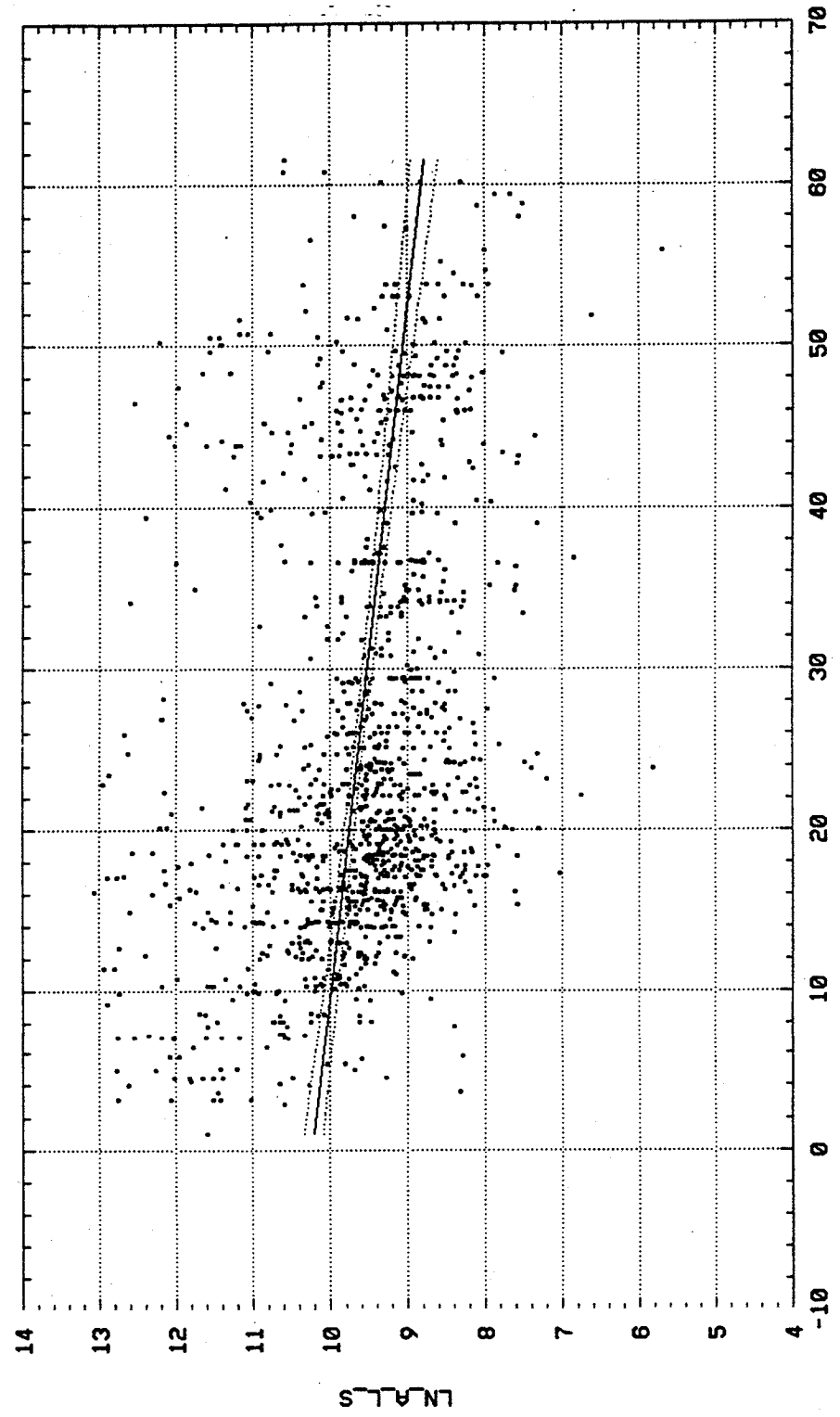

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Figure C-7.6
SCATTER DIAGRAM OF D_COAST AND LN_A_L_S

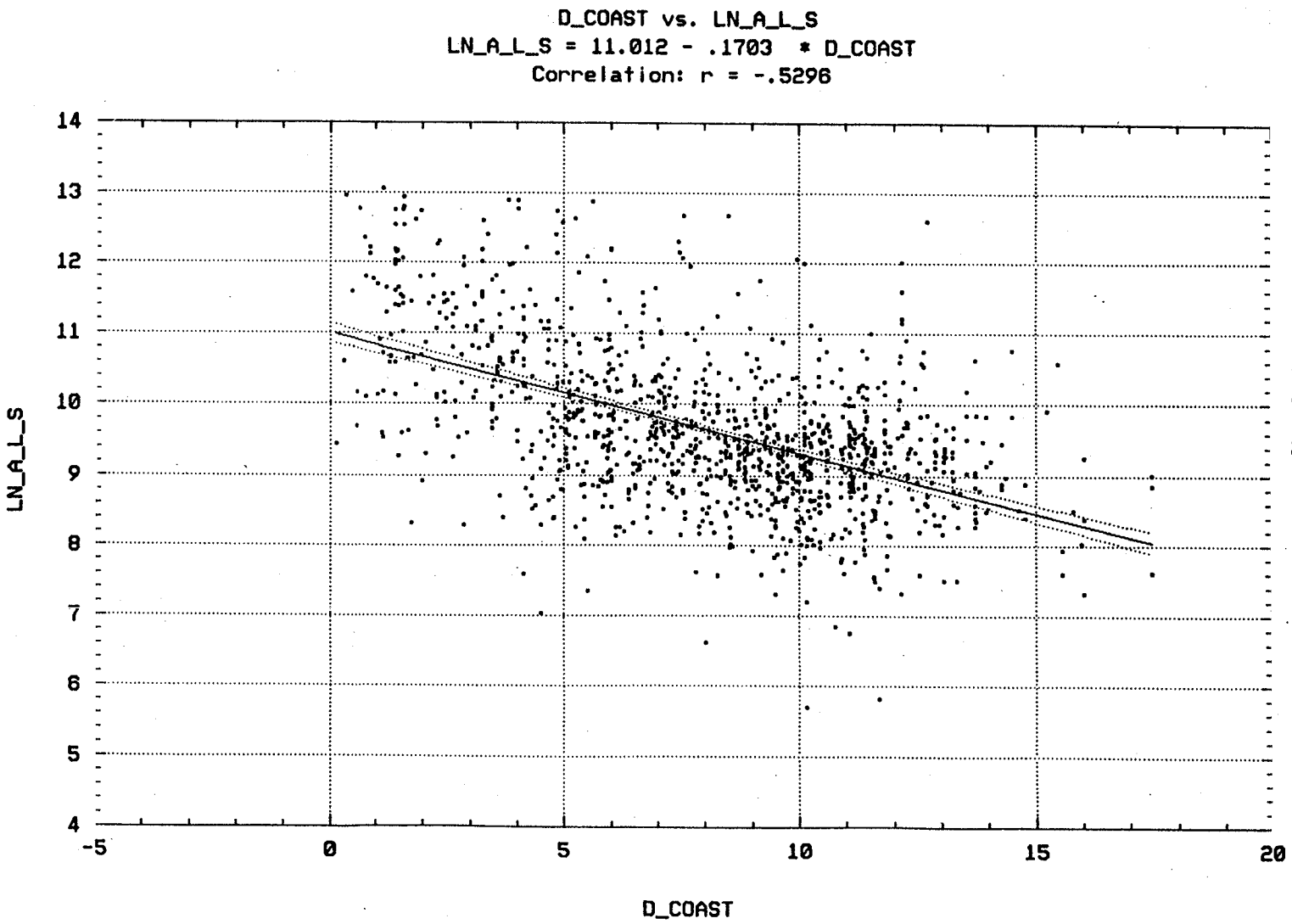

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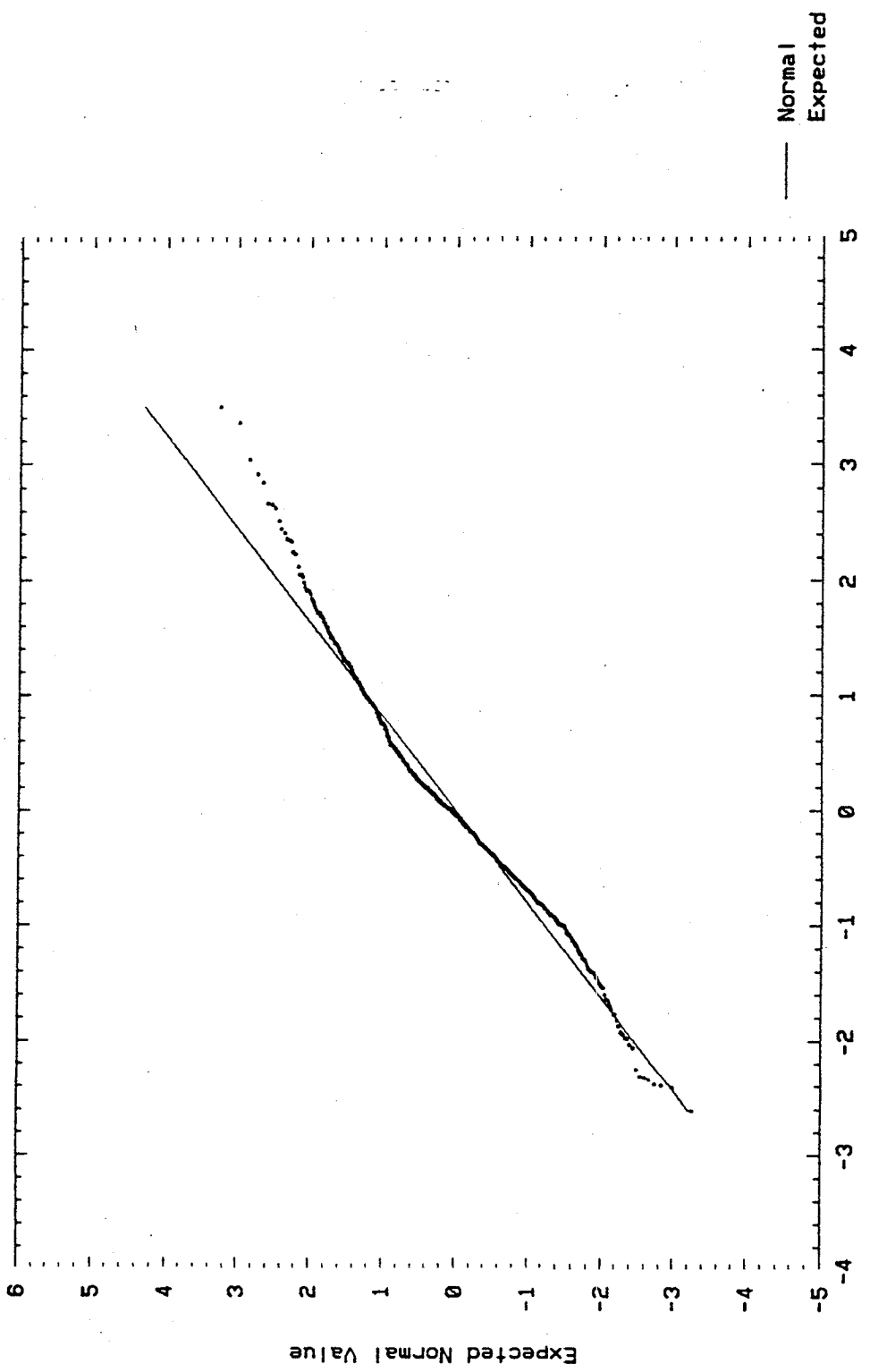
Figure C-7.7
NORMAL PROBABILITY PLOT OF RESIDUALS



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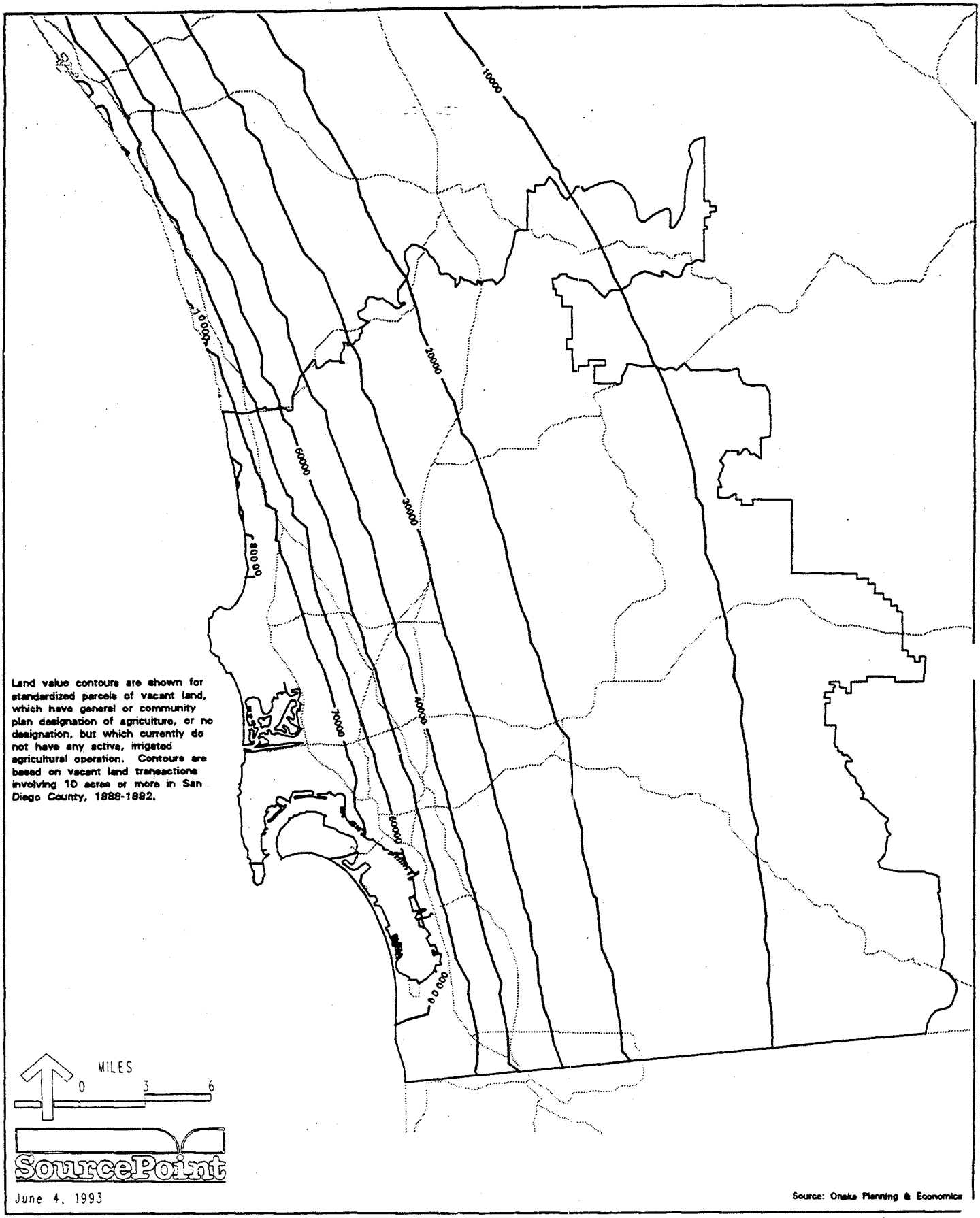

Land value contours are shown for standardized parcels of vacant land, which have general or community plan designation of agriculture, or no designation, but which currently do not have any active, irrigated agricultural operation. Contours are based on vacant land transactions involving 10 acres or more in San Diego County, 1988-1992.

June 4, 1993

Source: Onaka Planning & Economics

FIGURE

Estimated Standardized Vacant Land Value Per Acre

C-7.8

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APPENDIX C-8

ECONOMIC ANALYSIS AND FORECASTS

C-8.1 SAN DIEGO REGIONAL DEMOGRAPHICS AND ECONOMICS FORECASTING MODEL (DEFM)

C-8.2 SERIES 8 FORECASTS: GROWTH MANAGEMENT ALTERNATIVES

C-8.3 DEVELOPMENT IMPACT FEES IN THE SAN DIEGO REGION

Prepared By:

SourcePoint
401 B Street, Suite 800
San Diego, CA 92101

APPENDIX C-8.1

SAN DIEGO REGIONAL DEMOGRAPHIC AND ECONOMIC FORECASTING MODEL (DEFM)

In order to estimate the effects of habitat conservation on the local economy, several scenarios of an econometric model were run. The model used in the estimation procedure is known as the San Diego Regional Demographic and Economic Forecasting Model (DEFM). DEFM is a simultaneous, nonlinear econometric model designed to forecast the future course of the San Diego regional economy, given a minimal set of basic assumptions. The model is specifically designed to produce medium to long-term forecasts.

DEFM is a valuable planning and analysis tool. Primarily it is used by SANDAG to produce long-term population, housing, income and employment forecasts of the San Diego region. These forecasts are used by local municipalities for studying long-range planning issues, such as capital facilities planning, transportation planning, and growth management. Virtually all public and private planning agencies that require demographic and/or economic data rely on DEFM's forecasts of the San Diego region.

Reliable long-range forecasts like those produced by DEFM are useful to agencies involved in planning capital facilities requiring long lead times to develop, such as public utilities and transportation systems. DEFM allows local municipalities to more fully estimate the economic and fiscal consequences of new development proposals. A widely accepted and reliable data base sets the boundaries within and the base upon which a meaningful discussion can take place and informed decisions can be made. The DEFM model was developed to respond to these needs.

The primary function of the model is to produce mid and long-range regionwide demographic and economic forecasts. Essential to the model's output are national level economic forecasts currently supplied by Data Resources Incorporated. The national forecasts act as drivers in the model, supplying the overall trend and direction the local economy is forecast to follow.

Although the model's structure was designed with an emphasis on long-range forecasts, DEFM produces annual forecasts for more than 600 variables over a 25-year horizon. In developing the model, a major emphasis has been placed on producing a system that is capable of testing alternative assumptions.

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APPENDIX C-8.2

SERIES 8 FORECASTS: GROWTH MANAGEMENT ALTERNATIVES

The three land use distribution alternatives prepared by the Regional Growth Management Technical Committee for modeling in the Regional Growth Forecast include: Existing Policies, General Intensification, and Quality of Life. The three alternatives are described below.

Existing Policies

This alternative is based on the adopted general and community plans with the modifications indicated below. The purpose of this alternative is to simulate the effects of existing plans and policies on the city and County forecasts (subarea allocation of the regionwide forecast) and the quality of life factors such as air quality, congestion, and open space. This alternative will not accommodate the forecast of growth to the year 2015. Based on adopted general/community plans, the region runs out of multi-family land before 2015. This alternative includes:

1. Adopted general and community plans, using the residential density ranges provided by local jurisdictions. Also included are:

   a. The County/City Recommended Plan for the Otay Ranch project ;
   b. Several County specific plan drafts that have not received final approval; and
   c. The Future Urbanizing Area Framework Plan approved by the San Diego City Council.

2. Redevelopment and residential in-fill land as identified by local jurisdiction staff.

3. Vacant mixed-use land developed at 80 percent residential use and 20 percent employment use, unless local jurisdictions provided different proportions.

General Intensification

The purpose of this alternative is to increase the residential densities in adopted plans after the year 2000 to allow completion of the forecast. If the Existing Policies alternative is not modified, the forecast stops prior to 2015, when all the vacant multi-family land has been consumed.

The following modifications simulate the increases in density that might be expected to occur as urban residential land becomes scarcer in the later years of the forecast:

1. After the year 2000, develop residential areas at 100 percent of the general/community plan density range, except in:

   a. Encinitas, Oceanside, and Santee where 50 percent will be used for vacant land and 75 percent for redevelopment land;
   b. Poway where 75 percent will be used for densities $\leq$1 unit/acre; and
   c. Vista where 50 percent will be used for single family areas.

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(These exceptions reflect the responses provided by the jurisdictions to the 75 percent increase originally modeled in the Quality of Life alternative.)

2. After the year 2000, develop vacant low density residential land at the lowest urban single family category in current general/community plans. This intensification is restricted to low density land that:

   a. is the highest low density category in the current plan;
   b. is not affected by steep slopes; and
   c. is within the County Water Authority boundary.

3. No changes are made to the recommended plans for Otay Ranch (Chula Vista and the County) and the adopted Fanita Ranch (Santee) plans.

Quality of Life (QOL)

The Quality of Life alternative tests the effects of land use policy changes which are intended to improve the region's quality of life. These changes are proposed in the draft Land Use Distribution element of the Regional Growth Management Strategy, with modifications suggested by staff and the Technical Committee. An initial analysis of the impacts of the Existing Policies and Quality of Life alternatives was presented to the Technical Committee in August 1993. The analysis indicated that the Quality of Life alternative improves the region's ability to meet a number of the Growth Strategy's quality of life standards and objectives for open space, air quality, congestion management, and accessibility to jobs, shopping, and services.

1. Minimum development intensities for vacant and redevelopment land within transit focus areas (areas within walking distance of transit stations, transit centers and major bus corridors)

   a. 20 dwelling units per gross acre (25 per net acre) on planned residential land, except:

      - Santee and Vista where 18 units per acre will be used; and
      - No change in current plan intensities within the Oceanside bus corridor.

   b. 45 employees per acre in bus corridors, except:

      - No change in current plan intensities within the Oceanside bus corridor.

   c. 60 employees per acre near transit stations and centers.

2. Convert vacant or redevelopment employment land to residential use.

   a. Convert 80 percent of employment land in transit focus areas to multi-family, unless the area falls under an airport noise constraint, except:

      - No conversion of employment land within the Oceanside bus corridor.

   b. Convert 20 percent of employment land in major employment centers not served by transit to single and multi-family, unless the area falls under an airport noise constraint.

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3. Develop residential areas at 100 percent of the general/community plan density range, except in:

   - Encinitas, Oceanside, and Santee where 50 percent will be used for vacant land and 75 percent for redevelopment land;
   - Poway where 75 percent will be used for densities $\leq$1 unit/acre; and
   - Vista where 50 percent will be used for single family areas.

4. Develop vacant low density residential land at the lowest urban single family category in current general/community plans. This intensification is restricted to low density land that:

   a. is the highest low density category in the current plan;
   b. is not affected by steep slopes; and
   c. is within the County Water Authority boundary.

5. Convert vacant multi-family land (<15 units per gross acre) outside transit focus areas to single family use at 8 units per gross acre, except:

   a. No conversion of multi-family land in Chula Vista and Encinitas; and
   b. In the City of San Diego 40 percent of the land will be converted to single family, 60 percent will remain as multi-family, and plan densities will not be lowered.

6. No changes are made to the recommended plans for Otay Ranch (Chula Vista and the County) and the adopted Fanita Ranch (Santee) plans.

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Development Impact Fees in the San Diego Region

One of the three responsibilities SourcePoint has in conjunction with this project is assessing the fiscal costs associated with changes in growth patterns that may result from the MSCP. The pattern of growth is currently being studied by SANDAG, as part of their Series 8 Regional Growth Forecasts. As part of the forecast process, SANDAG is evaluating alternative growth management policies that result in different land development patterns (SANDAG's growth management policies are discussed in Section 9, Attachment 2).

The possibility of a different pattern of growth may also mean the cost to accommodate the growth may also be different. To address the cost issue, a revised pattern of growth is compared to a different backdrop of costs represented by development impact fees. Development impact fees are used because they are a good indicator of the cost of accommodating growth in different locations throughout the region.

Development impact fees are charged by each jurisdiction to offset the cost of providing new residential and nonresidential development with necessary infrastructure such as; water and sewer service, schools, traffic mitigation, parkland, etc.. The charge for these services is based upon the incremental cost to provide each infrastructure item. When added up, the fees can be used as a gage to calculate fiscal costs incurred by jurisdictions to provide infrastructure to new development.

The changes in development patterns that may result from the MSCP could alter the patterns of growth in the region and consequently redistribute the demand for services. A more detailed description of the costs associated with changes in growth patterns resulting from different land use patterns is discussed in Sections 3.2.5 and 9 of this report.

The following tables are the basis for quantifying and comparing the average revenue collected by local jurisdictions through development impact fees. This section of study is not intended to estimate an exact charge based upon existing development, rather it extrapolates the current fee structures on to future development weighted by the amount and type of development. The data contained in the attached tables provides an overview of the types and magnitudes of currently imposed impact fees in each of the 18 incorporated cities and the County of San Diego[1].

Each jurisdiction collects fees for infrastructure based upon the unique criteria. Many cities have special assessment districts such as sewer and water districts, or fees which are not uniform throughout the city as is the case with drainage basins fees. A methodology was therefore developed in order to fairly compare the magnitude of fees in each jurisdiction. Wherever possible, each fee in each jurisdiction was weighted by the amount of growth that was expected to occur in each special district. Then, these average expected fee amounts were applied to a prototypical residential, commercial and industrial structure.

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[1] For purposes of this study, the County of San Diego is divided into three districts, South, North and East. They do not represent any official County of San Diego designations.

It is therefore important to remember that the data does not represent fees collected on any one specific property, but are expected averages for a generic unit in each jurisdiction. Also, jurisdictions employ many different methodologies when constructing their respective fee schedules. Comparing fees directly for specific projects may be misleading as the fees will vary depending on the characteristic of each development as well as growth by districts projected through 2015.

TABLE 1 -- Description of Prototypical Development Structures

Table 1 shows the characteristics of the three development types: Residential; Commercial; and Industrial. These characteristics are based upon the following data:

Building Size: Commercial and Industrial square footage's are calculated as n average per acre using data found in SANDAG's San Diego Traffic Generators publication

Building Permit Valuations: Figures are based upon data extracted from the Schedule for Construction Valuation prepared by the City of San Diego Building Inspection Department

Average Daily Trips: Commercial and Industrial trips data are found in SANDAG's San Diego Traffic Generators publication

Equivalent Dwelling Units: Base upon City of Chula Vista public facilities finance plan.

Residential prototype is based on regional averages.

Tables 2,3,4 (Industrial, Commercial, Residential) Development Impact Fees as Levied by Jurisdictions.

These tables provide the most up to date information available (August 1993) on the type, amount and method of assigning development impact fees. Only those impact fees which are directly associated with infrastructure are used in this analysis. Although adding significantly to the cost of construction, fees such as Inclusionary Housing fees and many Mello-Roos fees are not included in this analysis as they may not represent fees which can be categorized as "capacity fees". Please note that in many cases the fees shown represent the weighted average of fees based on expected growth in each fee area. (All growth calculations are based on existing policies in the region.)

Tables 5,6,7 Total Dollar Amount of Development Impact Fees (Industrial, Commercial, Residential) Structures (EXISTING POLICY ALTERNATIVES).

Each weighted average fee is applied to the prototypical structures found in Table 1. The results are presented on the Tables 5,6,7 and show average fees for each fee type, total fees expected for a prototypical structure, and an average fee paid per square foot.

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General Notes:

1. Mello Roos districts finance infrastructure projects in several cities. They are NOT included in this analysis.

2. Inclusionary Housing Fees require that all new residential units that are constructed set aside up to 15% for affordable to low and moderate income housing. In the cities which currently have Inclusionary Housing the fee currently ranges from $5,000 to $16,000 per unit.

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This data filed by SourcePoint.

Table 1

Description of Prototypical Structure Used for Development Impact Fee Comparison

Prototypical Residential Structure		Prototypical Commercial Structure		Prototypical Industrial Structure	
Size (sq ft):		Size (sq ft):	10,000	Size (sq ft):	13,000
Living area:	1,800				
Garage area:	400	Lot Size (acres):	1	Lot Size (acres):	1
Patio area:	240				
Bedrooms	3	Building Permit		Building Permit	
Bathrooms	2				
Lot Size:	5,000	Valuation:	$420,000	Valuation:	$377,000
Building Permit					
Valuation:	$157,800				
DU's per acre:	4				
ADT's (unit):	10	ADT's (1000 sq ft):	40	ADT's (1000 sq ft):	8
		EDU's (per acre):	10	EDU's (per acre):	6
EDU's:	1	EDU's this project:	10	EDU's this project:	6

29-Nov-93

Estimates based on city averages and weighted by expected development in each fee area. Actual fees vary by area.

This data compiled by SourcePoint.

Table 2
Industrial Development Impact Fees as Levied by Jurisdiction
(EXISTING POLICY ALTERNATIVE)

Jurisdiction	Public Facilities 1	School 2	Traffic Mitigation 3	Sewer 4	Water 5	Fire Mitigation 6	Drainage and Flood Control 7	Art in Public Places 8	Parklands 9
Carlsbad	3.5% BP value	$0.27 sq ft	$31 ADT *13*	$1,610 EDU	$3,813 EDU		$2,465 acre		
Chula Vista	$10,750 acre	$0.27 sq ft	$61,200 acre	$3,121 EDU	$2,128 EDU *20*		$3,922 acre *31*		
Coronado		$0.25 sq ft		$850 EDU	$1,413 EDU				
Del Mar		$0.27 sq ft		$975 EDU	$2,553 EDU				
El Cajon		$0.27 sq ft		$1,728 EDU	$5,906 EDU *21*				
Encinitas		$0.27 sq ft	$119 ADT *14*	$3,585 EDU *15*	$5,006 EDU *22*	$0.16 sq ft *27*	$0.21 sq ft IS		
Escondido	$1.33 sq ft	$0.27 sq ft	$0.39 sq ft	$5,480 EDU	$5,793 EDU		$3,500 acre *32*	$0.30 *38*	
Imperial Beach		$0.27 sq ft		$2,400 EDU	$1,713 EDU				
La Mesa		$0.27 sq ft		$1,525 EDU	$2,538 EDU				
Lemon Grove		$0.27 sq ft		$1,000 EDU	$2,538 EDU				
National City		$0.27 sq ft		$2,395 EDU	$1,713 EDU				
Oceanside	$0.44 sq ft	$0.27 sq ft	$170 ADT	$1,565 EDU	$2,508 EDU		$3,785 acre		
Poway		$0.27 sq ft	$0.13 sq ft	$3,423 EDU *16*	$5,123 EDU		$1,240 acre *		
San Diego	$56,308 acre *10*	$0.27 sq ft	Inc in Pub Fac	$6,033 EDU	$4,694 EDU	Inc in Pub Fac			
San Marcos	$23,760 acre *11*	$0.27 sq ft	Inc In Pub Fac	$2,400 EDU	$4,407 EDU	$318 SFD	$7,006 acre		
Santee	$489 acre *12*	$0.27 sq ft	$197 ADT	$2,452 EDU	$5,629 EDU *23*		$0.59 sq ft IS *33*		
Solana Beach	1.0% BP value	$0.27 sq ft		$4,500 EDU	$4,903 EDU				
Vista	$7,458 acre	$0.27 sq ft	$112 ADT	$1,839 EDU	$1,729 EDU	$2,320 acre	$2,518 acre *34*		
Unincorporated (South)		$0.27 sq ft		$2,500 EDU *17*	$2,213 EDU *24*	$0.17 sq ft *28*	$1.80 sq ft *35*		
Unincorporated (North)		$0.27 sq ft		$1,674 EDU *18*	$2,772 EDU *25*	$0.17 sq ft *29*	$0.34 sq ft *36*		
Unincorporated (East)		$0.27 sq ft		$2,055 EDU *19*	$4,393 EDU *26*	$0.17 sq ft *30*	$0.83 sq ft *37*		

Key:

BP value –	Building Permit Value
ADT –	Average Daily Trips
SFD –	Single Family Dwelling
EDU –	Equivalent Dwelling Unit
sq ft	square feet
sq ft IS –	square feet of Impervious Surface

C-8-5

06537

29-Nov-93 Estimates based on city averages and weighted by expected development in each fee area. Actual fees vary by area.

This data ed by SourcePoint.

Table 3

Commercial Development Impact Fees as Levied by Jurisdiction

(EXISTING POLICY ALTERNATIVE)

Jurisdiction	Public Facilities 1	School 2	Traffic Mitigation 3	Sewer 4	Water 5	Fire Mitigation 6	Drainage and Flood Control 7	Art in Public Places 8	Parklands 9
Carlsbad	3.5% BP value	$0.27 sq ft	$31 *ADT *42	$1,610 EDU	$3,813 EDU		$2,465 acre		
Chula Vista	$10,750 acre	$0.27 sq ft	$122,400 acre	$3,121 EDU	$2,128 EDU *50*		$3,922 acre *61*		
Coronado		$0.25 sq ft		$850 EDU	$1,413 EDU				
Del Mar		$0.27 sq ft		$975 EDU	$2,553 EDU				
El Cajon		$0.27 sq ft		$1,728 EDU	$5,906 EDU *51*				
Encinitas		$0.27 sq ft	$79 ADT *43*	$3,585 EDU *45*	$5,006 EDU *52*	$0.31 sq ft *57*	$0.21 sq ft IS		
Escondido	$1.33 sq ft	$0.27 sq ft	$1.96 sq ft	$5,480 EDU	$5,793 EDU		$3,500 acre *62*	$0.30 *68*	
Imperial Beach		$0.27 sq ft		$2,400 EDU	$1,413 EDU				
La Mesa		$0.27 sq ft		$1,525 EDU	$1,903 EDU				
Lemon Grove		$0.27 sq ft		$1,000 EDU	$2,538 EDU				
National City		$0.27 sq ft		$2,395 EDU	$1,413 EDU				
Oceanside	$0.44 sq ft	$0.27 sq ft	$170 ADT	$1,565 EDU	$2,508 EDU		$3,785 acre		
Poway		$0.27 sq ft	$0.66 sq ft	$3,396 EDU *46*	$5,940 EDU *		$1,240 acre *		
San Diego	$64,734 acre 39	$0.27 sq ft	Inc in Pub Fac	$6,033 EDU	$4,694 EDU	Inc in Pub Fac			
San Marcos	$58,203 acre 40	$0.27 sq ft	Inc in Pub Fac	$2,400 EDU	$4,407 EDU	$318 SFD	$7,006 acre		
Santee	$430 acre 41	$0.27 sq ft	$197 ADT *44*	$2,452 EDU	$5,629 EDU *53*		$0.59 sq ft IS *63*		
Solana Beach	1.0% BP value	$0.27 sq ft		$4,500 EDU	$4,013 EDU				
Vista	$7,441 acre	$0.27 sq ft	$36 ADT	$1,839 EDU	$1,638 EDU	$2,315 acre	$2,518 acre *64*		
Unincorporated (South)		$0.27 sq ft		$2,500 EDU *47*	$2,213 EDU *54*	$0.17 sq ft *58*	$1.80 sq ft *65*		
Unincorporated (North)		$0.27 sq ft		$1,587 EDU *48*	$2,274 EDU *55*	$0.17 sq ft *59*	$0.34 sq ft *66*		
Unincorporated (East)		$0.27 sq ft		$1,590 EDU *49*	$3,512 EDU *56*	$0.17 sq ft *60*	$0.83 sq ft *67*		

Key:

BP value –	Building Permit Value
ADT –	Average Daily Trips
SFD –	Single Family Dwelling
EDU –	Equivalent Dwelling Unit
sq ft	square feet
sq ft IS –	square feet of Impervious Surface

C33538

29-Nov-93 Estimates based on city averages and weighted by expected development in each fee area. Actual fees vary by area.

This data compiled by SourcePoint.

Table 4

Residential Development Impact Fees as Levied by Jurisdiction

(EXISTING POLICY ALTERNATIVE)

Jurisdiction	Public Facilities 1	School 2	Traffic Mitigation 3	Sewer 4	Water 5	Fire Mitigation 6	Drainage and Flood Control 7	Art in Public Places 8	Parklands 9
Carlsbad	3.5% BP value	$2.65 sq ft	$91 ADT *72*	$1,610 EDU	$3,813 EDU		$2,465 acre		$1,547 SFD *104*
Chula Vista	$2,675 unit 69	$2.65 sq ft	$2,307 SFD *73*	$3,121 EDU	$2,128 EDU *83*		$3,922 acre *95*		$4,375 SFD
Coronado		$1.50 sq ft		$850 EDU	$1,413 EDU				
Del Mar		$2.65 sq ft		$975 EDU	$2,553 EDU				
El Cajon		$2.65 sq ft		$1,728 EDU	$5,906 EDU *84*				
Encinitas		$3.65 sq ft	$734 SFD *74*	$3,585 EDU *78*	$5,006 EDU *85*	$305 SFD *91*	$0.21 sq ft IS *96*		$2,655 SFD *105*
Escondido	$2,259 unit	$2.65 sq ft	$1,837 SFD *75*	$5,480 EDU	$6,143 EDU *86*		$3,500 acre *97*	$0.30 *103*	$2,269 SFD
Imperial Beach		$2.65 sq ft		$2,400 EDU	$1,413 EDU				$1,100 SFD
La Mesa		$2.65 sq ft		$1,525 EDU	$1,903 EDU				$550 SFD
Lemon Grove		$3.65 sq ft		$1,000 EDU	$2,538 EDU				$200 SFD
National City		$2.65 sq ft		$2,395 EDU	$1,413 EDU				$125 SFD
Oceanside	$1,301 unit	$2.65 sq ft	$1,787 SFD	$1,565 EDU	$2,508 EDU		$3,785 acre		$2,200 SFD
Poway		$2.65 sq ft	$660 SFD *76*	$2,948 EDU *79*	$5,123 EDU		$1,704 acre *		$2,440 SFD *106*
San Diego	$7,123 unit	$1.65 sq ft	Inc in Pub Fac	$6,033 EDU	$4,694 EDU				Inc in Pub Fac
San Marcos	$6,153 unit 70	$2.65 sq ft	Inc in Pub Fac	$2,400 EDU	$4,407 EDU	$316 SFD	$7,006 acre		Inc in Pub Fac
Santee	$375 unit 71	$2.65 sq ft	$2,564 SFD *77*	$2,452 EDU	$5,629 EDU *87*		$1,953 unit *98*		$3,593 SFD *107*
Solana Beach	1.0% BP value	$2.65 sq ft		$4,500 EDU	$4,013 EDU				$600 SFD
Vista	$1,166 unit	$2.65 sq ft	$1,600 SFD	$1,839 EDU	$1,638 EDU	$363 SFD	$2,518 acre *99*		$1,331 SFD
Unincorporated (South)		$2.65 sq ft		$2,500 EDU *80*	$2,213 EDU *88*	$0.17 sq ft *92*	$1.35 sq ft *100*		$900 SFD *108*
Unincorporated (North)		$2.65 sq ft		$3,789 EDU *81*	$4,264 EDU *89*	$0.17 sq ft *93*	$0.25 sq ft *101*		$600 SFD *109*
Unincorporated (East)		$2.65 sq ft		$1,822 EDU *82*	$4,104 EDU *90*	$0.17 sq ft *94*	$0.62 sq ft *102*		$400 SFD *110*

Key:

BP value –	Building Permit Value
ADT –	Average Daily Trips
SFD –	Single Family Dwelling
EDU –	Equivalent Dwelling Unit
sq ft	square feet
sq ft IS –	square feet of Impervious Surface

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08536

29-Nov-93 Estimates based on city averages and weighted by expected development in each fee area. Actual fees vary by area.

This data ... ed by SourcePoint.

Table 5

Total Dollar Amount of Development Impact Fees

Prototypical Industrial Structure

(EXISTING POLICY ALTERNATIVE)

Jurisdiction	Public Facilities	School	Traffic Mitigation	Sewer	Water	Fire Mitigation	Drainage and Flood Control	Art in Public Places	Parklands	Total Existing Devel. Fees	Fee per Square Foot
Carlsbad	$13,195	$3,510	$3,224	$9,660	$22,878		$2,465			$54,932	$4.23
Chula Vista	$10,750	$3,510	$61,200	$18,726	$12,768		$392			$107,346	$8.26
Coronado		$3,250		$5,100	$8,478					$16,828	$1.29
Del Mar		$3,510		$5,850	$15,318					$24,678	$1.90
El Cajon		$3,510		$10,368	$35,433					$49,311	$3.79
Encinitas		$3,510	$12,324	$21,508	$30,036	$2,093	$5,460			$74,931	$5.76
Escondido	$17,290	$3,510	$5,096	$32,880	$34,758		$3,500	$3,360		$100,394	$7.72
Imperial Beach		$3,510		$14,400	$10,278					$28,188	$2.17
La Mesa		$3,510		$9,150	$15,228					$27,888	$2.15
Lemon Grove		$3,510		$6,000	$15,228					$24,738	$1.90
National City		$3,510		$14,370	$10,278					$28,158	$2.17
Oceanside	$5,733	$3,510	$17,680	$9,390	$15,048		$3,785			$55,146	$4.24
Poway		$3,510	$1,716	$20,536	$30,738		$1,240			$57,740	$4.44
San Diego	$56,308	$3,510		$36,198	$28,164					$124,180	$9.55
San Marcos	$23,760	$3,510		$14,400	$26,442	$1,908	$7,006			$77,026	$5.93
Santee	$489	$3,510	$1,576	$14,712	$33,771		$19,184			$73,242	$5.63
Solana Beach	$3,770	$3,510		$27,000	$29,416	$0				$63,696	$4.90
Vista	$7,458	$3,510	$898	$11,034	$10,374	$2,320	$2,518			$38,112	$2.93
Unincorporated		$3,510		$15,000	$13,278	$2,253	$18,000			$52,041	$4.00
Unincorporated		$3,510		$10,044	$16,632	$2,253	$3,400			$35,839	$2.76
Unincorporated		$3,510		$12,330	$26,358	$2,253	$8,280			$52,731	$4.06

C3540

Estimates based on city averages and weighted by expected development in each fee area. Actual fees vary by area.

This data compiled by SourcePoint.

Table 6

Total Dollar Amount of Development Impact Fees

Prototypical Commercial Structure

(EXISTING POLICY ALTERNATIVE)

Jurisdiction	Public Facilities	School	Traffic Mitigation	Sewer	Water	Fire Mitigation	Drainage and Flood Control	Art in Public Places	Parklands	Total Existing Devel. Fees	Fee per Square Foot
Carlsbad	$14,700	$2,700	$12,400	$16,100	$38,130		$2,465			**$86,495**	$8.65
Chula Vista	$10,750	$2,700	$122,400	$31,210	$21,280		$392			**$188,732**	$18.87
Coronado		$2,500		$8,500	$14,130					**$25,130**	$2.51
Del Mar		$2,700		$9,750	$25,530					**$37,980**	$3.80
El Cajon		$2,700		$17,280	$59,055					**$79,035**	$7.90
Encinitas		$2,700	$31,600	$35,847	$50,060	$3,965	$4,200			**$128,372**	$12.84
Escondido	$13,300	$2,700	$19,600	$54,800	$57,930		$3,500	$2,460		**$154,290**	$15.43
Imperial Beach		$2,700		$24,000	$14,130					**$40,830**	$4.08
La Mesa		$2,700		$15,250	$19,030					**$36,980**	$3.70
Lemon Grove		$2,700		$10,000	$25,380					**$38,080**	$3.81
National City		$2,700		$23,950	$14,130					**$40,780**	$4.08
Oceanside	$4,400	$2,700	$68,000	$15,650	$25,080		$3,785			**$119,615**	$11.96
Poway		$2,700	$6,600	$33,960	$59,400		$1,240			**$103,900**	$10.39
San Diego	$64,734	$2,700		$60,330	$46,940					**$174,704**	$17.47
San Marcos	$58,203	$2,700		$24,000	$44,070	$3,180	$7,006			**$139,159**	$13.92
Santee	$430	$2,700	$4,340	$24,520	$56,285		$19,184			**$107,459**	$10.75
Solana Beach	$4,200	$2,700		$45,000	$40,130	$0				**$92,030**	$9.20
Vista	$7,441	$2,700	$1,426	$18,390	$16,380	$2,315	$2,518			**$51,170**	$5.12
Unincorporated		$2,700		$25,000	$22,130	$1,733	$23,400			**$74,963**	$7.50
Unincorporated		$2,700		$15,870	$22,740	$1,733	$4,420			**$47,463**	$4.75
Unincorporated		$2,700		$15,900	$35,120	$1,733	$10,764			**$66,217**	$6.62

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29-Nov-93 Estimates based on city averages and weighted by expected development in each fee area. Actual fees vary by area.

This data ed by SourcePoint.

Table 7

Total Dollar Amount of Development Impact Fees

Prototypical Residential Structure

(EXISTING POLICY ALTERNATIVE)

Jurisdiction	Public Facilities	School	Traffic Mitigation	Sewer	Water	Fire Mitigation	Drainage and Flood Control	Art in Public Places	Parklands	Total Existing Devel. Fees	Fee per Square Foot
Carlsbad	$5,523	$4,770	$913	$1,610	$3,813		$616		$1,547	**$18,792**	$10.44
Chula Vista	$2,675	$4,770	$2,307	$3,121	$2,128		$1,569		$4,375	**$20,945**	$11.64
Coronado		$2,700		$850	$1,413					**$4,963**	$2.76
Del Mar		$4,770		$975	$2,553				$0	**$8,298**	$4.61
El Cajon		$4,770		$1,728	$5,906				$0	**$12,404**	$6.89
Encinitas		$6,570	$734	$3,585	$5,006	$305	$512		$2,655	**$19,367**	$10.76
Escondido	$2,259	$4,770	$1,837	$5,480	$6,143		$875	$0	$2,289	**$23,653**	$13.14
Imperial Beach		$4,770		$2,400	$1,413				$1,100	**$9,683**	$5.38
La Mesa		$4,770		$1,525	$1,903				$550	**$8,748**	$4.86
Lemon Grove		$6,570		$1,000	$2,538				$200	**$10,308**	$5.73
National City		$4,770		$2,395	$1,413				$125	**$8,703**	$4.84
Oceanside	$1,301	$4,770	$1,787	$1,565	$2,508		$946		$2,200	**$15,077**	$8.38
Poway		$4,770	$660	$2,948	$5,123		$426		$2,440	**$16,367**	$9.09
San Diego	$7,123	$2,970		$6,033	$4,694					**$20,820**	$11.57
San Marcos	$6,153	$4,770		$2,400	$4,407	$318	$1,752			**$19,799**	$11.00
Santee	$375	$4,770	$2,564	$2,452	$5,629		$1,953		$3,593	**$21,336**	$11.85
Solana Beach	$1,578	$4,770		$4,500	$4,013	$0			$600	**$15,461**	$8.59
Vista	$1,166	$4,770	$1,600	$1,839	$1,638	$363	$630		$1,331	**$13,337**	$7.41
Unincorporated		$4,770		$2,500	$2,213	$312	$2,430		$900	**$13,125**	$7.29
Unincorporated		$4,770		$3,789	$4,264	$312	$441		$600	**$14,176**	$7.88
Unincorporated		$4,770		$1,822	$4,104	$312	$1,123		$400	**$12,531**	$6.96

* Art in Public Places calculates to $0 since the prototype residential unit is not larger than 1800 sq ft.

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Estimates based on city averages and weighted by expected development in each fee area. Actual fees vary by area.

Footnotes:

1 **Public Facility Fees** -- In the case of San Diego, this fee includes Traffic Fees and Fire Fees, Trust Fund Fees and in some cases Special Park Fees.

2 **School Fees** -- There are currently legal issues concerning the maximum amount that can be charged to developers in School Impact Fees. Some cities currently exceed the state authorized fee of $2.65 per residential sq. ft.

3 **Traffic Mitigation Fees** -- In some cases, this fee is paid through the Public Facilities Fee. Some cities have special assessment districts or traffic signal light fees which are included in the Traffic Mitigation Fee, Mello-Roos districts which pay for traffic mitigation are not included.

4 **Sewer Fees** -- Fees are collected by Sewer Districts and do not correspond with jurisdictional boundaries. Many cities are serviced by more than one sewer districts and therefore charges mat represent averages based upon expected growth through 2015 in each sewer district.

5 **Water Fees** -- Fees are collected by Water Districts and do not correspond with jurisdictional boundaries. Many cities are serviced by more than one water districts and therefore charges mat represent averages based upon expected growth through 2015 in each water district. In addition to district fees, water fees include CWA hookup fees.

6 **Fire Mitigation Fees** -- These fees can be based upon fire ratings of individual buildings. Although not included in the figures presented below, some jurisdictions require mandatory sprinklers which add an average of $3,700 dollars per unit plus plan check fees. In the cases where a larger water meter is required to accommodate the additional demand of the sprinklers, the water fees are adjusted as appropriate.

7 **Drainage and Flood Control Fees** -- These fees vary widely by drainage basin and are location specific. Comparing the fees as presented in these tables to each other would be misleading

8 **Art in Public Places Fee** -- Escondido imposes an "in-lieu" impact fee to fund art in public places. All developments projects are charges $.0.30 per Sq. Ft. with the first 1,800 Sq. Ft. exempt.

9 **Parklands/ Park in-lieu Fees** -- Parkland fees are paid only by residential developments and in some cases are included as part of the Public Facility Fees.

10 Weighted by vacant land available for industrial development in each fee zone, also includes City of San Diego Trust Fund Fee weighted by development type.

11 Average of industrial acre fees.

12 Average of light and general industrial fees.

13 Outside Mello Roos district.

14 Varies by trip length factor which varies by type of business

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15 Average of Sewer districts servicing Encinitas

16 Midpoint of Sewer fees charged in Poway.

17 Fee weighted by expected development in South unincorporated area.

18 Fee weighted by expected development in North unincorporated area.

19 Fee weighted by expected development in East unincorporated area.

20 Fees for Otay and Sweetwater water districts and weighted by expected growth in each district.

21 Fee for Helix and Padre Dam water districts weighted by expected growth in each district.

22 Fee for Olivenhain and San Dieguito water districts weighted by expected growth in each district.

23 Midpoint of Padre Dam district.

24 Fee weighted by expected development in South unincorporated area.

25 Fee weighted by expected development in North unincorporated area.

26 Fee weighted by expected development in East unincorporated area.

27 Fee for industrial buildings structure type.

28 Average of all construction types.

29 Average of all construction types.

30 Average of all construction types.

31 Only 10 percent of development occurs in drainage basin. (10% of fee applied to prototype)

32 Ranges from $1,000-$10,000 per acre, over 20 different drainage basins. Restructuring fee schedule to be completed Aug. 1994.

32A Average of three zones

33 Assume 75 percent of surface on typical development is considered impermeable.

34 Average of all drainage basins in the city.

35 Fee weighted by expected development in South unincorporated area.

36 Fee weighted by expected development in North unincorporated area.

37 Fee weighted by expected development in East unincorporated area.

38 Fee for Art in Public Places, first 1,800 sq.ft. exempt.

39 Weighted by vacant land available for Commercial development in each fee zone, also includes City of San Diego Trust Fund Fee weighted by development type.

40 Average of Office and Professional acre, Business Park acre and Commercial acre.

41 Average of Office Professional, Neighborhood Commercial, and General Commercial

42 Outside Mello Roos district.

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43 Varies by trip length factor which varies by type of business

44 To encourage commercial development, Santee charges only 1/2 the fee to commercial as an incentive.

45 Average of Sewer districts servicing Encinitas

46 Midpoint of Sewer fees charged in Poway.

47 Fee weighted by expected development in South unincorporated area.

48 Fee weighted by expected development in North unincorporated area.

49 Fee weighted by expected development in East unincorporated area.

50 Fees for Otay and Sweetwater water districts and weighted by expected growth in each district.

51 Fee for Helix and Padre Dam water districts weighted by expected growth in each district.

52 Fee for Olivenhain and San Dieguito water districts weighted by expected growth in each district.

53 Midpoint of fees in Santee.

54 Fee weighted by expected development in South unincorporated area.

55 Fee weighted by expected development in North unincorporated area.

56 Fee weighted by expected development in East unincorporated area.

57 Average of Office & Retail fees.

58 Average of all construction types.

59 Average of all construction types.

60 Average of all construction types.

61 Only 10 percent of development occurs in drainage basin. (10% of fee applied to prototype)

62 Ranges from $1,000-$10,000 per acre, over 20 different drainage basins. Restructuring fee schedule to be completed Aug. 1994.

62A Average of three zones.

63 Assume 75 percent of surface on typical development is considered impermeable.

64 Average of all drainage basins in the City.

65 Fee weighted by expected development in South unincorporated area.

66 Fee weighted by expected development in North unincorporated area.

67 Fee weighted by expected development in East unincorporated area.

68 Fee for Art in Public Places, first 1,800 sq.ft. exempt.

69 Public Facility Impact Fee + Residential Construction Tax + $25 per each bedroom.

70 Weighted by expected development type and forecasted growth of Single Family and Multiple Family units.

71 Weighted by expected development type and forecasted growth of Single Family and Multiple Family units.

72 Weighted by growth outside CFD (16%) and growth inside (84%). Also weighted for 16% of SFD which have $530 Bridge & Thoroughfare district. DOES NOT INCLUDE MELLO ROOS Fees which affect 84% of area.

73 Weighted by expected development type and forecasted growth of Single Family and Multiple Family units. Also includes traffic signal fee.

74 Weighted by expected development type and forecasted growth of Single Family and Multiple Family units. Uses average of Multiple Family fee levels.

75 Weighted by expected development type and forecasted growth of Single Family and Multiple Family units.

76 $660 if under 1/2 acre, 990 if larger, prototype is under 1/2 so use $660

77 Weighted by expected development type and forecasted growth of Single Family and Multiple Family units.

78 Average of Sewer districts servicing Encinitas

79 Midpoint of Sewer fees charged in Poway.

80 Fee weighted by expected development in South unincorporated area.

81 Fee weighted by expected development in North unincorporated area.

82 Fee weighted by expected development in East unincorporated area.

83 Fees for Otay and Sweetwater water districts and weighted by expected growth in each district.

84 Fee for Helix and Padre Dam water districts weighted by expected growth in each district.

85 Fee for Olivenhain and San Dieguito water districts weighted by expected growth in each district.

86 Includes a $350 water offset fee.

87 Midpoint of fees in Santee.

88 Fee weighted by expected development in South unincorporated area.

89 Fee weighted by expected development in North unincorporated area.

90 Fee weighted by expected development in East unincorporated area.

91 Weighted by expected development type and forecasted growth of Single Family and Multiple Family units.

92 Average of all construction types.

93 Average of all construction types.

94 Average of all construction types.

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95 Only 10 percent of development occurs in drainage basin. (10% of fee applied to prototype)

96 Assume 75 percent of surface on typical development is considered impermeable.

97 Ranges from $1,000-$10,000 per acre, over 20 different drainage basins. Restructuring fee schedule to be completed Aug. 1994.

97A Average of the three fee zones average and the midland basin.

98 Weighted by expected development type and forecasted growth of Single Family and Multiple Family units.

99 Average of all drainage basins in the City.

100 Fee weighted by expected development in South unincorporated area.

101 Fee weighted by expected development in North unincorporated area.

102 Fee weighted by expected development in East unincorporated area.

103 Fee for Art in Public Places, first 1,800 sq.ft. exempt.

104 Weighted by expected growth in each quadrant-(NE=18.4%,NW=17.4%,SW=31.8%,SE=32.2%) and by expected growth in Single and Multiple family units.

105 Weighted by expected development type and forecasted growth of Single Family and Multiple Family units.

106 Weighted by expected development type and forecasted growth of Single Family and Multiple Family units.

107 Weighted by expected development type and forecasted growth of Single Family and Multiple Family units.

108 Fee weighted by expected development in South unincorporated area.

109 Fee weighted by expected development in North unincorporated area.

110 Fee weighted by expected development in East unincorporated area.

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APPENDIX C-9

TABLES OF HABITAT BY JURISDICTION

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TABLES - APPENDIX C-9

C-9.1 Vegetation Communities in the MSCP Study Area by Jurisdiction (Acres)
Total for MSCP Study Area

C-9.2 Vegetation Communities in the MSCP Study Area by Jurisdiction (Acres)
Total for Coastal Sage Scrub Alternative

C-9.3 Vegetation Communities in the MSCP Study Area by Jurisdiction (Acres)
Total for Multiple Habitat Alternative

C-9.4 Vegetation Communities in the MSCP Study Area by Jurisdiction (Acres)
Total for Biologically Preferred Alternatives

C-9.4.1 Vegetation Communities in the MSCP Study Area by Jurisdiction (Acres)
Total for Public Lands Alternative

C-9.4.2 Vegetation Communities in the MSCP Study Area by Jurisdiction (Acres)
Total for Multi-Habitat Planning Area

C-9.5 Ownership of Habitat Lands in the MSCP Study Area by Jurisdiction (Acres)
Total for MSCP Study Area

C-9.6 Ownership of Habitat Lands in the MSCP Study Area by Jurisdiction (Acres)
Total for Coastal Sage Scrub Alternative

C-9.7 Ownership of Habitat Lands in the MSCP Study Area by Jurisdiction (Acres)
Total for Multiple Habitat Alternative

C-9.8 Ownership of Habitat Lands in the MSCP Study Area by Jurisdiction (Acres)
Total for Biologically Preferred Alternative

C-9.8.1 Ownership of Habitat Lands in the MSCP Study Area by Jurisdiction (Acres)
Total for Public Lands Alternative

C-9.8.2 Ownership of Habitat Lands in the MSCP Study Area by Jurisdiction (Acres)
Total for Multi-Habitat Planning Area

C-9.9 General or Community Plan Land Use Designation and Ownership of Habitat Lands by Jurisdiction
Total for MSCP Study Area

C-9.10 General or Community Plan Land Use Designation and Ownership of Habitat Lands by Jurisdiction
Total for Coastal Sage Scrub Alternative

C-9.11 General or Community Plan Land Use Designation and Ownership of Habitat Lands by Jurisdiction
Total for Multiple Habitat Alternative

C-9.12 General or Community Plan Land Use Designation and Ownership of Habitat Lands by Jurisdiction
Total for Biologically Preferred Alternative

C-9.12.1 General or Community Plan Land Use Designation and Ownership of Habitat Lands by Jurisdiction
Total for Public Lands Alternative

C-9.12.2 General or Community Plan Land Use Designation and Ownership of Habitat Lands by Jurisdiction
Total for Multi-Habitat Planning Area

C-9.13 Coastal Sage Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for MSCP Study Area

C-9.14 Coastal Sage Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Chula Vista

C-9.15 Coastal Sage Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Coronado

C-9.16 Coastal Sage Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Del Mar

C-9.17 Coastal Sage Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of El Cajon

C-9.18 Coastal Sage Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Escondido

C-9.19 Coastal Sage Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Imperial Beach

C-9.20 Coastal Sage Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of La Mesa

C-9.21 Coastal Sage Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Lemon Grove

C-9.22 Coastal Sage Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of National City

C-9.23 Coastal Sage Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Poway

C-9.24 Coastal Sage Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of San Diego

C-9.25 Coastal Sage Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Santee

C-9.26 Coastal Sage Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for Unincorporated

C-9.27 Multiple Habitat Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for MSCP Study Area

C-9.28 Multiple Habitat Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Chula Vista

C-9.29 Multiple Habitat Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Coronado

C-9.30 Multiple Habitat Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Del Mar

C-9.31 Multiple Habitat Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of El Cajon

C-9.32 Multiple Habitat Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Escondido

C-9.32 Multiple Habitat Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Escondido

C-9.33 Multiple Habitat Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Imperial Beach

C-9.34 Multiple Habitat Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of La Mesa

C-9.35 Multiple Habitat Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Lemon Grove

C-9.36 Multiple Habitat Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of National City

C-9.37 Multiple Habitat Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Poway

C-9.38 Multiple Habitat Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of San Diego

C-9.39 Multiple Habitat Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Santee

C-9.40 Multiple Habitat Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for Unincorporated

C-9.41 Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for MSCP Study Area

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C-9.42 Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Chula Vista

C-9.43 Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Coronado

C-9.44 Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Del Mar

C-9.45 Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of El Cajon

C-9.46 Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Escondido

C-9.47 Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Imperial Beach

C-9.48 Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of La Mesa

C-9.49 Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Lemon Grove

C-9.50 Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of National City

C-9.51 Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Poway

C-9.52 Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of San Diego

C-9.53 Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Santee

C-9.54 Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for Unincorporated

C-9.55 Public Lands Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for MSCP Study Area

C-9.56 Multi-Habitat Planning Area
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for MHPA

C-9.57 Multi-Habitat Planning Area
Estimated Conservation of Habitats and Potential Developable Land (Acres)
City of Chula Vista

C-9.58 Multi-Habitat Planning Area
Estimated Conservation of Habitats and Potential Developable Land (Acres)
City of Coronado

C-9.59 Multi-Habitat Planning Area
Estimated Conservation of Habitats and Potential Developable Land (Acres)
City of Del Mar

C-9.60 Multi-Habitat Planning Area
Estimated Conservation of Habitats and Potential Developable Land (Acres)
City of El Cajon

C-9.61 Multi-Habitat Planning Area
Estimated Conservation of Habitats and Potential Developable Land (Acres)
City of Escondido

C-9.62 Multi-Habitat Planning Area
Estimated Conservation of Habitats and Potential Developable Land (Acres)
City of Imperial Beach

C-9.63 Multi-Habitat Planning Area
Estimated Conservation of Habitats and Potential Developable Land (Acres)
City of La Mesa

C-9.64 Multi-Habitat Planning Area
Estimated Conservation of Habitats and Potential Developable Land (Acres)
City of Lemon Grove

C-9.65 Multi-Habitat Planning Area
Estimated Conservation of Habitats and Potential Developable Land (Acres)
City of National City

C-9.66 Multi-Habitat Planning Area
Estimated Conservation of Habitats and Potential Developable Land (Acres)
City of Poway

C-9.67 Multi-Habitat Planning Area
Estimated Conservation of Habitats and Potential Developable Land (Acres)
City of San Diego

C-9.68 Multi-Habitat Planning Area
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Miramar NAS

C-9.69 Multi-Habitat Planning Area
Estimated Conservation of Habitats and Potential Developable Land (Acres)
City of Santee

C-9.70 Multi-Habitat Planning Area
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Unincorporated

APPENDIX C-9
TABLES OF HABITAT BY JURISDICTION

Database

The tabulations and other analyses of habitat acreage are based on the GIS-derived databases (one for each alternative scenario of focused planning area). The records of the databases represent connected clusters of grid cells or "patches" of habitat with the same values of the following attributes:

VEG	Vegetation community (habitat).
OWN	Ownership (public agency or private).
CITY	Jurisdiction in which habitat is located.
PLAN	General or community plan land use designation.
PRES	Inclusion in an existing habitat or open space preserve.
CON	Presence of physical constraints, as defined by the local jurisdiction. Examples are steep slopes and floodplains.
HMR	Habitat value (as determined by the Habitat Evaluation Model); or developed in 1990, disturbed, or existing agriculture.
SITE	Whether site has been developed between 1990 and 1992.
LOCATE	Percent habitat conservation.
ACREAGE	Land area.

Each database contains slightly less than 12,000 records.

Cross Tabulations of Habitat by Jurisdiction (Tables C-9.1 to C-9.12)

Acreage summaries by jurisdiction and by focused planning area are provided in Tables C-9.1 to C-9.12. They show vegetation communities, ownership (public agency or private), and general and community plan land use designation by sector (federal/state, local, and private).

Estimated Conservation and Take of Habitats (CSS, MH, and BP Scenarios, Tables C-9.13 to C-9.54)

Potential conservation and take of habitats were estimated under a version of the implementation strategies outlined in Section 6.7 of the Resource Document. It should be noted that figures shown in these tables are estimates only. Actual conservation and take may differ substantially from these estimates. In particular, the estimates of acres to be acquired in the individual jurisdictions are illustrative and do not indicate either a projected or a recommended distribution of acquisition funds among the jurisdictions.

The estimation procedure is based on an accounting framework. The following data and criteria are used in this procedure:

1. GIS database described above.
2. Allowable consumption of habitat inside the focused planning area, distributed to the public and private sectors in the ratio of 1:9.
3. No net loss of Class A habitats.
4. Application of estimated percentages of preservation under existing land use controls to Class B, C, and D habitats.
5. Conservation objectives of the Biological Standards and Guidelines.
6. Allocation of the cost of preserve assembly according to the Modified Land Use Controls method, described in Section 6.6 of the Resource Document.

The estimated preservation of habitat under existing land use controls is discussed in Section 6.3 and Working Paper No. 9 (Appendix C-1). In summary, the land use regulations of jurisdictions in the MSCP study area were reviewed for their effect on habitat preservation. Schedule P-I in Table C-9.A reproduces the estimated percentages of biologically important habitat that may be preserved in the various jurisdictions. For publicly owned habitat, the percentages represent the probable ability of public agencies to commit their lands to habitat preservation. For privately owned habitat, the percentages represent potential open space exactions associated with development approval under existing land use controls. The percentages indicate the joint consideration of habitat preservation as well as physical constraints and the non-habitat related, open space preservation goals of local jurisdictions. In particular, the percentages for privately owned habitat reflect the probable preservation of High or Very High value habitat or habitat located in a preserve planning area.

For habitats that are outside the focused planning area and are considered not sensitive for reasons of relative abundance or the absence of sensitive species, it is expected that the percentages of preservation will be less than those indicated in Schedule P-I (Table C-9.A) and reflect only physical constraints, such as slopes and floodplains, and other open space objectives. The reduced preservation percentages are shown as Schedule P-II in Table C-9.B. In this table, it is assumed that the same percentages of open space (II, IIA, IIB) and constrained lands (IIIA) will be preserved as open space as in Schedule P-I, but that all areas designated by the applicable general or community plan for agricultural (IIIB), low density residential (IIIC), or urban uses (IIID) would not be preserved solely for biological reasons. In practice, however, this may not be the case, if on-site preservation requirements for habitat outside the focused planning area are established in the applicable Subarea Plan.

The preservation percentages of Schedule P-I (Table C-9.A) or P-II (Table C-9.B) would apply differently to individual habitat types. For planning purposes, the vegetation communities listed in Tables C-9.1 through C-9.4 have been grouped in classes and subclasses as follows:

Table C-9.A

ESTIMATED PERCENTAGE PRESERVATION OF BIOLOGICALLY IMPORTANT HABITAT THROUGH EXISTING LAND USE CONTROLS (Schedule P-I)

Category[1]	City of San Diego	County of San Diego	Poway	Santee	Chula Vista	All Others
Publicly Owned Habitat						
I. Preserves	100%	100%	100%	100%	100%	100%
II. Designated for Open Space	90%	90%	90%	90%	90%	90%
III A. Constrained Land	90%	90%	90%	5%	90%	90%
III B-D. Designated for Agriculture, Low Density Residential, or Urban Uses	90%	90%	90%	5%	90%	90%
Privately Owned Habitat						
I. Preserves	100%	100%	100%	100%	100%	100%
II A-B. Dedicated or Designated for Open Space	90%	90%	90%	90%	90%	90%
III A. Constrained Land	35%	55%	80%	75%	80%	50%
III B-D. Designated for Agriculture, Low Density Residential, or Urban Uses	35%	55%	65%	50%	65%	50%

Source: Individual jurisdictions. See Working Paper #9 in Appendix C-1.

[1]General and community plan land use categories. See Section 3.0 of the Resource Document for description of land use categories.

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Table C-9.B

ESTIMATED PERCENTAGE PRESERVATION OF OTHER HABITAT THROUGH EXISTING LAND USE CONTROLS (Schedule P-II)

Category[1]	City of San Diego	County of San Diego	Poway	Santee	Chula Vista	All Others
Publicly Owned Habitat						
I. Preserves	100%	100%	100%	100%	100%	100%
II. Designated for Open Space	90%	90%	90%	90%	90%	90%
III A. Constrained Land	90%	90%	90%	5%	90%	90%
III B-D. Designated for Agriculture, Low Density Residential, or Urban Uses	0%	0%	0%	0%	0%	0%
Privately Owned Habitat						
I. Preserves	100%	100%	100%	100%	100%	100%
II A-B. Dedicated or Designated for Open Space	90%	90%	90%	90%	90%	90%
III A. Constrained Land	35%	55%	80%	75%	80%	50%
III B-D. Designated for Agriculture, Low Density Residential, or Urban Uses	0%	0%	0%	0%	0%	0%

Source: Individual jurisdictions. See Working Paper #9 in Appendix C-1.

[1]General and community plan land use categories. See Section 3.0 of the Resource Document for description of land use categories.

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Class A

Wetland

Southern coastal saltmarsh, freshwater marsh, riparian forest, oak riparian forest, riparian woodland, riparian scrub, open water, disturbed wetlands, and natural flood channel.

Upland

Southern foredunes, southern coastal bluff scrub, Torrey pine forest, and Tecate cypress forest.[1]

Bay-Ocean-Other

Shallow bays, Pacific Ocean, other (i.e., disturbed, agricultural, and developed areas with habitat value, including vernal pools).

Class B

CSS-CSS/CHP

Coastal sage scrub and CSS/chaparral scrub.

Maritime Succulent Scrub

Southern Maritime Chaparral

Oak Woodland

Beach-Saltpan

Beach, saltpan.

Class C

Chaparral

Chaparral, excluding southern maritime chaparral.

Grassland

Class D

Eucalyptus Woodland

Disturbed

Disturbed habitat.

Agriculture

Wetlands are subject to the no net loss goal under existing federal and state environmental regulation. The Biological Standards and Guidelines recommend 100 percent preservation of upland habitats of Class A. They are also primarily in public ownership; hence they are anticipated to be conserved without public acquisition. Special areas such as bays, ocean, and others in Class A are similarly anticipated to be conserved without public acquisition.

Class B habitats are subject to federal or state regulation. Of these, the Biological Standards and Guidelines recommend nearly 100 percent preservation of maritime succulent scrub and southern maritime chaparral. Beach and saltpan are not anticipated to be developed nor to require public acquisition. Coastal sage scrub, CSS/chaparral scrub, and oak woodland would be subject to restricted net loss.

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[1] The Biological Standards and Guidelines recommend 100 percent preservation of Tecate cypress forest located above 1,500 ft elevation. However, the incidence of Tecate cypress forest below 1,500 ft elevation has not been separately tabulated.

Class C habitats are declining in the San Diego region, but are not currently protected by federal or state regulation. However, they are important to the preserve system and are proposed to be protected through the application of existing land use controls and public acquisition.

Class D habitats and lands may be important to the preserve system as habitat linkages or migration corridors. For purposes of this analysis, however, public acquisition of Class D lands has not been included.

Table C-9.C indicates the estimated preservation of habitat classes, considering both local land use controls and federal or state environmental regulation. Table C-9.D shows estimates of potentially developable land, consistent with the preservation goals of the MSCP. The estimates of potentially developable land inside the preserve planning area are based on the approximately 10 percent allowable consumption, distributed between the public and private ownerships in the ratio of 1:9. Potential consumption among habitat types is estimated in proportion to the acres of habitat located in the portion of the preserve planning area located in a jurisdiction.

It should be noted that the estimates of potentially developable land are high estimates. They are intended to show the amount of habitat which could be consumed under existing land use controls and environmental regulation, if no other restrictions apply. Actual consumption of habitat may be less, if other open space conservation goals are considered or if the applicable Subarea Plans limit the consumption of habitat outside the preserve planning area.

In many cases, protection under existing land use or environmental regulation may be sufficient; in others, there are gaps between the preservation standards of the MSCP and existing protection. These gap habitats are the primary candidate areas for public acquisition. The following habitat types will be referred to as "acquisition habitats" and are assumed to receive priority for acquisition:

Class B

Coastal sage scrub, CSS/chaparral scrub
Maritime succulent scrub
Southern maritime chaparral
Oak woodland

Class C

Chaparral
Grassland

Table C-9.C

ESTIMATED PRESERVATION OF HABITAT BY OWNERSHIP THROUGH EXISTING ENVIRONMENTAL AND LAND USE REGULATION

Ownership/Habitat Class	Inside FPA	Outside FPA
Federal/State		
Class A - All	100%	100%
Class B		
Coastal sage scrub, CSS/ chaparral, oak woodland	100%	P-II
Maritime succulent scrub, southern maritime chaparral	100%	100%
Beach, saltpan	100%	100%
Class C - All	100%	P-II
Class D - All	P-II	P-II
Local		
Class A - All	100%	100%
Class B		
Coastal sage scrub, CSS/ chaparral, oak woodland	P-I plus additional habitat not consumed [1]	P-II
Maritime succulent scrub, southern maritime chaparral	100%	100%
Beach, saltpan	100%	100%
Class C - All	P-I plus additional habitat not consumed [1]	P-II
Class D - All	P-II	P-II
Private		
Class A - All	100%	100%
Class B		
Coastal sage scrub, CSS/ chaparral, oak woodland	P-I	P-II
Maritime succulent scrub, southern maritime chaparral	P-I	P-I
Beach, saltpan	100%	100%
Class C - All	P-I	P-II
Class D - All	P-II	P-II

P-I and P-II See Tables C-9.A and C-9.B.

[1]Total allowable consumption of publicly owned habitat inside the focused planning area would be less than non-constrained portions of these habitats, after application of preservation schedule P-I (Table C-9.A).

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Table C-9.D

ESTIMATES OF POTENTIALLY DEVELOPABLE HABITAT BY OWNERSHIP

Ownership/Habitat Class	Inside FPA	Outside FPA
Federal/State		
Class A - All	None	None
Class B		
Coastal sage scrub, CSS/ chaparral, oak woodland	None	Not constrained by P-II
Maritime succulent scrub, southern maritime chaparral	None	None
Beach, saltpan	None	None
Class C - All	None	Not constrained by P-II
Class D - All	Not constrained by P-II	Not constrained by P-II
Local		
Class A - All	None	None
Class B		
Coastal sage scrub, CSS/ chaparral, oak woodland	Allowable public take for FPA or not constrained by P-I [1]	Not constrained by P-II
Maritime succulent scrub, southern maritime chaparral	None	None
Beach, saltpan	None	None
Class C - All	Allowable public take for FPA or not constrained by P-I [1]	Not constrained by P-II
Class D - All	Not constrained by P-II	Not constrained by P-II
Private		
Class A - All	None	None
Class B		
Coastal sage scrub, CSS/ chaparral, oak woodland	Allowable private take for FPA or not constrained by P-I [2]	Not constrained by P-II
Maritime succulent scrub, southern maritime chaparral	None	Not constrained by P-I
Beach, saltpan	None	None
Class C - All	Allowable private take for FPA or not constrained by P-I [2]	Not constrained by P-II
Class D - All	Not constrained by P-II	Not constrained by P-II

P-I and P-II See Tables C-9.A and C-9.B.

[1]Lower quality habitats of these vegetation communities may be consumed, up to the maximum of allowable public consumption. For estimation purposes, a percentage of total area is used.
[2]Similar to Note 1 above. Percentage is higher for private than for public consumption.

Estimated acres of acquisition shown in Tables C-9.13 to C-9.54 are limited to the above habitat types. In practice, however, additional habitats may need to be acquired, particularly to complete habitat linkages.

Estimation Procedure

The following procedure was used to generate Tables C-9.13 through C-9.54.

Step 1

Compute the total acres of habitat by class and by ownership sector (federal/state, local, and private) located inside and outside the focused planning area.

Step 2

Compute the total acres of gross constrained habitats by class and ownership, using the estimated preservation shown in Table C-9.C. In addition to Class A habitats, other important habitats, such as coastal sage scrub and southern maritime chaparral, located inside the focused planning area and owned by the federal and state governments are assumed to be preserved. All such habitats owned by the local governments, which are not consumed for public projects, are also assumed to be preserved.

Step 3

Compute estimated acres of potentially developable habitat, as indicated in Table C-9.D.

Step 4

Determine the total acres of habitat in the MSCP study area to be acquired from mitigation fees, as indicated by the applicable cost allocation formula (in this case, the Modified Land Use Controls method).

Compute the total equivalent acres of potentially developable habitat located outside the focused planning area and subject to the payment of mitigation fees. Acres of habitat are weighted by the fee ratios in order to convert them to equivalent acres, i.e., Class B = 1; Class C = 1/2; and Class D = 1/8. (See Section 6.7.3 of the Resource Document.)

Compute the total acres in a jurisdiction to be acquired with mitigation fees, in the same proportion as the jurisdiction's share of the total equivalent acres of potentially developable habitat acres located outside the focused planning area and subject to payment of mitigation fees.

Compute acres of habitat to be acquired through mitigation fees. Acquisition is assumed to occur in proportion to the total acres of acquisition habitats located in the focused planning area in the jurisdiction.

Step 5

Compute reduced or net constrained acres for privately owned acquisition habitats.

For acquisition habitats, the total acres acquired with mitigation fees and general revenues calculated by the Modified Land Use Controls method exceed the gap habitat. That is, for the total collection of habitats inside the focused planning area,

$$\text{Total Gap Habitats} = H_T - H_{GC} - H_{PD} < A_M + A_G$$

where

H_T	=	Total acres of habitat inside the FPA
H_{GC}	=	Total gross constrained acres of habitat, estimated per Table C-9.C
H_{PD}	=	Total potentially developable acres of habitat, estimated per Table C-9.D
A_M	=	Total acres acquired with mitigation fees
A_G	=	Total acres acquired with federal or state grants or with general local revenues.

As a result, some constrained acres will be acquired, reducing the total acres of privately owned habitat dedicated without compensation. The reduction is computed as a percentage of the following quantity:

$$\text{Reduction in Dedicated Habitat} = H_{GC} - H_{NC} = K \bullet (H_{GC} + A_M - H_{PD})$$

where H_{NC} is the total net constrained or dedicated acres inside the focused planning area; K is a constant; and the others are as defined above.

For estimation purposes, a similar relationship is assumed for each class or group of acquisition habitat in each jurisdiction, i.e.,

$$h_{GC} - h_{NC} = K \bullet (h_{GC} + a_M - h_{PD})$$

where the lower case letters indicate the corresponding acres of habitat by class and jurisdiction.

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08564

Step 6

General federal, state, and local funds would be used to acquire the residual, after other conditions are met. At the aggregate level of the total focused planning area, the net constrained area, H_{NC}, has been defined so that the following relationship would hold:

$$A_G = H_T - H_{NC} - H_{PD} - A_M$$

At the level of habitat class in individual jurisdictions, the same relationship is used to estimate the acres to be acquired with federal and state grants and with local general revenues:

$$a_G = h_T - h_{NC} - h_{PD} - a_M$$

where the lower case letters indicate the corresponding acres of habitat by class and jurisdiction.

Estimated Conservation and Take of Habitats (PL Scenario, Table C-9.55)

The following procedure was used to generate Table C-9.55.

Step 1

Compute the total acres of habitat by class and by ownership sector (federal/state, local, and private) located inside and outside the focused planning area.

Step 2

Compute the total acres of gross constrained habitats by location in the focused planning area. Gross constrained habitats in the FPA consist of 100 percent of habitats in the "core" areas and 50 percent of habitats in the "linkage" areas. For estimation purposes, these percentages override the estimated percentage preservation shown in Table C-9.C.

Outside the focused planning area, gross constrained acres are estimated in the manner described in Table C-9.C.

Step 3

Inside the focused planning area, any habitat which is not included in gross constrained habitats is assumed to be potentially developable. Outside the FPA, potentially developable habitat is estimated as described in Table C-9.D.

Step 4

Estimate the total acres of privately owned habitat to be acquired with public funds, based on the methodology described in Appendix C-12. Allocate the total acres of acquisition to the following habitats, based on the relative amounts of such habitats in private ownership in the FPA:

- Coastal sage scrub and CSS/chaparral scrub
- Chaparral, excluding southern maritime chaparral
- Grasslands

It was assumed that, under this scenario, maritime succulent scrub, southern maritime chaparral, and oak woodlands located in the FPA would not be acquired with public funds, since no or only small quantities of such habitats were at risk of loss in the FPA.

This scenario did not incorporate potential offsite mitigation associated with impacts to habitats located outside the FPA. Any such offsite mitigation could be used to reduce the need for public acquisition or increase habitat preservation in the FPA or both. These potential effects are not incorporated in Table C-9.55.

Step 5

Compute reduced or net constrained acres for privately owned habitats by subtracting the estimated acquisition from gross constrained acres.

Estimated Conservation and Take of Habitats (MHPA, Tables C-9.56 to C-9.70)

The following procedure was used to generate Tables C-9.56 to C-9.70.

Step 1

Compute the total acres of habitat by vegetation community and ownership (public and private) inside and outside the MHPA.

Step 2

Assume all wetland habitats to be conserved inside the MHPA and to be constrained from development outside the MHPA. Wetland habitats are saltpan, southern coastal saltmarsh, freshwater marsh, riparian forest, oak riparian forest, riparian woodland, riparian scrub, open water, disturbed wetlands, natural flood channel, and shallow bays.

Step 3

Compute non-wetland habitats to be conserved inside the MHPA by multiplying the acres of habitat by the percent conservation indicated in the MHPA and summing the result over all occurrences of habitat inside the MHPA.

Step 4

Compute non-wetland habitats outside the MHPA, which are likely to remain natural and undeveloped as one-half of those habitats which occur on lands which are considered by the local jurisdictions as physically constrained. Each jurisdiction has its own definition of "physically constrained," but it generally includes lands in floodplains and lands with steep slopes.

Step 5

Compute disturbed habitats and agricultural lands, inside and outside the MHPA, which are likely to remain undeveloped as one-half of those lands which are considered by the local jurisdictions as physically constrained.

Step 6

For vegetation communities inside the MHPA, the acres of potential development are the differences between the total acres and the conserved or constrained acres.

Step 7

For each vegetation communities outside the MHPA, the acres of high development potential are the sums of the acres of habitat lands which have no physical constraints and one-half of impact sensitive lands. "Impact sensitive" lands are defined by the County of San Diego as those lands which have sensitive natural resources, including steep slopes and sometimes the presence of sensitive biological resources.

Step 8

For vegetation communities outside the MHPA, the acres of low development potential are the sums of one-half of impact sensitive lands and one-half of physically constrained lands.

Table C-9.1

Vegetation Communities in the MSCP Study Area by Jurisdiction (Acres)

Total for MSCP Study Area

Multiple Species Conservation Program

Vegetation Communities	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego (1)	Miramar NAS	Santee	Unincorp-orated
Beach	1,206	0	479	72	0	0	154	0	0	0	0	501	0	0	0
Saltpan	235	0	21	0	0	0	73	0	0	0	0	141	0	0	0
Southern Foredunes	188	0	86	1	0	0	89	0	0	0	0	12	0	0	0
Southern Coastal Bluff Scrub	198	0	0	2	0	0	0	0	0	0	0	196	0	0	0
Coastal Sage Scrub	115,636	2,116	0	8	275	611	28	189	0	11	7,056	22,244	3,685	2,788	76,624
Maritime Succulent Shrub	1,804	27	34	0	0	0	0	0	0	0	0	1,470	0	0	273
Chaparral	110,191	0	0	0	42	108	0	0	0	0	5,011	11,935	10,039	814	82,242
Southern Maritime Chaparral	1,777	0	0	17	0	0	0	0	0	0	0	1,689	0	0	70
CSS / Chaparral	3,878	0	0	0	0	0	0	0	0	0	70	170	454	47	3,137
Grassland	28,400	1,340	122	0	118	21	20	10	0	30	627	11,436	2,493	669	11,514
Southern Coastal Saltmarsh	1,870	298	39	61	0	0	442	0	0	48	0	980	0	0	0
Freshwater Marsh	817	13	5	6	0	1	5	0	0	2	4	286	78	8	409
Riparian Forest	1,328	14	0	0	0	0	0	0	0	0	8	531	23	27	725
Oak Riparian Forest	5,382	0	0	0	0	30	0	0	0	0	422	260	51	40	4,579
Riparian Woodland	731	0	0	0	0	0	0	0	0	0	0	608	98	0	24
Riparian Scrub	5,395	192	0	0	3	26	177	2	0	44	115	3,080	23	139	1,593
Oak Woodland	5,822	0	0	0	0	40	0	0	0	0	167	287	6	6	5,118
Torrey Pine Forest	169	0	0	9	0	0	0	0	0	0	0	159	0	0	0
Tecate Cypress Forest	5,696	0	0	0	0	0	0	0	0	0	0	0	0	0	5,696
Eucalyptus Woodland	1,631	15	8	0	0	0	0	0	1	0	33	652	29	3	889
Open Water	5,726	95	202	52	0	0	98	10	0	154	69	1,999	42	161	2,846
Disturbed Wetlands	926	20	0	4	0	0	33	0	0	0	0	500	1	32	337
Natural Flood Channel	860	45	0	0	0	0	0	0	0	0	23	270	13	39	471
Shallow Bays	9,581	1,182	3,736	0	0	0	0	0	0	402	0	4,260	0	0	0
Pacific Ocean	4,888	116	162	0	0	0	0	0	0	636	0	3,974	0	0	0
Other (2)	756	139	208	55	0	0	1	0	0	0	0	336	0	0	17
Subtotal	314,890	5,612	5,104	287	437	837	1,120	212	1	1,328	13,606	67,976	17,035	4,772	196,563
Disturbed Habitat	22,984	1,000	386	39	212	21	143	44	103	44	1,369	9,338	3,270	515	6,500
Agriculture	28,594	1,978	0	0	18	51	0	0	10	4	1,044	9,674	0	12	15,802
Developed	215,181	14,459	4,055	814	8,576	694	1,624	5,561	2,379	4,491	9,041	108,763	2,819	5,217	46,688
Subtotal	266,759	17,438	4,441	852	8,806	766	1,767	5,605	2,492	4,538	11,454	127,776	6,090	5,744	68,990
Total (3)	581,649	23,049	9,545	1,140	9,243	1,603	2,887	5,817	2,493	5,866	25,060	195,752	23,125	10,516	265,553

Source: Ogden and SourcePoint, 1994.

(1) Excludes Miramar NAS

(2) Disturbed, Agricultural & Developed Areas with Habitat Value

(3) Total in the MSCP Study Area. Total land area in the jurisdiction may exceed this area.

Table C-9.2

Vegetation Communities in the MSCP Study Area by Jurisdiction (Acres)

Total for Coastal Sage Scrub Alternative

Multiple Species Conservation Program

Vegetation Communities	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego	Santee	Unincorp-orated
Beach	32	0	0	0	0	0	0	0	0	0	0	32	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	151	0	0	0	0	0	0	0	0	0	0	151	0	0
Coastal Sage Scrub	60,528	371	0	0	30	268	0	0	0	0	6,008	13,995	1,577	38,279
Maritime Succulent Shrub	1,615	27	0	0	0	0	0	0	0	0	0	1,332	0	255
Chaparral	15,126	2	0	0	0	40	0	0	0	0	1,854	3,841	190	9,198
Southern Maritime Chaparral	400	0	0	0	0	0	0	0	0	0	0	398	0	1
CSS / Chaparral	716	0	0	0	0	0	0	0	0	0	84	17	25	591
Grassland	6,587	97	0	0	0	2	0	0	0	0	393	3,091	147	2,856
Southern Coastal Saltmarsh	52	0	0	0	0	0	0	0	0	0	0	52	0	0
Freshwater Marsh	326	0	0	0	0	2	0	0	0	0	0	116	0	208
Riparian Forest	440	0	0	0	0	0	0	0	0	0	7	210	0	223
Oak Riparian Forest	1,446	0	0	0	0	2	0	0	0	0	325	180	30	909
Riparian Woodland	322	0	0	0	0	0	0	0	0	0	0	316	0	6
Riparian Scrub	1,529	82	0	0	0	1	0	0	0	0	39	654	0	754
Oak Woodland	745	0	0	0	0	19	0	0	0	0	110	219	6	392
Torrey Pine Forest	42	0	0	0	0	0	0	0	0	0	0	42	0	0
Tecate Cypress Forest	211	0	0	0	0	0	0	0	0	0	0	0	0	211
Eucalyptus Woodland	194	0	0	0	0	0	0	0	0	0	27	12	0	155
Open Water	3,460	1	0	0	0	0	0	0	0	0	64	618	0	2,778
Disturbed Wetlands	321	1	0	0	0	0	0	0	0	0	0	259	0	61
Natural Flood Channel	659	15	0	0	0	0	0	0	0	0	22	266	0	356
Shallow Bays	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (1)	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	94,900	596	0	0	30	333	0	0	0	0	8,933	25,801	1,974	57,233
Disturbed Habitat	3,474	63	0	0	0	7	0	0	0	0	465	1,663	1	1,274
Agriculture	3,308	90	0	0	0	0	0	0	0	0	612	1,197	0	1,407
Developed	8,943	176	0	0	11	83	0	0	0	0	1,452	2,187	28	5,006
Subtotal	15,724	329	0	0	11	91	0	0	0	0	2,529	5,048	29	7,687
Total	110,625	926	0	0	41	424	0	0	0	0	11,463	30,848	2,003	64,920

Source: Ogden and SourcePoint, 1993.

(1) Disturbed, Agricultural & Developed Areas with Habitat Value

Table C-9.3

Vegetation Communities in the MSCP Study Area by Jurisdiction (Acres)

Total for Multiple Habitat Alternative

Multiple Species Conservation Program

Vegetation Communities	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego	Santee	Unincorp-orated
Beach	458	0	271	14	0	0	96	0	0	0	0	76	0	0
Saltpan	233	0	21	0	0	0	74	0	0	0	0	138	0	0
Southern Foredunes	179	0	87	1	0	0	86	0	0	0	0	6	0	0
Southern Coastal Bluff Scrub	166	0	0	2	0	0	0	0	0	0	0	164	0	0
Coastal Sage Scrub	73,349	450	0	0	36	277	31	0	0	0	6,159	16,329	1,679	48,389
Maritime Succulent Shrub	1,770	26	34	0	0	0	0	0	0	0	0	1,449	0	261
Chaparral	46,551	2	0	0	0	40	0	0	0	0	4,343	9,540	273	32,353
Southern Maritime Chaparral	1,129	0	0	6	0	0	0	0	0	0	0	1,121	0	1
CSS / Chaparral	1,189	0	0	0	0	0	0	0	0	0	85	44	51	1,009
Grassland	13,381	399	122	0	0	5	17	0	0	0	485	6,847	475	5,031
Southern Coastal Saltmarsh	1,667	247	28	62	0	0	438	0	0	5	0	888	0	0
Freshwater Marsh	571	5	5	6	0	2	4	0	0	0	0	248	0	301
Riparian Forest	836	10	0	0	0	0	0	0	0	0	7	318	0	501
Oak Riparian Forest	2,389	0	0	0	0	10	0	0	0	0	369	277	41	1,692
Riparian Woodland	582	0	0	0	0	0	0	0	0	0	0	569	0	12
Riparian Scrub	3,696	164	0	0	0	1	172	0	0	0	46	2,173	0	1,139
Oak Woodland	1,468	0	0	0	0	19	0	0	0	0	139	295	6	1,010
Torrey Pine Forest	152	0	0	0	0	0	0	0	0	0	0	152	0	0
Tecate Cypress Forest	5,632	0	0	0	0	0	0	0	0	0	0	0	0	5,632
Eucalyptus Woodland	363	0	0	0	0	0	0	0	0	0	28	45	0	290
Open Water	4,669	43	24	53	0	0	93	0	0	118	66	1,462	14	2,796
Disturbed Wetlands	539	3	0	5	0	0	29	0	0	0	0	401	0	101
Natural Flood Channel	861	33	0	0	0	0	0	0	0	0	24	400	0	404
Shallow Bays	5	5	0	0	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (1)	301	21	43	53	0	0	1	0	0	0	0	181	0	1
Subtotal	**162,137**	**1,408**	**636**	**202**	**36**	**353**	**1,042**	**0**	**0**	**123**	**11,752**	**43,122**	**2,539**	**100,924**
Disturbed Habitat	6,388	258	144	23	0	7	91	0	0	0	541	3,572	10	1,742
Agriculture	5,329	222	0	0	0	0	0	0	0	0	637	2,205	0	2,264
Developed	16,637	515	353	235	11	94	97	0	0	0	1,898	6,202	147	7,085
Subtotal	**28,354**	**995**	**497**	**258**	**11**	**102**	**188**	**0**	**0**	**0**	**3,076**	**11,980**	**157**	**11,090**
Total	**190,490**	**2,403**	**1,133**	**460**	**47**	**455**	**1,230**	**0**	**0**	**123**	**14,829**	**55,102**	**2,695**	**112,014**

Source: Ogden and SourcePoint, 1993.

(1) Disturbed, Agricultural & Developed Areas with Habitat Value

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Table C-9.4

Vegetation Communities in the MSCP Study Area by Jurisdiction (Acres)

Total for Biologically Preferred Alternative

Multiple Species Conservation Program

Vegetation Communities	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego	Santee	Unincorp-orated
Beach	458	0	271	14	0	0	96	0	0	0	0	76	0	0
Saltpan	233	0	21	0	0	0	74	0	0	0	0	138	0	0
Southern Foredunes	179	0	87	1	0	0	86	0	0	0	0	6	0	0
Southern Coastal Bluff Scrub	166	0	0	2	0	0	0	0	0	0	0	164	0	0
Coastal Sage Scrub	82,023	1,466	0	0	36	440	31	0	0	0	6,167	17,441	2,000	54,442
Maritime Succulent Shrub	1,773	29	34	0	0	0	0	0	0	0	0	1,449	0	261
Chaparral	56,137	2	0	0	1	40	0	0	0	0	4,343	10,978	483	40,291
Southern Maritime Chaparral	1,155	0	0	6	0	0	0	0	0	0	0	1,147	0	1
CSS / Chaparral	1,221	0	0	0	0	0	0	0	0	0	85	45	51	1,041
Grassland	16,253	505	122	0	0	7	17	0	0	0	485	8,624	498	5,994
Southern Coastal Saltmarsh	1,674	252	28	62	0	0	438	0	0	5	0	890	0	0
Freshwater Marsh	636	11	5	6	0	2	4	0	0	2	0	253	0	353
Riparian Forest	988	15	0	0	0	0	0	0	0	0	7	386	0	581
Oak Riparian Forest	2,800	0	0	0	0	26	0	0	0	0	369	282	41	2,082
Riparian Woodland	681	0	0	0	0	0	0	0	0	0	0	659	0	23
Riparian Scrub	4,160	183	0	0	0	3	172	0	0	30	46	2,497	6	1,222
Oak Woodland	2,212	0	0	0	0	30	0	0	0	0	139	295	6	1,743
Torrey Pine Forest	152	0	0	0	0	0	0	0	0	0	0	152	0	0
Tecate Cypress Forest	5,711	0	0	0	0	0	0	0	0	0	0	0	0	5,711
Eucalyptus Woodland	516	0	0	0	0	0	0	0	0	0	28	65	0	423
Open Water	4,776	61	24	53	0	0	93	0	0	135	66	1,523	14	2,806
Disturbed Wetlands	629	10	0	5	0	0	29	0	0	0	0	440	0	145
Natural Flood Channel	897	46	0	0	0	0	0	0	0	0	24	419	0	408
Shallow Bays	5	5	0	0	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (1)	302	21	43	53	0	0	1	0	0	0	0	182	0	1
Subtotal	**185,738**	**2,606**	**636**	**202**	**37**	**548**	**1,042**	**0**	**0**	**172**	**11,760**	**48,112**	**3,098**	**117,526**
Disturbed Habitat	7,466	520	144	23	0	10	91	0	0	14	541	4,109	12	2,002
Agriculture	6,923	227	0	0	0	24	0	0	0	0	637	3,304	0	2,730
Developed	23,963	3,489	353	235	11	195	97	0	0	208	1,985	8,582	215	8,593
Subtotal	**38,351**	**4,236**	**497**	**258**	**11**	**229**	**188**	**0**	**0**	**222**	**3,163**	**15,995**	**227**	**13,326**
Total	**224,090**	**6,842**	**1,133**	**460**	**48**	**777**	**1,230**	**0**	**0**	**394**	**14,923**	**64,106**	**3,326**	**130,852**

Source: Ogden and SourcePoint, 1993.

(1) Disturbed, Agricultural & Developed Areas with Habitat Value

Table C-9.4.1

Vegetation Communities in the MSCP Study Area by Jurisdiction (Acres)

Total for Public Lands Alternative

Multiple Species Conservation Program

Vegetation Communities	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego (1)	Miramar NAS	Santee	Unincorp-orated
Beach	773	0	326	15	0	0	139	0	0	0	0	292	0	0	0
Saltpan	235	0	21	0	0	0	73	0	0	0	0	141	0	0	0
Southern Foredunes	186	0	86	1	0	0	89	0	0	0	0	10	0	0	0
Southern Coastal Bluff Scrub	176	0	0	2	0	0	0	0	0	0	0	174	0	0	0
Coastal Sage Scrub	68,705	1,457	0	8	138	11	28	1	0	0	5,784	15,026	3,678	1,480	41,091
Maritime Succulent Shrub	1,283	21	34	0	0	0	0	0	0	0	0	995	0	0	233
Chaparral	51,141	0	0	0	33	0	0	0	0	0	3,462	6,219	10,025	280	31,122
Southern Maritime Chaparral	1,326	0	0	8	0	0	0	0	0	0	0	1,313	0	0	5
CSS / Chaparral	1,757	0	0	0	0	0	0	0	0	0	62	125	451	20	1,098
Grassland	13,008	447	122	0	83	3	17	0	0	0	483	5,454	2,482	158	3,759
Southern Coastal Saltmarsh	1,778	251	29	52	0	0	442	0	0	45	0	960	0	0	0
Freshwater Marsh	639	7	5	6	0	0	5	0	0	2	0	258	78	8	269
Riparian Forest	1,135	12	0	0	0	0	0	0	0	0	8	512	23	24	557
Oak Riparian Forest	2,012	0	0	0	0	0	0	0	0	0	331	215	51	26	1,388
Riparian Woodland	680	0	0	0	0	0	0	0	0	0	0	565	98	0	17
Riparian Scrub	4,025	148	0	0	0	0	177	0	0	41	59	2,404	23	118	1,055
Oak Woodland	1,618	0	0	0	0	0	0	0	0	0	126	221	6	6	1,260
Torrey Pine Forest	158	0	0	0	0	0	0	0	0	0	0	158	0	0	0
Tecate Cypress Forest	5,253	0	0	0	0	0	0	0	0	0	0	0	0	0	5,253
Eucalyptus Woodland	402	15	0	0	0	0	0	0	0	0	28	181	29	0	149
Open Water	5,119	67	199	39	0	0	87	0	0	140	64	1,670	42	144	2,667
Disturbed Wetlands	765	16	0	4	0	0	33	0	0	0	0	458	1	29	225
Natural Flood Channel	740	43	0	0	0	0	0	0	0	0	21	247	13	36	381
Shallow Bays	312	129	9	0	0	0	0	0	0	14	0	160	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (2)	663	139	160	53	0	0	1	0	0	0	0	309	0	0	0
Subtotal	**183,889**	**2,754**	**992**	**188**	**254**	**14**	**1,090**	**1**	**0**	**242**	**10,429**	**38,087**	**17,001**	**2,329**	**90,527**
Disturbed Habitat	11,630	468	141	18	189	4	142	0	0	27	865	4,761	3,258	286	1,471
Agriculture	7,371	468	0	0	3	0	0	0	0	0	608	5,026	0	0	1,265
Developed	27,042	1,802	357	179	779	24	391	112	0	504	1,926	13,272	2,758	428	4,511
Subtotal	**46,043**	**2,738**	**498**	**196**	**971**	**29**	**533**	**113**	**0**	**531**	**3,399**	**23,059**	**6,017**	**714**	**7,247**
Total (3)	**209,932**	**5,492**	**1,490**	**384**	**1,225**	**44**	**1,623**	**114**	**0**	**773**	**13,827**	**61,126**	**23,017**	**3,044**	**97,774**

Source: Ogden and SourcePoint, 1994.

(1) Excludes Miramar NAS

(2) Disturbed, Agricultural & Developed Areas with Habitat Value

(3) Total in the MSCP Study Area. Total land area in the jurisdiction may exceed this area.

08572

Table C-9.4.2

Vegetation Communities in the MSCP Study Area by Jurisdiction (Acres)

Total for Multi-Habitat Planning Area

Multiple Species Conservation Program

Vegetation Communities	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego (1)	Miramar NAS	Santee	Unincorp-orated
Beach	627	0	219	15	0	0	139	0	0	0	0	255	0	0	0
Saltpan	212	0	0	0	0	0	73	0	0	0	0	139	0	0	0
Southern Foredunes	140	0	41	1	0	0	89	0	0	0	0	10	0	0	0
Southern Coastal Bluff Scru	144	0	0	2	0	0	0	0	0	0	0	142	0	0	0
Coastal Sage Scrub	80,323	1,442	0	8	127	0	28	0	0	0	5,985	16,263	27	1,107	55,336
Maritime Succulent Shrub	1,000	21	0	0	0	0	0	0	0	0	0	761	0	0	218
Chaparral	59,047	0	0	0	33	0	0	0	0	0	4,665	8,175	76	547	45,552
Southern Maritime Chaparr	1,196	0	0	7	0	0	0	0	0	0	0	1,184	0	0	5
CSS / Chaparral	1,721	0	0	0	0	0	0	0	0	0	70	91	13	14	1,532
Grassland	11,546	402	0	0	82	0	17	0	0	0	462	4,996	6	201	5,379
Southern Coastal Saltmarsh	1,732	243	6	52	0	0	442	0	0	44	0	946	0	0	0
Freshwater Marsh	523	7	0	6	0	0	5	0	0	1	0	178	0	2	323
Riparian Forest	1,102	12	0	0	0	0	0	0	0	0	8	479	0	1	602
Oak Riparian Forest	3,053	0	0	0	0	0	0	0	0	0	339	225	0	36	2,454
Riparian Woodland	588	0	0	0	0	0	0	0	0	0	0	569	1	0	17
Riparian Scrub	4,278	94	0	0	0	0	177	0	0	26	47	2,533	0	70	1,331
Oak Woodland	3,098	0	0	0	0	0	0	0	0	0	134	222	0	2	2,740
Torrey Pine Forest	152	0	0	0	0	0	0	0	0	0	0	152	0	0	0
Tecate Cypress Forest	5,615	0	0	0	0	0	0	0	0	0	0	0	0	0	5,615
Eucalyptus Woodland	440	15	0	0	0	0	0	0	0	0	32	147	0	0	246
Open Water	5,222	26	185	39	0	0	86	0	0	139	65	1,889	0	72	2,722
Disturbed Wetlands	754	16	0	4	0	0	33	0	0	0	0	424	0	3	275
Natural Flood Channel	731	7	0	0	0	0	0	0	0	0	23	250	0	18	433
Shallow Bays	412	129	5	0	0	0	0	0	0	16	0	263	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (2)	143	18	0	1	0	0	1	0	0	0	0	123	0	0	0
Subtotal	**183,799**	**2,432**	**456**	**135**	**242**	**0**	**1,089**	**0**	**0**	**225**	**11,830**	**40,415**	**122**	**2,073**	**124,780**
Disturbed Habitat	5,993	419	4	17	187	0	40	0	0	2	478	2,265	1	28	2,551
Agriculture	5,267	419	0	0	3	0	0	0	0	0	205	2,350	0	0	2,290
Developed	2,048	2	0	0	0	0	0	0	0	0	215	1,685	37	14	94
Subtotal	**13,308**	**841**	**4**	**17**	**190**	**0**	**40**	**0**	**0**	**2**	**898**	**6,301**	**38**	**42**	**4,935**
Total (3)	**197,106**	**3,273**	**460**	**152**	**432**	**0**	**1,129**	**0**	**0**	**227**	**12,728**	**46,716**	**160**	**2,115**	**129,714**

Source: Ogden and SourcePoint, 1995.

(1) Excludes Miramar NAS

(2) Disturbed, Agricultural & Developed Areas with Habitat Value

(3) Total in the MSCP Study Area. Total land area in the jurisdiction may exceed this area.

Table C-9.5

Ownership of Habitat Lands in the MSCP Study Area by Jurisdiction (Acres)

Total for MSCP Study Area

Multiple Species Conservation Program

Ownership	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego (1)	Miramar NAS	Santee	Unincorp-orated
Federal	**46,048**	**225**	**664**	**0**	**0**	**0**	**780**	**45**	**0**	**296**	**0**	**2,368**	**16,525**	**0**	**25,144**
Military Reservation	**19,883**	0	664	0	0	0	408	34	0	258	0	1,992	16,525	0	2
Bureau of Land Management	**24,317**	0	0	0	0	0	0	0	0	0	0	15	0	0	24,302
National Forest	**158**	0	0	0	0	0	0	0	0	0	0	0	0	0	158
Indian Reservation	**632**	0	0	0	0	0	0	0	0	0	0	0	0	0	632
Other Federal	**1,058**	225	0	0	0	0	372	11	0	38	0	361	0	0	51
State	**6,856**	**46**	**331**	**146**	**30**	**0**	**272**	**0**	**0**	**37**	**302**	**3,514**	**95**	**57**	**2,027**
Local	**59,386**	**2,754**	**3,917**	**22**	**170**	**15**	**16**	**8**	**0**	**827**	**2,527**	**29,558**	**247**	**484**	**18,844**
County of San Diego	**9,003**	113	0	0	67	0	0	0	0	25	124	2,155	0	178	6,342
Local Jurisdictions (2)	**30,591**	2,438	3,894	21	54	10	14	1	0	801	1,985	20,299	232	127	716
City of San Diego Water Utilities	**16,379**	86	0	0	0	4	0	1	0	0	0	6,684	0	0	9,604
School District	**580**	37	2	0	48	0	1	0	0	0	5	349	9	1	127
Special District	**2,834**	81	21	1	0	1	0	6	0	2	415	69	6	178	2,055
Private	**202,600**	**2,586**	**192**	**119**	**238**	**822**	**52**	**160**	**1**	**169**	**10,777**	**32,537**	**168**	**4,231**	**150,549**
Total	**314,890**	**5,612**	**5,104**	**287**	**437**	**837**	**1,120**	**212**	**1**	**1,328**	**13,606**	**67,976**	**17,035**	**4,773**	**196,583**

Source: Ogden and SourcePoint, 1994.

(1) Excludes Miramar NAS

(2) Excludes Water Utilities

08574

Table C-9.6

Ownership of Habitat Lands in the MSCP Study Area by Jurisdiction (Acres)

Total for Coastal Sage Scrub Alternative

Multiple Species Conservation Program

Ownership	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego	Santee	Unincorp-orated
Federal	7,629	0	0	0	0	0	0	0	0	0	0	4,057	0	3,571
Military Reservation	3,968	0	0	0	0	0	0	0	0	0	0	3,962	0	5
Bureau of Land Management	3,372	0	0	0	0	0	0	0	0	0	0	17	0	3,354
National Forest	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Indian Reservation	212	0	0	0	0	0	0	0	0	0	0	0	0	212
Other Federal	77	0	0	0	0	0	0	0	0	0	0	77	0	0
State	1,967	0	0	0	1	0	0	0	0	0	300	1,224	0	443
Local	20,420	184	0	0	0	11	0	0	0	0	672	10,946	9	8,597
County of San Diego	3,485	0	0	0	0	0	0	0	0	0	120	1,307	0	2,059
Local Jurisdictions (1)	4,999	111	0	0	0	9	0	0	0	0	179	4,617	2	81
City of San Diego Water Utilities	9,899	73	0	0	0	3	0	0	0	0	0	4,921	0	4,903
School District	94	0	0	0	0	0	0	0	0	0	1	86	0	6
Special District	1,943	0	0	0	0	0	0	0	0	0	373	15	8	1,548
Private	64,885	412	0	0	29	321	0	0	0	0	7,961	9,574	1,965	44,623
Total	94,900	596	0	0	30	333	0	0	0	0	8,933	25,801	1,974	57,233

Source: Ogden and SourcePoint, 1993.

(1) Excludes Water Utilities

Table C-9.7

Ownership of Habitat Lands in the MSCP Study Area by Jurisdiction (Acres)

Total for Multiple Habitat Alternative

Multiple Species Conservation Program

Ownership	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego	Santee	Unincorp-orated
Federal	**32,264**	**173**	**353**	**0**	**0**	**0**	**750**	**0**	**0**	**0**	**0**	**9,702**	**0**	**21,287**
Military Reservation	10,110	0	353	0	0	0	398	0	0	0	0	9,353	0	6
Bureau of Land Management	21,034	0	0	0	0	0	0	0	0	0	0	17	0	21,017
National Forest	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Indian Reservation	264	0	0	0	0	0	0	0	0	0	0	0	0	264
Other Federal	856	173	0	0	0	0	352	0	0	0	0	331	0	0
State	**5,423**	**3**	**258**	**124**	**1**	**0**	**261**	**0**	**0**	**0**	**302**	**2,535**	**0**	**1,939**
Local	**32,369**	**244**	**8**	**11**	**0**	**13**	**2**	**0**	**0**	**0**	**2,430**	**14,450**	**34**	**15,177**
County of San Diego	6,048	15	0	0	0	0	0	0	0	0	122	1,576	0	4,335
Local Jurisdictions (1)	9,621	150	0	10	0	10	1	0	0	0	1,933	7,417	10	91
City of San Diego Water Utilities	14,269	78	0	0	0	3	0	0	0	0	0	5,343	0	8,845
School District	112	0	0	0	0	0	1	0	0	0	2	97	0	11
Special District	2,320	1	8	1	0	0	0	0	0	0	374	16	25	1,895
Private	**92,080**	**988**	**17**	**67**	**35**	**340**	**29**	**0**	**0**	**123**	**9,020**	**16,436**	**2,504**	**62,520**
Total	**162,137**	**1,408**	**636**	**202**	**36**	**353**	**1,042**	**0**	**0**	**123**	**11,752**	**43,122**	**2,539**	**100,924**

Source: Ogden and SourcePoint, 1993.

(1) Excludes Water Utilities

08576

Table C-9.b

Ownership of Habitat Lands in the MSCP Study Area by Jurisdiction (Acres)

Total for Biologically Preferred Alternative

Multiple Species Conservation Program

Ownership	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego	Santee	Unincorp-orated
Federal	**34,135**	**173**	**353**	**0**	**0**	**0**	**750**	**0**	**0**	**0**	**0**	**10,302**	**0**	**22,558**
Military Reservation	10,709	0	353	0	0	0	398	0	0	0	0	9,952	0	6
Bureau of Land Management	22,024	0	0	0	0	0	0	0	0	0	0	17	0	22,006
National Forest	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Indian Reservation	546	0	0	0	0	0	0	0	0	0	0	0	0	546
Other Federal	857	173	0	0	0	0	352	0	0	0	0	332	0	0
State	**5,549**	**46**	**258**	**124**	**1**	**0**	**261**	**0**	**0**	**19**	**302**	**2,584**	**0**	**1,955**
Local	**36,924**	**1,087**	**8**	**11**	**1**	**13**	**2**	**0**	**0**	**28**	**2,430**	**15,620**	**203**	**17,522**
County of San Diego	8,380	98	0	0	0	0	0	0	0	25	122	2,104	105	5,926
Local Jurisdictions (1)	11,412	899	0	10	0	10	1	0	0	2	1,933	7,832	73	652
City of San Diego Water Utilities	14,631	78	0	0	0	3	0	0	0	0	0	5,527	0	9,024
School District	167	12	0	0	0	0	1	0	0	0	2	140	0	11
Special District	2,334	1	8	1	0	0	0	0	0	0	374	16	25	1,909
Private	**109,129**	**1,300**	**17**	**67**	**35**	**535**	**29**	**0**	**0**	**126**	**9,028**	**19,606**	**2,895**	**75,492**
Total	**185,738**	**2,606**	**636**	**202**	**37**	**548**	**1,042**	**0**	**0**	**172**	**11,760**	**48,112**	**3,098**	**117,526**

Source: Ogden and SourcePoint, 1993.

(1) Excludes Water Utilities

C65777

Table C-9.8.1

Ownership of Habitat Lands in the MSCP Study Area by Jurisdiction (Acres)

Total for Public Lands Alternative

Multiple Species Conservation Program

Ownership	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego (1)	Miramar NAS	Santee	Unincorporated
Federal	**44,751**	**225**	**523**	**0**	**0**	**0**	**780**	**0**	**0**	**38**	**0**	**2,181**	**16,525**	**0**	**24,479**
Military Reservation	19,267	0	523	0	0	0	408	0	0	0	0	1,809	16,525	0	2
Bureau of Land Management	24,239	0	0	0	0	0	0	0	0	0	0	15	0	0	24,224
National Forest	157	0	0	0	0	0	0	0	0	0	0	0	0	0	157
Indian Reservation	58	0	0	0	0	0	0	0	0	0	0	0	0	0	58
Other Federal	1,029	225	0	0	0	0	372	0	0	38	0	357	0	0	37
State	**3,771**	**20**	**289**	**138**	**11**	**0**	**272**	**0**	**0**	**23**	**296**	**2,063**	**81**	**3**	**594**
Local	**43,984**	**1,538**	**25**	**11**	**143**	**14**	**1**	**1**	**0**	**55**	**2,496**	**20,568**	**240**	**452**	**18,440**
County of San Diego	8,949	113	0	0	67	0	0	0	0	25	122	2,152	0	178	6,291
Local Jurisdictions (2)	15,990	1,254	14	11	36	10	0	0	0	30	1,959	11,797	232	119	528
City of San Diego Water Utilities	16,244	86	0	0	0	4	0	1	0	0	0	6,549	0	0	9,604
School District	107	5	0	0	40	0	0	0	0	0	3	50	2	0	7
Special District	2,695	80	12	0	0	0	0	0	0	1	411	20	6	154	2,011
Private	**71,382**	**970**	**175**	**39**	**100**	**0**	**38**	**0**	**0**	**126**	**7,637**	**13,255**	**155**	**1,874**	**47,015**
Total	**163,889**	**2,754**	**992**	**188**	**254**	**14**	**1,090**	**1**	**0**	**242**	**10,429**	**38,067**	**17,001**	**2,329**	**90,527**

Source: Ogden and SourcePoint, 1994.

(1) Excludes Miramar NAS

(2) Excludes Water Utilities

08578

Table C-9.8.2

Ownership of Habitat Lands in the MSCP Study Area by Jurisdiction (Acres)

Total for Multi-Habitat Planning Area

Multiple Species Conservation Program

Ownership	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego (1)	Miramar NAS	Santee	Unincorp-orated
Federal	**27,323**	**176**	**0**	**0**	**0**	**0**	**779**	**0**	**0**	**38**	**0**	**1,381**	**120**	**0**	**24,829**
Military Reservation	1,576	0	0	0	0	0	408	0	0	0	0	1,045	120	0	2
Bureau of Land Management	24,270	0	0	0	0	0	0	0	0	0	0	0	0	0	24,270
National Forest	160	0	0	0	0	0	0	0	0	0	0	0	0	0	160
Indian Reservation	360	0	0	0	0	0	0	0	0	0	0	0	0	0	360
Other Federal	958	176	0	0	0	0	371	0	0	38	0	335	0	0	37
State	**5,421**	**20**	**259**	**85**	**11**	**0**	**272**	**0**	**0**	**23**	**301**	**2,437**	**0**	**0**	**2,013**
Local	**42,036**	**1,428**	**23**	**11**	**143**	**0**	**1**	**0**	**0**	**41**	**2,439**	**18,469**	**0**	**263**	**19,220**
County of San Diego	8,561	112	0	0	67	0	0	0	0	25	102	1,824	0	133	6,297
Local Jurisdictions (2)	14,260	1,141	11	11	35	0	0	0	0	16	1,945	10,369	0	100	631
City of San Diego Water Utilities	16,505	83	0	0	0	0	0	0	0	0	2	6,186	0	0	10,234
School District	131	5	0	0	40	0	0	0	0	0	0	71	0	0	14
Special District	2,580	87	12	0	0	0	0	0	0	0	390	18	0	29	2,044
Private	**109,018**	**808**	**174**	**39**	**88**	**0**	**37**	**0**	**0**	**124**	**9,090**	**18,129**	**2**	**1,809**	**78,717**
Total	**183,799**	**2,432**	**456**	**135**	**242**	**0**	**1,089**	**0**	**0**	**225**	**11,830**	**40,415**	**122**	**2,073**	**124,780**

Source: Ogden and SourcePoint, 1995.

(1) Excludes Miramar NAS

(2) Excludes Water Utilities

0579

Table C-9.9

General or Community Plan Land Use Designation and Ownership of Habitat Lands by Jurisdiction

Total for MSCP Study Area

Multiple Species Conservation Program

General or Community Plan Land Use Category	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego (1)	Miramar NAS	Santee	Unincorp-orated
Federal / State	**52,904**	**271**	**995**	**146**	**30**	**0**	**1,052**	**45**	**0**	**332**	**302**	**5,882**	**16,620**	**58**	**27,171**
I. Preserves	3,236	0	53	23	0	0	0	0	0	0	302	319	0	0	2,539
II (B). Designated for Open Space	29,749	239	24	64	11	0	937	11	0	326	0	3,040	5,932	4	19,161
III A. Constrained Lands	13,154	17	308	14	10	0	75	9	0	2	0	1,464	6,660	27	4,567
III B. Designated for Agriculture	924	0	0	0	0	0	0	0	0	0	0	0	909	0	14
III C. Designated for Low Density Uses	812	0	0	0	0	0	0	0	0	0	0	0	1	0	811
III D. Designated for Urban Uses	5,030	14	610	45	9	0	40	25	0	5	0	1,059	3,118	27	78
Local	**59,386**	**2,754**	**3,917**	**22**	**170**	**15**	**16**	**8**	**0**	**827**	**2,527**	**29,556**	**247**	**484**	**18,844**
I. Preserves	15,759	90	0	12	0	10	0	0	0	0	2,325	5,581	0	0	7,740
II (B). Designated for Open Space	28,793	2,276	3,893	9	113	0	0	2	0	821	66	15,562	128	291	5,633
III A. Constrained Lands	10,540	185	15	0	40	4	9	3	0	4	95	5,675	70	152	4,288
III B. Designated for Agriculture	715	0	0	0	0	0	0	0	0	0	0	598	0	0	117
III C. Designated for Low Density Uses	1,387	4	0	0	0	0	0	0	0	0	21	525	0	0	837
III D. Designated for Urban Uses	2,192	199	8	0	17	1	6	3	0	2	21	1,616	49	41	230
Private	**202,600**	**2,586**	**192**	**119**	**238**	**822**	**52**	**160**	**1**	**169**	**10,777**	**32,537**	**168**	**4,231**	**150,549**
I. Preserves	2,260	0	0	38	0	0	0	0	0	0	0	46	0	0	2,176
II A. Dedicated Open Space	1,396	416	0	0	0	0	0	0	0	0	0	978	0	0	2
II B. Designated for Open Space	44,440	688	159	40	85	401	8	38	0	4	1,047	13,321	150	1,375	27,125
III A. Constrained Lands	92,979	286	23	7	107	293	38	68	0	128	7,180	4,631	5	1,241	78,973
III B. Designated for Agriculture	4,671	42	0	0	0	0	0	0	0	0	0	82	0	0	4,547
III C. Designated for Low Density Uses	37,272	113	0	15	1	10	0	0	0	0	2,319	3,936	1	112	30,765
III D. Designated for Urban Uses	19,580	1,041	10	20	44	118	6	54	1	37	231	9,543	12	1,503	6,960
Total	**314,890**	**5,612**	**5,104**	**287**	**437**	**837**	**1,120**	**212**	**1**	**1,328**	**13,606**	**67,976**	**17,035**	**4,772**	**196,563**
I. Preserves	21,254	90	53	73	0	10	0	0	0	0	2,627	5,945	0	0	12,455
II A. Dedicated Open Space	1,396	416	0	0	0	0	0	0	0	0	0	978	0	0	2
II B. Designated for Open Space	102,982	3,204	4,077	113	209	401	945	50	0	1,151	1,112	31,923	6,210	1,669	51,919
III A. Constrained Lands	116,673	489	31	20	157	297	122	80	0	134	7,275	11,770	6,734	1,420	87,828
III B. Designated for Agriculture	6,310	42	0	0	0	0	0	0	0	0	0	680	909	0	4,679
III C. Designated for Low Density Uses	39,472	117	0	15	1	10	0	0	0	0	2,340	4,461	3	112	32,413
III D. Designated for Urban Uses	26,803	1,254	627	65	70	119	52	82	1	44	252	12,218	3,180	1,571	7,268

Source: Ogden and SourcePoint, 1994.

(1) Excludes Miramar NAS

08580

Table C-9.10

General or Community Plan Land Use Designation and Ownership of Habitat Lands by Jurisdiction

Total for Coastal Sage Scrub Alternative

Multiple Species Conservation Program

General or Community Plan Land Use Category	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego	Santee	Unincorp-orated
Federal / State	**9,596**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**300**	**5,281**	**0**	**4,014**
I. Preserves	647	0	0	0	0	0	0	0	0	0	300	21	0	326
II (B). Designated for Open Space	4,539	0	0	0	0	0	0	0	0	0	0	1,844	0	2,695
III A. Constrained Lands	3,478	0	0	0	1	0	0	0	0	0	0	2,731	0	746
III B. Designated for Agriculture	0	0	0	0	0	0	0	0	0	0	0	0	0	0
III C. Designated for Low Density Uses	220	0	0	0	0	0	0	0	0	0	0	0	0	220
III D. Designated for Urban Uses	711	0	0	0	0	0	0	0	0	0	0	685	0	26
Local	**20,420**	**184**	**0**	**0**	**0**	**11**	**0**	**0**	**0**	**0**	**672**	**10,946**	**9**	**8,597**
I. Preserves	9,121	76	0	0	0	9	0	0	0	0	568	3,257	0	5,211
II (B). Designated for Open Space	7,048	102	0	0	0	0	0	0	0	0	31	5,069	2	1,845
III A. Constrained Lands	2,902	2	0	0	0	3	0	0	0	0	47	1,561	8	1,282
III B. Designated for Agriculture	402	0	0	0	0	0	0	0	0	0	0	344	0	58
III C. Designated for Low Density Uses	554	0	0	0	0	0	0	0	0	0	16	381	0	157
III D. Designated for Urban Uses	393	4	0	0	0	0	0	0	0	0	11	334	0	44
Private	**64,885**	**412**	**0**	**0**	**29**	**321**	**0**	**0**	**0**	**0**	**7,961**	**9,574**	**1,965**	**44,623**
I. Preserves	269	0	0	0	0	0	0	0	0	0	0	0	0	269
II A. Dedicated Open Space	1,022	83	0	0	0	0	0	0	0	0	0	687	0	253
II B. Designated for Open Space	21,515	249	0	0	12	223	0	0	0	0	726	4,309	918	15,079
III A. Constrained Lands	28,117	7	0	0	17	93	0	0	0	0	5,292	348	438	21,923
III B. Designated for Agriculture	736	0	0	0	0	0	0	0	0	0	0	36	0	701
III C. Designated for Low Density Uses	7,965	0	0	0	0	1	0	0	0	0	1,862	1,233	20	4,848
III D. Designated for Urban Uses	5,261	74	0	0	1	5	0	0	0	0	81	2,961	588	1,551
Total	**94,900**	**596**	**0**	**0**	**30**	**333**	**0**	**0**	**0**	**0**	**8,933**	**25,801**	**1,974**	**57,233**
I. Preserves	10,037	76	0	0	0	9	0	0	0	0	868	3,278	0	5,806
II A. Dedicated Open Space	1,022	83	0	0	0	0	0	0	0	0	0	687	0	253
II B. Designated for Open Space	33,102	351	0	0	12	223	0	0	0	0	757	11,222	919	19,619
III A. Constrained Lands	34,497	9	0	0	17	95	0	0	0	0	5,339	4,640	446	23,951
III B. Designated for Agriculture	1,139	0	0	0	0	0	0	0	0	0	0	380	0	759
III C. Designated for Low Density Uses	8,738	0	0	0	0	1	0	0	0	0	1,877	1,615	20	5,225
III D. Designated for Urban Uses	6,365	78	0	0	1	5	0	0	0	0	92	3,980	589	1,621

Source: Ogden and SourcePoint, 1993.

03581

Table C-9.11

General or Community Plan Land Use Designation and Ownership of Habitat Lands by Jurisdiction

Total for Multiple Habitat Alternative

Multiple Species Conservation Program

General or Community Plan Land Use Category	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego	Santee	Unincorporated
Federal / State	**37,688**	**176**	**611**	**124**	**1**	**0**	**1,011**	**0**	**0**	**0**	**302**	**12,236**	**0**	**23,226**
I. Preserves	3,101	0	51	23	0	0	0	0	0	0	302	314	0	2,412
II (B) Designated for Open Space	24,275	167	0	43	0	0	933	0	0	0	0	5,174	0	17,958
III A. Constrained Lands	7,374	7	244	13	1	0	43	0	0	0	0	4,765	0	2,302
III B. Designated for Agriculture	441	0	0	0	0	0	0	0	0	0	0	436	0	5
III C. Designated for Low Density Uses	524	0	0	0	0	0	0	0	0	0	0	0	0	524
III D. Designated for Urban Uses	1,973	2	317	45	0	0	35	0	0	0	0	1,547	0	27
Local	**32,369**	**244**	**8**	**11**	**0**	**13**	**2**	**0**	**0**	**0**	**2,430**	**14,450**	**34**	**15,177**
I. Preserves	13,939	82	0	10	0	10	0	0	0	0	2,299	4,124	0	7,413
II (B) Designated for Open Space	10,523	146	0	1	0	0	1	0	0	0	49	6,905	2	3,420
III A. Constrained Lands	5,558	8	8	0	0	3	0	0	0	0	54	2,046	23	3,416
III B. Designated for Agriculture	440	0	0	0	0	0	0	0	0	0	0	361	0	79
III C. Designated for Low Density Uses	1,268	0	0	0	0	0	0	0	0	0	17	467	0	785
III D. Designated for Urban Uses	641	8	0	0	0	0	1	0	0	0	11	547	9	64
Private	**92,080**	**988**	**17**	**67**	**35**	**340**	**29**	**0**	**0**	**123**	**9,020**	**16,436**	**2,504**	**62,520**
I. Preserves	694	0	0	42	0	0	0	0	0	0	0	44	0	608
II A. Dedicated Open Space	1,157	147	0	0	0	0	0	0	0	0	0	756	0	254
II B. Designated for Open Space	30,206	434	0	11	18	229	8	0	0	0	844	7,531	1,059	20,071
III A. Constrained Lands	40,240	101	16	5	17	105	16	0	0	123	6,082	1,775	577	31,422
III B. Designated for Agriculture	1,021	0	0	0	0	0	0	0	0	0	0	41	0	980
III C. Designated for Low Density Uses	10,495	0	0	0	0	1	0	0	0	0	1,987	1,693	25	6,789
III D. Designated for Urban Uses	8,266	305	1	8	1	5	5	0	0	0	106	4,596	843	2,395
Total	**162,137**	**1,408**	**636**	**202**	**36**	**353**	**1,042**	**0**	**0**	**123**	**11,752**	**43,122**	**2,539**	**100,924**
I. Preserves	17,734	82	51	75	0	10	0	0	0	0	2,602	4,482	0	10,433
II A. Dedicated Open Space	1,157	147	0	0	0	0	0	0	0	0	0	756	0	254
II B. Designated for Open Space	65,005	748	0	56	18	229	941	0	0	0	894	19,610	1,061	41,448
III A. Constrained Lands	53,172	116	268	18	17	107	59	0	0	123	6,136	8,586	601	37,140
III B. Designated for Agriculture	1,902	0	0	0	0	0	0	0	0	0	0	838	0	1,064
III C. Designated for Low Density Uses	12,287	0	0	0	0	1	0	0	0	0	2,004	2,160	25	8,097
III D. Designated for Urban Uses	10,880	316	317	54	1	5	41	0	0	0	117	6,691	852	2,486

Source: Ogden and SourcePoint, 1993.

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Table C-9.12

General or Community Plan Land Use Designation and Ownership of Habitat Lands by Jurisdiction

Total for Biologically Preferred Alternative

Multiple Species Conservation Program

General or Community Plan Land Use Category	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego	Santee	Unincorp-orated
Federal / State	**39,685**	**219**	**611**	**124**	**1**	**0**	**1,011**	**0**	**0**	**19**	**302**	**12,886**	**0**	**24,512**
I. Preserves	3,239	0	51	23	0	0	0	0	0	0	302	314	0	2,550
II (B). Designated for Open Space	25,352	188	0	43	0	0	933	0	0	19	0	5,423	0	18,747
III A. Constrained Lands	7,985	17	244	13	1	0	43	0	0	0	0	5,061	0	2,607
III B. Designated for Agriculture	455	0	0	0	0	0	0	0	0	0	0	441	0	14
III C. Designated for Low Density Uses	568	0	0	0	0	0	0	0	0	0	0	0	0	568
III D. Designated for Urban Uses	2,086	14	317	45	0	0	35	0	0	0	0	1,647	0	28
Local	**36,924**	**1,087**	**8**	**11**	**1**	**13**	**2**	**0**	**0**	**28**	**2,430**	**15,620**	**203**	**17,522**
I. Preserves	14,511	82	0	10	0	10	0	0	0	0	2,299	4,380	0	7,730
II (B). Designated for Open Space	13,916	787	0	1	1	0	1	0	0	28	49	7,600	168	5,282
III A. Constrained Lands	5,991	144	8	0	0	3	0	0	0	0	54	2,191	24	3,568
III B. Designated for Agriculture	483	0	0	0	0	0	0	0	0	0	0	404	0	79
III C. Designated for Low Density Uses	1,282	0	0	0	0	0	0	0	0	0	17	467	0	798
III D. Designated for Urban Uses	740	74	0	0	0	0	1	0	0	0	11	578	11	65
Private	**109,129**	**1,300**	**17**	**67**	**35**	**535**	**29**	**0**	**0**	**126**	**9,028**	**19,606**	**2,895**	**75,492**
I. Preserves	1,809	0	0	42	0	0	0	0	0	0	0	44	0	1,723
II A. Dedicated Open Space	1,166	147	0	0	0	0	0	0	0	0	0	764	0	254
II B. Designated for Open Space	35,265	597	0	11	18	366	8	0	0	0	844	8,745	1,070	23,605
III A. Constrained Lands	46,352	164	16	5	17	160	16	0	0	125	6,083	2,189	874	36,703
III B. Designated for Agriculture	1,910	0	0	0	0	0	0	0	0	0	0	55	0	1,856
III C. Designated for Low Density Uses	13,282	0	0	0	0	4	0	0	0	0	1,987	2,388	68	8,835
III D. Designated for Urban Uses	9,345	391	1	8	1	5	5	0	0	0	113	5,421	685	2,515
Total	**185,738**	**2,606**	**636**	**202**	**37**	**548**	**1,042**	**0**	**0**	**172**	**11,760**	**48,112**	**3,098**	**117,526**
I. Preserves	19,559	82	51	75	0	10	0	0	0	0	2,602	4,737	0	12,003
II A. Dedicated Open Space	1,166	147	0	0	0	0	0	0	0	0	0	764	0	254
II B. Designated for Open Space	74,533	1,572	0	56	19	366	941	0	0	47	894	21,767	1,238	47,634
III A. Constrained Lands	60,328	326	268	18	17	162	59	0	0	125	6,137	9,441	897	42,877
III B. Designated for Agriculture	2,849	0	0	0	0	0	0	0	0	0	0	900	0	1,949
III C. Designated for Low Density Uses	15,133	0	0	0	0	4	0	0	0	0	2,004	2,856	68	10,202
III D. Designated for Urban Uses	12,171	480	317	54	1	5	41	0	0	0	124	7,646	896	2,607

Source: Ogden and SourcePoint, 1993.

03583

Table C-9.12.1

General or Community Plan Land Use Designation and Ownership of Habitat Lands by Jurisdiction

Total for Public Lands Alternative

Multiple Species Conservation Program

General or Community Plan Land Use Category	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego (1)	Miramar NAS	Santee	Unincorp-orated
Federal / State	**48,522**	**245**	**792**	**138**	**11**	**0**	**1,052**	**0**	**0**	**61**	**296**	**4,244**	**16,606**	**4**	**25,073**
I. Preserves	3,174	0	53	23	0	0	0	0	0	0	296	307	0	0	2,494
II (B). Designated for Open Space	28,835	239	10	56	11	0	937	0	0	60	0	2,436	5,932	4	19,151
III A. Constrained Lands	11,138	6	274	14	0	0	75	0	0	1	0	1,121	6,657	0	2,990
III B. Designated for Agriculture	921	0	0	0	0	0	0	0	0	0	0	0	907	0	14
III C. Designated for Low Density Uses	372	0	0	0	0	0	0	0	0	0	0	0	1	0	371
III D. Designated for Urban Uses	4,081	0	454	45	0	0	40	0	0	0	0	381	3,109	0	53
Local	**43,984**	**1,538**	**25**	**11**	**143**	**14**	**1**	**1**	**0**	**55**	**2,496**	**20,568**	**240**	**452**	**18,440**
I. Preserves	15,567	90	0	11	0	10	0	0	0	0	2,325	5,577	0	0	7,554
II (B). Designated for Open Space	16,845	1,107	25	0	111	0	0	0	0	54	39	9,486	128	291	5,604
III A. Constrained Lands	7,818	167	1	0	23	4	0	0	0	0	93	3,117	66	133	4,214
III B. Designated for Agriculture	715	0	0	0	0	0	0	0	0	0	0	598	0	0	117
III C. Designated for Low Density Uses	1,359	4	0	0	0	0	0	0	0	0	20	521	0	0	814
III D. Designated for Urban Uses	1,680	170	0	0	10	0	0	1	0	1	19	1,270	45	28	136
Private	**71,382**	**970**	**175**	**39**	**100**	**0**	**38**	**0**	**0**	**126**	**7,637**	**13,255**	**155**	**1,874**	**47,015**
I. Preserves	2,073	0	0	38	0	0	0	0	0	0	0	45	0	0	1,990
II A. Dedicated Open Space	978	256	0	0	0	0	0	0	0	0	0	721	0	0	1
II B. Designated for Open Space	34,297	597	155	0	83	0	8	0	0	2	803	9,531	150	947	22,021
III A. Constrained Lands	21,926	60	19	0	17	0	27	0	0	123	4,837	1,095	1	86	15,661
III B. Designated for Agriculture	243	0	0	0	0	0	0	0	0	0	0	36	0	0	207
III C. Designated for Low Density Uses	8,579	23	0	0	0	0	0	0	0	0	1,910	1,074	0	8	5,563
III D. Designated for Urban Uses	3,287	33	1	0	1	0	3	0	0	0	87	753	4	833	1,573
Total	**163,889**	**2,754**	**992**	**188**	**254**	**14**	**1,090**	**1**	**0**	**242**	**10,429**	**38,067**	**17,001**	**2,329**	**90,527**
I. Preserves	20,814	90	53	72	0	10	0	0	0	0	2,621	5,929	0	0	12,038
II A. Dedicated Open Space	978	256	0	0	0	0	0	0	0	0	0	721	0	0	1
II B. Designated for Open Space	79,977	1,944	189	56	205	0	945	0	0	116	842	21,453	6,209	1,242	46,776
III A. Constrained Lands	40,882	233	294	14	39	4	102	0	0	124	4,930	5,333	6,725	219	22,865
III B. Designated for Agriculture	1,879	0	0	0	0	0	0	0	0	0	0	634	907	0	338
III C. Designated for Low Density Uses	10,310	27	0	0	0	0	0	0	0	0	1,930	1,595	1	8	6,748
III D. Designated for Urban Uses	9,048	203	455	45	10	0	43	1	0	2	106	2,403	3,158	861	1,761

Source: Ogden and SourcePoint, 1994.

(1) Excludes Miramar NAS

Table C-9.12.2

General or Community Plan Land Use Designation and Ownership of Habitat Lands by Jurisdiction

Total for Multi-Habitat Planning Area

Multiple Species Conservation Program

General or Community Plan Land Use Category	Total	Chula Vista	Coronado	Del Mar	El Cajon	Escondido	Imperial Beach	La Mesa	Lemon Grove	National City	Poway	San Diego (1)	Miramar NAS	Santee	Unincorp-orated
Federal / State	**32,745**	**196**	**259**	**85**	**11**	**0**	**1,051**	**0**	**0**	**61**	**301**	**3,818**	**120**	**0**	**26,842**
I. Preserves	8,139	166	53	36	0	0	858	0	0	38	301	2,634	0	0	4,052
II. Designated Open Space	18,801	30	0	31	11	0	193	0	0	23	0	768	102	0	17,642
III A. Constrained Lands	4,829	0	119	9	0	0	0	0	0	0	0	317	8	0	4,376
III B. Designated for Agriculture	7	0	0	0	0	0	0	0	0	0	0	4	0	0	3
III C. Designated for Low Density Uses	732	0	0	0	0	0	0	0	0	0	0	0	0	0	732
III D. Designated for Urban Uses	238	0	87	9	0	0	0	0	0	0	0	95	9	0	38
Local	**42,036**	**1,428**	**23**	**11**	**143**	**0**	**1**	**0**	**0**	**41**	**2,439**	**18,469**	**0**	**263**	**19,220**
I. Preserves	26,676	147	0	11	0	0	0	0	0	25	2,323	10,717	0	161	13,291
II. Designated Open Space	6,242	982	23	0	111	0	0	0	0	16	35	3,570	0	78	1,427
III A. Constrained Lands	6,542	147	0	0	22	0	0	0	0	0	69	2,657	0	23	3,623
III B. Designated for Agriculture	446	0	0	0	0	0	0	0	0	0	0	356	0	0	90
III C. Designated for Low Density Uses	1,275	4	0	0	0	0	0	0	0	0	12	512	0	0	748
III D. Designated for Urban Uses	856	147	0	0	10	0	0	0	0	0	0	656	0	1	42
Private	**109,018**	**808**	**174**	**39**	**88**	**0**	**37**	**0**	**0**	**124**	**9,090**	**18,129**	**2**	**1,809**	**78,717**
I. Preserves	2,413	1	0	38	0	0	0	0	0	0	34	254	0	0	2,087
II. Designated Open Space	38,050	753	155	0	73	0	8	0	0	1	787	10,954	0	1,027	24,293
III A. Constrained Lands	47,357	11	19	0	15	0	27	0	0	123	6,348	2,109	0	391	38,314
III B. Designated for Agriculture	2,398	0	0	0	0	0	0	0	0	0	0	66	0	0	2,332
III C. Designated for Low Density Uses	11,393	23	0	0	0	0	0	0	0	0	1,828	1,442	0	54	8,045
III D. Designated for Urban Uses	7,407	20	1	0	1	0	3	0	0	0	93	3,304	2	337	3,646
Total	**183,799**	**2,432**	**456**	**135**	**242**	**0**	**1,089**	**0**	**0**	**225**	**11,830**	**40,415**	**122**	**2,073**	**124,780**
I. Preserves	37,228	314	53	85	0	0	858	0	0	63	2,658	13,606	0	161	19,430
II. Designated Open Space	63,093	1,766	177	31	194	0	201	0	0	39	821	15,292	102	1,106	43,362
III A. Constrained Lands	58,727	158	138	9	37	0	27	0	0	123	6,418	5,083	8	413	46,313
III B. Designated for Agriculture	2,851	0	0	0	0	0	0	0	0	0	0	427	0	0	2,425
III C. Designated for Low Density Uses	13,400	27	0	0	0	0	0	0	0	0	1,840	1,954	0	54	9,525
III D. Designated for Urban Uses	8,500	167	88	9	10	0	3	0	0	0	93	4,054	11	338	3,726

Source: Ogden and SourcePoint, 1994.

(1) Excludes Miramar NAS

03585

Table C-9.13a

Coastal Sage Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for MSCP Study Area

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for MSCP Study Area			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	653	653	653	0	0	653	100%	0	8,392	8,392	100%	0	9,045	9,045	100%	0
Wetland	357	357	357	0	0	357	100%	0	2,759	2,759	100%	0	3,116	3,116	100%	0
Upland	296	296	296	0	0	296	100%	0	5,268	5,268	100%	0	5,564	5,564	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	365	365	100%	0	365	365	100%	0
Class B	6,343	6,343	6,343	0	0	6,343	100%	0	6,970	6,098	87%	872	13,313	12,441	93%	872
CSS-CSS/CHP	5,361	5,361	5,361	0	0	5,361	100%	0	5,654	4,806	85%	847	11,015	10,167	92%	847
Mar. Succ. Scrub	750	750	750	0	0	750	100%	0	290	290	100%	0	1,040	1,040	100%	0
So. Maritime Chaparral	185	185	185	0	0	185	100%	0	201	201	100%	0	386	386	100%	0
Oak Woodland	15	15	15	0	0	15	100%	0	113	88	78%	25	128	103	81%	25
Beach - Saltpan	32	32	32	0	0	32	100%	0	713	713	100%	0	744	744	100%	0
Class C	2,594	2,594	2,594	0	0	2,594	100%	0	28,094	21,281	76%	6,813	30,687	23,875	78%	6,813
Chaparral	1,988	1,988	1,988	0	0	1,988	100%	0	25,795	20,202	78%	5,593	27,783	22,190	80%	5,593
Grassland	605	605	605	0	0	605	100%	0	2,299	1,080	47%	1,220	2,905	1,685	58%	1,220
Class D	138	64	64	0	0	64	47%	74	3,531	1,293	37%	2,238	3,669	1,357	37%	2,312
Euc. Woodland	5	5	5	0	0	5	90%	1	225	36	16%	189	230	41	18%	189
Disturbed	122	53	53	0	0	53	43%	69	2,814	1,069	38%	1,745	2,936	1,122	38%	1,814
Agriculture	11	7	7	0	0	7	63%	4	493	188	38%	305	503	194	39%	309
Total Federal / State	9,728	9,655	9,655	0	0	9,655	99%	74	46,986	37,064	79%	9,923	56,715	46,718	82%	9,996
Habitat	9,595	9,595	9,595	0	0	9,595	100%	1	43,680	35,807	82%	7,873	53,275	45,402	85%	7,874
Disturbed - Agric.	133	60	60	0	0	60	45%	73	3,307	1,257	38%	2,049	3,439	1,317	38%	2,123

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08580

Table C-9.13b

Coastal Sage Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for MSCP Study Area

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for MSCP Study Area			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	3,883	3,883	3,883	0	0	3,883	100%	0	3,602	3,602	100%	0	7,485	7,485	100%	0
Wetland	3,877	3,877	3,877	0	0	3,877	100%	0	3,296	3,296	100%	0	7,173	7,173	100%	0
Upland	5	5	5	0	0	5	100%	0	32	32	100%	0	37	37	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	100%	0	275	275	100%	0	275	275	100%	0
Class B	12,114	11,384	11,384	0	0	11,384	94%	730	8,410	6,595	78%	1,816	20,524	17,979	88%	2,546
CSS-CSS/CHP	11,859	11,141	11,141	0	0	11,141	94%	718	7,293	5,530	76%	1,763	19,153	16,671	87%	2,481
Mar. Succ. Scrub	62	62	62	0	0	62	100%	0	16	16	100%	0	78	78	100%	0
So. Maritime Chaparral	1	1	1	0	0	1	100%	0	347	347	100%	0	348	348	100%	0
Oak Woodland	191	180	180	0	0	180	94%	12	494	442	89%	53	686	622	91%	64
Beach - Saltpan	0	0	0	0	0	0	0%	0	260	260	100%	0	260	260	100%	0
Class C	4,406	4,139	4,139	0	0	4,139	94%	267	11,986	10,273	86%	1,713	16,392	14,412	88%	1,980
Chaparral	3,201	3,007	3,007	0	0	3,007	94%	194	9,162	8,279	90%	883	12,362	11,286	91%	1,077
Grassland	1,205	1,132	1,132	0	0	1,132	94%	73	2,824	1,995	71%	830	4,029	3,127	78%	903
Class D	2,045	1,183	1,183	0	0	1,183	58%	863	7,424	3,628	49%	3,795	9,469	4,811	51%	4,658
Euc. Woodland	18	15	15	0	0	15	84%	3	193	114	59%	79	211	129	61%	82
Disturbed	932	759	759	0	0	759	81%	173	3,755	2,262	60%	1,494	4,687	3,021	64%	1,666
Agriculture	1,096	409	409	0	0	409	37%	687	3,475	1,253	36%	2,222	4,571	1,662	36%	2,909
Total Local Public	22,447	20,586	20,586	0	0	20,586	92%	1,859	31,423	24,099	77%	7,324	53,870	44,687	83%	9,183
Habitat	20,420	19,420	19,420	0	0	19,420	95%	999	24,192	20,584	85%	3,608	44,612	40,004	90%	4,607
Disturbed - Agric.	2,028	1,168	1,168	0	0	1,168	58%	860	7,231	3,515	49%	3,716	9,258	4,683	51%	4,576

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.13c

Coastal Sage Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for MSCP Study Area

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for MSCP Study Area			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	4,423	4,423	4,423	0	0	4,423	100%	0	9,057	9,057	100%	0	13,480	13,480	100%	0
Wetland	4,320	4,320	4,320	0	0	4,320	100%	0	8,222	8,222	100%	0	12,543	12,543	100%	0
Upland	102	102	102	0	0	102	100%	0	531	531	100%	0	632	632	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	100%	0	304	304	100%	0	304	304	100%	0
Class B	45,578	31,109	27,060	3,353	8,490	38,903	85%	6,675	45,812	22,748	50%	23,065	91,391	61,650	67%	29,740
CSS-CSS/CHP	44,024	30,064	26,172	3,239	8,019	37,429	85%	6,595	41,001	20,527	50%	20,474	85,025	57,956	68%	27,069
Mar. Succ. Scrub	802	570	478	59	265	802	100%	0	70	36	51%	34	872	838	96%	34
So. Maritime Chaparral	214	128	107	16	91	214	100%	0	677	492	73%	185	891	706	79%	185
Oak Woodland	539	347	303	40	116	458	85%	81	3,858	1,486	39%	2,372	4,396	1,944	44%	2,452
Beach - Saltpan	0	0	0	0	0	0	0%	0	206	206	100%	0	206	206	100%	0
Class C	14,713	9,629	8,389	1,083	3,037	12,509	85%	2,204	78,843	32,642	41%	46,201	93,556	45,151	48%	48,405
Chaparral	9,937	6,482	5,647	731	2,070	8,448	85%	1,488	62,230	28,346	46%	33,884	72,166	36,794	51%	35,372
Grassland	4,776	3,148	2,742	351	968	4,061	85%	715	16,613	4,296	26%	12,317	21,389	8,357	39%	13,032
Class D	4,792	1,569	1,569	0	0	1,569	33%	3,223	32,617	7,152	22%	25,465	37,409	8,721	23%	28,688
Euc. Woodland	171	50	50	0	0	50	29%	121	977	138	14%	839	1,148	189	16%	960
Disturbed	2,420	823	823	0	0	823	34%	1,597	10,898	3,164	29%	7,734	13,318	3,987	30%	9,331
Agriculture	2,201	696	696	0	0	696	32%	1,506	20,741	3,850	19%	16,892	22,943	4,545	20%	18,397
Total Private	69,506	46,730	41,441	4,436	11,527	57,404	83%	12,103	166,329	71,598	43%	94,730	235,835	129,002	55%	106,833
Habitat	64,885	45,211	39,922	4,436	11,527	55,885	86%	9,000	134,689	64,585	48%	70,105	199,574	120,470	60%	79,105
Disturbed - Agric.	4,621	1,519	1,519	0	0	1,519	33%	3,103	31,639	7,014	22%	24,626	36,261	8,533	24%	27,728

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.13d

Coastal Sage Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for MSCP Study Area

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for MSCP Study Area			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**8,959**	**8,959**	**8,959**	**0**	**0**	**8,959**	**100%**	**0**	**21,051**	**21,051**	**100%**	**0**	**30,010**	**30,010**	**100%**	**0**
Wetland	8,555	8,555	8,555	0	0	8,555	100%	0	14,277	14,277	100%	0	22,832	22,832	100%	0
Upland	403	403	403	0	0	403	100%	0	5,830	5,830	100%	0	6,233	6,233	100%	0
Bay - Ocean - Other	1	1	1	0	0	1	100%	0	944	944	100%	0	945	945	100%	0
Class B	**64,036**	**48,837**	**44,787**	**3,353**	**8,490**	**56,630**	**88%**	**7,405**	**61,193**	**35,440**	**58%**	**25,753**	**125,228**	**92,070**	**74%**	**33,158**
CSS-CSS/CHP	61,245	46,566	42,674	3,239	8,019	53,932	88%	7,313	53,947	30,863	57%	23,085	115,192	84,795	74%	30,397
Mar. Succ. Scrub	1,615	1,382	1,291	59	265	1,615	100%	0	376	342	91%	34	1,990	1,956	98%	34
So. Maritime Chaparral	400	314	293	16	91	400	100%	0	1,225	1,040	85%	185	1,624	1,439	89%	185
Oak Woodland	745	542	497	40	116	653	88%	92	4,465	2,016	45%	2,449	5,210	2,669	51%	2,541
Beach - Saltpan	32	32	32	0	0	32	100%	0	1,179	1,179	100%	0	1,211	1,211	100%	0
Class C	**21,712**	**16,362**	**15,122**	**1,083**	**3,037**	**19,242**	**89%**	**2,471**	**118,922**	**64,196**	**54%**	**54,726**	**140,635**	**83,438**	**59%**	**57,197**
Chaparral	15,126	11,477	10,643	731	2,070	13,443	89%	1,682	97,186	56,826	58%	40,360	112,312	70,270	63%	42,042
Grassland	6,587	4,885	4,479	351	968	5,798	88%	788	21,736	7,370	34%	14,366	28,323	13,168	46%	15,155
Class D	**6,975**	**2,816**	**2,816**	**0**	**0**	**2,816**	**40%**	**4,159**	**43,572**	**12,074**	**28%**	**31,498**	**50,547**	**14,889**	**29%**	**35,657**
Euc. Woodland	194	69	69	0	0	69	36%	124	1,395	288	21%	1,107	1,588	358	23%	1,231
Disturbed	3,474	1,635	1,635	0	0	1,635	47%	1,839	17,467	6,495	37%	10,972	20,941	8,130	39%	12,811
Agriculture	3,308	1,111	1,111	0	0	1,111	34%	2,197	24,709	5,291	21%	19,419	28,017	6,401	23%	21,615
Total All Ownerships	**101,682**	**76,973**	**71,684**	**4,436**	**11,527**	**87,647**	**86%**	**14,035**	**244,738**	**132,761**	**54%**	**111,977**	**346,420**	**220,407**	**64%**	**126,012**
Habitat	94,900	74,227	68,937	4,436	11,527	84,900	89%	10,000	202,561	120,975	60%	81,586	297,461	205,876	69%	91,586
Disturbed - Agric.	6,782	2,746	2,746	0	0	2,746	40%	4,035	42,177	11,786	28%	30,391	48,958	14,532	30%	34,427

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C9550

Table C-9.14a

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Chula Vista

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Chula Vista			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	259	259	100%	0	259	259	100%	0
Wetland	0	0	0	0	0	0	0%	0	205	205	100%	0	205	205	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	54	54	100%	0	54	54	100%	0
Class B	0	0	0	0	0	0	0%	0	10	9	91%	1	10	9	91%	1
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	9	8	90%	1	9	8	90%	1
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	2	0	0%	2	2	0	0%	2
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	2	0	0%	2	2	0	0%	2
Class D	0	0	0	0	0	0	0%	0	74	49	67%	25	74	49	67%	25
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	68	44	65%	24	68	44	65%	24
Agriculture	0	0	0	0	0	0	0%	0	6	5	90%	1	6	5	90%	1
Total Federal / State	0	0	0	0	0	0	0%	0	345	317	92%	28	345	317	92%	28
Habitat	0	0	0	0	0	0	0%	0	271	268	99%	3	271	268	99%	3
Disturbed - Agric.	0	0	0	0	0	0	0%	0	74	49	67%	25	74	49	67%	25

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08590

Table C-9.14b

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Chula Vista

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Chula Vista			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	1	1	1	0	0	1	100%	0	73	73	100%	0	74	74	100%	0
Wetland	1	1	1	0	0	1	100%	0	33	33	100%	0	34	34	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	40	40	100%	0	40	40	100%	0
Class B	154	146	146	0	0	146	94%	9	785	622	79%	163	939	767	82%	172
CSS-CSS/CHP	144	136	136	0	0	136	94%	9	785	622	79%	163	930	757	81%	172
Mar. Succ. Scrub	10	10	10	0	0	10	100%	0	0	0	0%	0	10	10	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	28	27	27	0	0	27	94%	2	188	130	69%	58	216	157	73%	59
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	28	27	27	0	0	27	94%	2	188	130	69%	58	216	157	73%	59
Class D	56	54	54	0	0	54	96%	2	387	225	58%	162	442	278	63%	164
Euc. Woodland	0	0	0	0	0	0	0%	0	5	1	20%	4	5	1	20%	4
Disturbed	16	14	14	0	0	14	87%	2	271	177	65%	93	286	191	67%	95
Agriculture	40	40	40	0	0	40	100%	0	111	46	42%	65	151	86	57%	65
Total Local Public	1,321	1,220	1,220	0	0	1,220	92%	101	351	153	44%	197	1,672	1,373	82%	299
Habitat	1,087	1,023	1,023	0	0	1,023	94%	64	148	73	49%	75	1,235	1,096	89%	139
Disturbed - Agric.	234	197	197	0	0	197	84%	38	203	81	40%	122	437	277	63%	160

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

T6530

Table C-9.14c

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Chula Vista

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Chula Vista			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	97	97	97	0	0	97	100%	0	284	284	100%	0	381	381	100%	0
Wetland	97	97	97	0	0	97	100%	0	265	265	100%	0	362	362	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	19	19	100%	0	19	19	100%	0
Class B	244	211	183	18	9	210	86%	34	378	239	63%	139	622	449	72%	173
CSS-CSS/CHP	227	196	170	17	6	193	85%	34	376	238	63%	138	603	430	71%	172
Mar. Succ. Scrub	17	16	13	1	3	17	100%	0	2	1	90%	0	19	19	99%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	71	53	46	5	9	60	85%	11	417	129	31%	288	488	190	39%	299
Chaparral	2	2	2	0	0	2	85%	0	0	0	0%	0	2	2	85%	0
Grassland	69	51	44	5	9	59	85%	10	417	129	31%	288	486	188	39%	298
Class D	98	65	65	0	0	65	67%	33	1,647	404	25%	1,243	1,745	469	27%	1,276
Euc. Woodland	0	0	0	0	0	0	91%	0	0	0	0%	0	0	0	91%	0
Disturbed	48	31	31	0	0	31	65%	17	597	200	34%	397	645	231	36%	414
Agriculture	50	34	34	0	0	34	68%	16	1,050	204	19%	846	1,100	238	22%	862
Total Private	1,770	1,338	1,225	37	115	1,378	78%	392	1,466	330	23%	1,135	3,236	1,708	53%	1,527
Habitat	1,300	1,107	995	37	115	1,147	88%	152	191	92	48%	100	1,491	1,239	83%	252
Disturbed - Agric.	470	231	231	0	0	231	49%	240	1,274	238	19%	1,036	1,745	469	27%	1,276

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08592

Table C-9.14d

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Chula Vista

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Chula Vista			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	604	604	604	0	0	604	100%	0	110	110	100%	0	714	714	100%	0
Wetland	99	99	99	0	0	99	100%	0	502	502	100%	0	601	601	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	113	113	100%	0	113	113	100%	0
Class B	398	357	328	18	9	355	89%	43	1,173	870	74%	303	1,571	1,225	78%	345
CSS-CSS/CHP	371	331	304	28	-4	328	88%	43	1,170	868	74%	303	1,541	1,196	78%	345
Mar. Succ. Scrub	27	25	23	2	2	27	100%	0	3	2	94%	0	30	29	99%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	99	79	73	5	9	87	88%	12	608	260	43%	348	707	347	49%	360
Chaparral	2	2	2	0	0	2	85%	0	0	0	0%	0	2	2	85%	0
Grassland	97	78	70	9	6	85	88%	12	608	260	43%	348	705	345	49%	360
Class D	154	119	119	0	0	119	77%	35	2,108	678	32%	1,430	2,261	797	35%	1,465
Euc. Woodland	0	0	0	0	0	0	91%	0	5	1	20%	4	5	1	23%	4
Disturbed	63	44	44	0	0	44	70%	19	936	422	45%	514	999	466	47%	533
Agriculture	90	74	74	0	0	74	82%	16	1,167	255	22%	911	1,257	330	26%	927
Total All Ownerships	3,091	2,558	2,445	37	115	2,598	84%	493	2,161	801	37%	1,361	5,253	3,399	65%	1,854
Habitat	596	535	497	39	4	541	91%	55	2,401	1,746	73%	655	2,997	2,287	76%	710
Disturbed - Agric.	153	119	119	0	0	119	77%	35	2,103	677	32%	1,426	2,256	795	35%	1,461

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

0559

Table C-9.15a

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Coronado

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Coronado			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	342	342	100%	0	342	342	100%	0
Wetland	0	0	0	0	0	0	0%	0	36	36	100%	0	36	36	100%	0
Upland	0	0	0	0	0	0	0%	0	86	86	100%	0	86	86	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	220	220	100%	0	220	220	100%	0
Class B	0	0	0	0	0	0	0%	0	498	498	100%	0	498	498	100%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	34	34	100%	0	34	34	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	464	464	100%	0	464	464	100%	0
Class C	0	0	0	0	0	0	0%	0	122	7	5%	116	122	7	5%	116
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	122	7	5%	116	122	7	5%	116
Class D	0	0	0	0	0	0	0%	0	382	39	10%	342	382	39	10%	342
Euc. Woodland	0	0	0	0	0	0	0%	0	9	0	0%	9	9	0	0%	9
Disturbed	0	0	0	0	0	0	0%	0	373	39	11%	334	373	39	11%	334
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	0%	0	1,343	885	66%	458	1,343	885	66%	458
Habitat	0	0	0	0	0	0	0%	0	970	846	87%	124	970	846	87%	124
Disturbed - Agric.	0	0	0	0	0	0	0%	0	373	39	11%	334	373	39	11%	334

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C 8 5 7 4

Table C-9.15b

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Coronado

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Coronado			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	9	9	100%	0	9	9	100%	0
Wetland	0	0	0	0	0	0	0%	0	9	9	100%	0	9	9	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	100%	0	0	0	100%	0
Class B	0	0	0	0	0	0	0%	0	13	13	100%	0	13	13	100%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	13	13	100%	0	13	13	100%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	0	0	89%	0	0	0	89%	0
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	0	0	89%	0	0	0	89%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	0	0	0	0	0	0	0%	0	22	22	100%	0	22	22	100%	0
Habitat	0	0	0	0	0	0	0%	0	22	22	100%	0	22	22	100%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	0	0	89%	0	0	0	89%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C6530

Table C-9.15c

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Coronado

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Coronado			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	23	23	100%	0	23	23	100%	0
Wetland	0	0	0	0	0	0	0%	0	16	16	100%	0	16	16	100%	0
Upland	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	6	6	100%	0	6	6	100%	0
Class B	0	0	0	0	0	0	0%	0	8	8	100%	0	8	8	100%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	8	8	100%	0	8	8	100%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	1	0	10%	1	1	0	10%	1
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	1	0	10%	1	1	0	10%	1
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Private	0	0	0	0	0	0	0%	0	33	32	97%	1	33	32	97%	1
Habitat	0	0	0	0	0	0	0%	0	31	31	100%	0	31	31	100%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	1	0	10%	1	1	0	10%	1

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

0855 05

Table C-9.15d

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Coronado

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Coronado			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	374	374	100%	0	374	374	100%	0
Wetland	0	0	0	0	0	0	0%	0	61	61	100%	0	61	61	100%	0
Upland	0	0	0	0	0	0	0%	0	87	87	100%	0	87	87	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	226	226	100%	0	226	226	100%	0
Class B	0	0	0	0	0	0	0%	0	519	519	100%	0	519	519	100%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	34	34	100%	0	34	34	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	485	485	100%	0	485	485	100%	0
Class C	0	0	0	0	0	0	0%	0	122	7	5%	116	122	7	5%	116
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	122	7	5%	116	122	7	5%	116
Class D	0	0	0	0	0	0	0%	0	383	40	10%	343	383	40	10%	343
Euc. Woodland	0	0	0	0	0	0	0%	0	9	0	0%	9	9	0	0%	9
Disturbed	0	0	0	0	0	0	0%	0	375	40	11%	335	375	40	11%	335
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total All Ownerships	0	0	0	0	0	0	0%	0	1,398	939	67%	459	1,398	939	67%	459
Habitat	0	0	0	0	0	0	0%	0	1,023	899	88%	124	1,023	899	88%	124
Disturbed - Agric.	0	0	0	0	0	0	0%	0	375	40	11%	335	375	40	11%	335

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

4533

Table C-9.16a

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Del Mar

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Del Mar			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	115	115	100%	0	115	115	100%	0
Wetland	0	0	0	0	0	0	0%	0	62	62	100%	0	62	62	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	100%	0	0	0	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	52	52	100%	0	52	52	100%	0
Class B	0	0	0	0	0	0	0%	0	31	30	97%	1	31	30	97%	1
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	9	8	90%	1	9	8	90%	1
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	22	22	100%	0	22	22	100%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	6	6	90%	1	6	6	90%	1
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	6	6	90%	1	6	6	90%	1
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	0%	0	152	151	99%	2	152	151	99%	2
Habitat	0	0	0	0	0	0	0%	0	146	145	99%	1	146	145	99%	1
Disturbed - Agric.	0	0	0	0	0	0	0%	0	6	6	90%	1	6	6	90%	1

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.16b

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Del Mar

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Del Mar			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	4	4	100%	0	4	4	100%	0
Wetland	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Upland	0	0	0	0	0	0	0%	0	3	3	100%	0	3	3	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	18	18	100%	0	18	18	100%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	8	8	100%	0	8	8	100%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	9	9	100%	0	9	9	100%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	2	2	100%	0	2	2	100%	0
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	2	2	100%	0	2	2	100%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	0	0	0	0	0	0	0%	0	23	23	100%	0	23	23	100%	0
Habitat	0	0	0	0	0	0	0%	0	22	22	100%	0	22	22	100%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	2	2	100%	0	2	2	100%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

6630

Table C-9.16c

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Del Mar

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Del Mar			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	74	74	100%	0	74	74	100%	0
Wetland	0	0	0	0	0	0	0%	0	63	63	100%	0	63	63	100%	0
Upland	0	0	0	0	0	0	0%	0	10	10	100%	0	10	10	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Class B	0	0	0	0	0	0	0%	0	46	43	95%	3	46	43	95%	3
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	5	3	50%	3	5	3	50%	3
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	41	41	100%	0	41	41	100%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	33	11	33%	22	33	11	33%	22
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	33	11	33%	22	33	11	33%	22
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Private	0	0	0	0	0	0	0%	0	153	128	84%	25	153	128	84%	25
Habitat	0	0	0	0	0	0	0%	0	120	117	98%	3	120	117	98%	3
Disturbed - Agric.	0	0	0	0	0	0	0%	0	33	11	33%	22	33	11	33%	22

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

00930

Table C-9.16d

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Del Mar

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Del Mar			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**192**	**192**	**100%**	**0**	**192**	**192**	**100%**	**0**
Wetland	0	0	0	0	0	0	0%	0	126	126	100%	0	126	126	100%	0
Upland	0	0	0	0	0	0	0%	0	13	13	100%	0	13	13	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	53	53	100%	0	53	53	100%	0
Class B	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**95**	**91**	**96%**	**3**	**95**	**91**	**96%**	**3**
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	9	8	90%	1	9	8	90%	1
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	14	12	82%	3	14	12	82%	3
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	72	72	100%	0	72	72	100%	0
Class C	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**0**	**0**	**0%**	**0**	**0**	**0**	**0%**	**0**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**42**	**19**	**45%**	**23**	**42**	**19**	**45%**	**23**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	42	19	45%	23	42	19	45%	23
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total All Ownerships	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**329**	**303**	**92%**	**26**	**329**	**303**	**92%**	**26**
Habitat	0	0	0	0	0	0	0%	0	287	284	99%	3	287	284	99%	3
Disturbed - Agric.	0	0	0	0	0	0	0%	0	42	19	45%	23	42	19	45%	23

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

10933

Table C-9.17a

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of El Cajon

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of El Cajon			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	1	1	1	0	0	1	100%	0	14	7	52%	7	15	8	55%	7
CSS-CSS/CHP	1	1	1	0	0	1	100%	0	14	7	52%	7	15	8	55%	7
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	17	12	71%	5	17	12	71%	5
Chaparral	0	0	0	0	0	0	0%	0	6	5	90%	1	6	5	90%	1
Grassland	0	0	0	0	0	0	0%	0	11	7	62%	4	11	7	62%	4
Class D	0	0	0	0	0	0	0%	0	5	1	30%	3	5	1	30%	3
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	5	1	30%	3	5	1	30%	3
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	1	1	1	0	0	1	100%	0	36	21	58%	15	37	22	59%	15
Habitat	1	1	1	0	0	1	100%	0	31	19	62%	12	32	20	64%	12
Disturbed - Agric.	0	0	0	0	0	0	0%	0	5	1	30%	3	5	1	30%	3

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

20980

Table C-9.17b

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of El Cajon

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of El Cajon			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	61	51	84%	10	61	51	84%	10
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	61	51	84%	10	61	51	84%	10
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	107	84	79%	23	107	84	79%	23
Chaparral	0	0	0	0	0	0	0%	0	32	25	78%	7	32	25	78%	7
Grassland	0	0	0	0	0	0	0%	0	75	59	79%	16	75	59	79%	16
Class D	0	0	0	0	0	0	0%	0	157	73	47%	84	157	73	47%	84
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	157	73	47%	84	157	73	47%	84
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	0	0	0	0	0	0	0%	0	324	208	64%	117	324	208	64%	117
Habitat	0	0	0	0	0	0	0%	0	168	135	80%	33	168	135	80%	33
Disturbed - Agric.	0	0	0	0	0	0	0%	0	157	73	47%	84	157	73	47%	84

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08980

Table C-9.17c

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of El Cajon

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of El Cajon			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	2	2	100%	0	2	2	100%	0
Wetland	0	0	0	0	0	0	0%	0	2	2	100%	0	2	2	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	29	20	17	2	6	25	85%	4	171	97	57%	74	200	122	61%	78
CSS-CSS/CHP	29	20	17	2	6	25	85%	4	171	97	57%	74	200	122	61%	78
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	37	13	36%	24	37	13	36%	24
Chaparral	0	0	0	0	0	0	0%	0	5	3	61%	2	5	3	61%	2
Grassland	0	0	0	0	0	0	0%	0	32	10	32%	22	32	10	32%	22
Class D	0	0	0	0	0	0	0%	0	59	29	50%	29	59	29	50%	29
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	41	27	65%	15	41	27	65%	15
Agriculture	0	0	0	0	0	0	0%	0	17	2	13%	15	17	2	13%	15
Total Private	29	20	17	2	6	25	85%	4	269	141	53%	127	298	166	56%	132
Habitat	29	20	17	2	6	25	85%	4	210	112	54%	98	239	137	57%	102
Disturbed - Agric.	0	0	0	0	0	0	0%	0	59	29	50%	29	59	29	50%	29

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

0990

Table C-9.17d

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of El Cajon

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of El Cajon			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**2**	**2**	**100%**	**0**	**2**	**2**	**100%**	**0**
Wetland	0	0	0	0	0	0	0%	0	2	2	100%	0	2	2	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	**30**	**20**	**18**	**2**	**6**	**26**	**85%**	**4**	**246**	**155**	**63%**	**91**	**276**	**181**	**66%**	**95**
CSS-CSS/CHP	30	20	18	2	6	26	85%	4	246	155	63%	91	276	181	66%	95
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**161**	**109**	**68%**	**51**	**161**	**109**	**68%**	**51**
Chaparral	0	0	0	0	0	0	0%	0	43	33	78%	9	43	33	78%	9
Grassland	0	0	0	0	0	0	0%	0	118	76	64%	42	118	76	64%	42
Class D	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**220**	**103**	**47%**	**116**	**220**	**103**	**47%**	**116**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	203	101	50%	102	203	101	50%	102
Agriculture	0	0	0	0	0	0	0%	0	17	2	13%	15	17	2	13%	15
Total All Ownerships	**30**	**20**	**18**	**2**	**6**	**26**	**85%**	**4**	**629**	**370**	**59%**	**259**	**659**	**396**	**60%**	**263**
Habitat	30	20	18	2	6	26	85%	4	409	267	65%	142	439	292	67%	146
Disturbed - Agric.	0	0	0	0	0	0	0%	0	220	103	47%	116	220	103	47%	116

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

5 9 9 3

Table C-9.18a

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Escondido

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Escondido			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Habitat	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

90980

Table C-9.18b

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Escondido

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Escondido			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	1	1	1	0	0	1	100%	0	0	0	100%	0	1	1	100%	0
Wetland	1	1	1	0	0	1	100%	0	0	0	100%	0	1	1	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	10	9	9	0	0	9	94%	1	1	0	67%	0	11	10	92%	1
CSS-CSS/CHP	10	9	9	0	0	9	94%	1	1	0	67%	0	11	10	92%	1
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	94%	0	2	1	64%	1	3	2	70%	1
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	94%	0	2	1	64%	1	3	2	70%	1
Class D	2	1	1	0	0	1	67%	1	3	2	60%	1	5	3	63%	2
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	1	1	1	0	0	1	75%	0	2	1	54%	1	4	2	62%	1
Agriculture	0	0	0	0	0	0	46%	0	0	0	89%	0	1	1	67%	0
Total Local Public	13	12	12	0	0	12	91%	1	6	4	64%	2	19	16	83%	3
Habitat	11	11	11	0	0	11	95%	1	3	2	68%	1	14	13	89%	2
Disturbed - Agric.	2	1	1	0	0	1	67%	1	3	2	60%	1	5	3	63%	2

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

20980

Table C-9.18c

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Escondido

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Escondido			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	3	3	3	0	0	3	100%	0	49	49	100%	0	52	52	100%	0
Wetland	3	3	3	0	0	3	100%	0	49	49	100%	0	52	52	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	277	211	183	20	32	235	85%	41	282	174	61%	109	559	409	73%	150
CSS-CSS/CHP	258	194	169	19	32	219	85%	39	266	161	60%	106	524	380	72%	144
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	19	17	15	1	0	16	85%	3	16	13	80%	3	35	29	83%	6
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	41	36	32	3	0	35	85%	6	83	43	52%	40	124	78	63%	46
Chaparral	40	36	31	3	0	34	85%	6	66	33	50%	33	106	67	63%	39
Grassland	1	1	1	0	0	1	85%	0	17	10	60%	7	18	11	62%	7
Class D	6	2	2	0	0	2	39%	4	42	15	35%	27	48	17	36%	31
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	6	2	2	0	0	2	39%	4	5	1	13%	5	11	3	27%	8
Agriculture	0	0	0	0	0	0	0%	0	37	14	39%	23	37	14	39%	23
Total Private	327	253	221	23	32	276	84%	51	456	280	62%	175	783	557	71%	227
Habitat	321	251	218	23	32	274	85%	48	414	266	64%	148	735	539	73%	196
Disturbed - Agric.	6	2	2	0	0	2	39%	4	42	15	35%	27	48	17	36%	31

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

00980

Table C-9.18d

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Escondido

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Escondido			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**5**	**5**	**5**	**0**	**0**	**5**	**100%**	**0**	**49**	**49**	**100%**	**0**	**53**	**53**	**100%**	**0**
Wetland	5	5	5	0	0	5	100%	0	49	49	100%	0	53	53	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	**287**	**220**	**193**	**20**	**32**	**245**	**85%**	**42**	**283**	**174**	**62%**	**109**	**570**	**419**	**73%**	**151**
CSS-CSS/CHP	268	203	178	19	32	228	85%	39	267	161	60%	106	535	390	73%	145
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	19	17	15	1	0	16	85%	3	16	13	80%	3	35	29	83%	6
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**42**	**37**	**32**	**3**	**0**	**35**	**85%**	**6**	**85**	**45**	**53%**	**40**	**127**	**80**	**63%**	**47**
Chaparral	40	36	31	3	0	34	85%	6	66	33	50%	33	106	67	63%	39
Grassland	2	1	1	0	0	2	87%	0	19	11	60%	8	21	13	63%	8
Class D	**8**	**4**	**4**	**0**	**0**	**4**	**45%**	**4**	**45**	**17**	**37%**	**28**	**53**	**20**	**38%**	**33**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	7	3	3	0	0	3	45%	4	8	2	25%	6	15	5	35%	10
Agriculture	0	0	0	0	0	0	46%	0	37	15	39%	23	38	15	39%	23
Total All Ownerships	**341**	**265**	**233**	**23**	**32**	**288**	**85%**	**53**	**462**	**284**	**62%**	**178**	**802**	**572**	**71%**	**230**
Habitat	333	262	229	23	32	285	86%	48	417	268	64%	149	750	552	74%	198
Disturbed - Agric.	8	4	4	0	0	4	45%	4	45	17	37%	28	53	20	38%	33

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

60980

Table C-9.19a

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Imperial Beach

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Imperial Beach			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	804	804	100%	0	804	804	100%	0
Wetland	0	0	0	0	0	0	0%	0	717	717	100%	0	717	717	100%	0
Upland	0	0	0	0	0	0	0%	0	86	86	100%	0	86	86	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Class B	0	0	0	0	0	0	0%	0	190	185	97%	5	190	185	97%	5
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	31	25	83%	5	31	25	83%	5
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	159	159	100%	0	159	159	100%	0
Class C	0	0	0	0	0	0	0%	0	17	12	69%	5	17	12	69%	5
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	17	12	69%	5	17	12	69%	5
Class D	0	0	0	0	0	0	0%	0	133	120	90%	13	133	120	90%	13
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	133	120	90%	13	133	120	90%	13
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	0%	0	1,145	1,121	98%	24	1,145	1,121	98%	24
Habitat	0	0	0	0	0	0	0%	0	1,011	1,001	99%	11	1,011	1,001	99%	11
Disturbed - Agric.	0	0	0	0	0	0	0%	0	133	120	90%	13	133	120	90%	13

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

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Table C-9.19b

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Imperial Beach

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Imperial Beach			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Wetland	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	6	6	100%	0	6	6	100%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	6	6	100%	0	6	6	100%	0
Class C	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Class D	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	0	0	0	0	0	0	0%	0	8	6	82%	1	8	6	82%	1
Habitat	0	0	0	0	0	0	0%	0	8	6	82%	1	8	6	82%	1
Disturbed - Agric.	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.19c

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Imperial Beach

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Imperial Beach			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	28	28	100%	0	28	28	100%	0
Wetland	0	0	0	0	0	0	0%	0	28	28	100%	0	28	28	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	12	12	100%	0	12	12	100%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	12	12	100%	0	12	12	100%	0
Class C	0	0	0	0	0	0	0%	0	2	0	0%	2	2	0	0%	2
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	2	0	0%	2	2	0	0%	2
Class D	0	0	0	0	0	0	0%	0	10	4	39%	6	10	4	39%	6
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	10	4	39%	6	10	4	39%	6
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Private	0	0	0	0	0	0	0%	0	51	43	85%	8	51	43	85%	8
Habitat	0	0	0	0	0	0	0%	0	41	40	96%	2	41	40	96%	2
Disturbed - Agric.	0	0	0	0	0	0	0%	0	10	4	39%	6	10	4	39%	6

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.19d

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Imperial Beach

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Imperial Beach			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	833	833	100%	0	833	833	100%	0
Wetland	0	0	0	0	0	0	0%	0	746	746	100%	0	746	746	100%	0
Upland	0	0	0	0	0	0	0%	0	86	86	100%	0	86	86	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Class B	0	0	0	0	0	0	0%	0	207	202	97%	5	207	202	97%	5
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	31	25	83%	5	31	25	83%	5
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	177	177	100%	0	177	177	100%	0
Class C	0	0	0	0	0	0	0%	0	20	12	59%	8	20	12	59%	8
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	20	12	59%	8	20	12	59%	8
Class D	0	0	0	0	0	0	0%	0	143	124	87%	19	143	124	87%	19
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	143	124	87%	19	143	124	87%	19
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total All Ownerships	0	0	0	0	0	0	0%	0	1,203	1,170	97%	33	1,203	1,170	97%	33
Habitat	0	0	0	0	0	0	0%	0	1,061	1,047	99%	14	1,061	1,047	99%	14
Disturbed - Agric.	0	0	0	0	0	0	0%	0	143	124	87%	19	143	124	87%	19

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.20a

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of La Mesa

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of La Mesa			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	11	10	90%	1	11	10	90%	1
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	11	10	90%	1	11	10	90%	1
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	16	8	48%	8	16	8	48%	8
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	16	8	48%	8	16	8	48%	8
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	0%	0	27	17	64%	9	27	17	64%	9
Habitat	0	0	0	0	0	0	0%	0	11	10	90%	1	11	10	90%	1
Disturbed - Agric.	0	0	0	0	0	0	0%	0	16	8	48%	8	16	8	48%	8

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08614

Table C-9.20b

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of La Mesa

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of La Mesa			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	4	1	40%	2	4	1	40%	2
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	4	1	40%	2	4	1	40%	2
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	0	0	0	0	0	0	0%	0	5	1	32%	3	5	1	32%	3
Habitat	0	0	0	0	0	0	0%	0	4	1	40%	2	4	1	40%	2
Disturbed - Agric.	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.20c

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of La Mesa

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of La Mesa			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Wetland	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	137	60	44%	77	137	60	44%	77
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	137	60	44%	77	137	60	44%	77
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	2	1	30%	2	2	1	30%	2
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	2	1	30%	2	2	1	30%	2
Class D	0	0	0	0	0	0	0%	0	25	4	18%	21	25	4	18%	21
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	25	4	18%	21	25	4	18%	21
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Private	0	0	0	0	0	0	0%	0	166	66	40%	99	166	66	40%	99
Habitat	0	0	0	0	0	0	0%	0	141	62	44%	79	141	62	44%	79
Disturbed - Agric.	0	0	0	0	0	0	0%	0	25	4	18%	21	25	4	18%	21

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

(1993)

Table C-9.20d

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of La Mesa

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of La Mesa			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Wetland	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	151	71	47%	80	151	71	47%	80
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	151	71	47%	80	151	71	47%	80
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	2	1	30%	2	2	1	30%	2
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	2	1	30%	2	2	1	30%	2
Class D	0	0	0	0	0	0	0%	0	42	12	29%	30	42	12	29%	30
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	42	12	29%	30	42	12	29%	30
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total All Ownerships	0	0	0	0	0	0	0%	0	197	85	43%	112	197	85	43%	112
Habitat	0	0	0	0	0	0	0%	0	155	73	47%	82	155	73	47%	82
Disturbed - Agric.	0	0	0	0	0	0	0%	0	42	12	29%	30	42	12	29%	30

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.21a

Coastal Sage Shrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Lemon Grove

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Lemon Grove			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	2	0	18%	2	2	0	18%	2
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	2	0	18%	2	2	0	18%	2
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	0%	0	2	0	18%	2	2	0	18%	2
Habitat	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	2	0	18%	2	2	0	18%	2

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

03613

Table C-9.21b

Coastal Sage Shrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Lemon Grove

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Lemon Grove			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	1	0	36%	1	1	0	36%	1
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	1	0	36%	1	1	0	36%	1
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	0	0	0	0	0	0	0%	0	1	0	36%	1	1	0	36%	1
Habitat	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	1	0	36%	1	1	0	36%	1

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C1980

Table C-9.21c

Coastal Sage Shrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Lemon Grove

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Lemon Grove			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	110	24	22%	86	110	24	22%	86
Euc. Woodland	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Disturbed	0	0	0	0	0	0	0%	0	101	20	20%	81	101	20	20%	81
Agriculture	0	0	0	0	0	0	0%	0	8	4	50%	4	8	4	50%	4
Total Private	0	0	0	0	0	0	0%	0	110	24	22%	86	110	24	22%	86
Habitat	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Disturbed - Agric.	0	0	0	0	0	0	0%	0	110	24	22%	86	110	24	22%	86

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

02980

Table C-9.21d

Coastal Sage Shrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Lemon Grove

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Lemon Grove			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	114	25	22%	89	114	25	22%	89
Euc. Woodland	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Disturbed	0	0	0	0	0	0	0%	0	105	21	20%	84	105	21	20%	84
Agriculture	0	0	0	0	0	0	0%	0	8	4	50%	4	8	4	50%	4
Total All Ownerships	0	0	0	0	0	0	0%	0	114	25	22%	89	114	25	22%	89
Habitat	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Disturbed - Agric.	0	0	0	0	0	0	0%	0	113	25	22%	88	113	25	22%	88

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.22a

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of National City

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of National City			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	69	69	100%	0	69	69	100%	0
Wetland	0	0	0	0	0	0	0%	0	69	69	100%	0	69	69	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	100%	0	0	0	100%	0
Class B	0	0	0	0	0	0	0%	0	1	1	90%	0	1	1	90%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	1	1	90%	0	1	1	90%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	10	9	90%	1	10	9	90%	1
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	10	9	90%	1	10	9	90%	1
Class D	0	0	0	0	0	0	0%	0	0	0	89%	0	0	0	89%	0
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	0	0	89%	0	0	0	89%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	0%	0	82	80	99%	1	82	80	99%	1
Habitat	0	0	0	0	0	0	0%	0	81	80	99%	1	81	80	99%	1
Disturbed - Agric.	0	0	0	0	0	0	0%	0	0	0	89%	0	0	0	89%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

23980

Table C-9.22b

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of National City

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of National City			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	45	45	100%	0	45	45	100%	0
Wetland	0	0	0	0	0	0	0%	0	42	42	100%	0	42	42	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	3	3	100%	0	3	3	100%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	25	7	28%	18	25	7	28%	18
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	25	7	28%	18	25	7	28%	18
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	0	0	0	0	0	0	0%	0	70	52	74%	18	70	52	74%	18
Habitat	0	0	0	0	0	0	0%	0	45	45	100%	0	45	45	100%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	25	7	28%	18	25	7	28%	18

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.22c

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of National City

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of National City			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	136	136	100%	0	136	136	100%	0
Wetland	0	0	0	0	0	0	0%	0	135	135	100%	0	135	135	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	100%	0	0	0	100%	0
Class B	0	0	0	0	0	0	0%	0	11	0	0%	11	11	0	0%	11
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	11	0	0%	11	11	0	0%	11
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	20	0	0%	20	20	0	0%	20
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	20	0	0%	20	20	0	0%	20
Class D	0	0	0	0	0	0	0%	0	22	4	20%	18	22	4	20%	18
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	18	4	24%	14	18	4	24%	14
Agriculture	0	0	0	0	0	0	0%	0	4	0	0%	4	4	0	0%	4
Total Private	0	0	0	0	0	0	0%	0	188	140	74%	48	188	140	74%	48
Habitat	0	0	0	0	0	0	0%	0	166	136	82%	31	166	136	82%	31
Disturbed - Agric.	0	0	0	0	0	0	0%	0	22	4	20%	18	22	4	20%	18

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

42980

Table C-9.22d

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of National City

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of National City			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	250	250	100%	0	250	250	100%	0
Wetland	0	0	0	0	0	0	0%	0	246	246	100%	0	246	246	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	4	4	100%	0	4	4	100%	0
Class B	0	0	0	0	0	0	0%	0	12	1	10%	11	12	1	10%	11
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	12	1	10%	11	12	1	10%	11
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	30	9	31%	21	30	9	31%	21
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	30	9	31%	21	30	9	31%	21
Class D	0	0	0	0	0	0	0%	0	47	12	25%	36	47	12	25%	36
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	43	12	27%	32	43	12	27%	32
Agriculture	0	0	0	0	0	0	0%	0	4	0	0%	4	4	0	0%	4
Total All Ownerships	0	0	0	0	0	0	0%	0	340	272	80%	68	340	272	80%	68
Habitat	0	0	0	0	0	0	0%	0	292	261	89%	32	292	261	89%	32
Disturbed - Agric.	0	0	0	0	0	0	0%	0	47	12	25%	36	47	12	25%	36

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

03625

Table C-9.23a

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Poway

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Poway			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	62	62	62	0	0	62	100%	0	0	0	0%	0	62	62	100%	0
Wetland	62	62	62	0	0	62	100%	0	0	0	0%	0	62	62	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	185	185	185	0	0	185	100%	0	4	4	100%	0	189	189	100%	0
CSS-CSS/CHP	181	181	181	0	0	181	100%	0	4	4	100%	0	185	185	100%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	4	4	4	0	0	4	100%	0	0	0	0%	0	4	4	100%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	53	53	53	0	0	53	100%	0	1	0	0%	1	54	53	99%	1
Chaparral	47	47	47	0	0	47	100%	0	1	0	0%	1	48	47	99%	1
Grassland	6	6	6	0	0	6	100%	0	0	0	0%	0	6	6	100%	0
Class D	0	0	0	0	0	0	100%	0	0	0	0%	0	0	0	100%	0
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	100%	0	0	0	0%	0	0	0	100%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	300	300	300	0	0	300	100%	0	5	4	86%	1	305	304	100%	1
Habitat	300	300	300	0	0	300	100%	0	5	4	86%	1	305	304	100%	1
Disturbed - Agric.	0	0	0	0	0	0	100%	0	0	0	0%	0	0	0	100%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08626

Table C-9.23b

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Poway

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Poway			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**82**	**82**	**82**	**0**	**0**	**82**	**100%**	**0**	**9**	**9**	**100%**	**0**	**90**	**90**	**100%**	**0**
Wetland	82	82	82	0	0	82	100%	0	9	9	100%	0	90	90	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	**328**	**308**	**308**	**0**	**0**	**308**	**94%**	**20**	**81**	**62**	**76%**	**19**	**409**	**370**	**90%**	**39**
CSS-CSS/CHP	322	303	303	0	0	303	94%	20	65	46	70%	19	388	349	90%	39
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	6	5	5	0	0	5	94%	0	16	16	100%	0	22	21	98%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**263**	**247**	**247**	**0**	**0**	**247**	**94%**	**16**	**1,749**	**1,744**	**100%**	**5**	**2,012**	**1,991**	**99%**	**21**
Chaparral	254	238	238	0	0	238	94%	15	1,743	1,739	100%	4	1,997	1,978	99%	19
Grassland	9	8	8	0	0	8	94%	1	6	5	77%	1	15	13	87%	2
Class D	**30**	**27**	**27**	**0**	**0**	**27**	**90%**	**3**	**53**	**35**	**66%**	**18**	**83**	**62**	**75%**	**21**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	26	23	23	0	0	23	88%	3	52	35	66%	18	78	58	74%	21
Agriculture	4	4	4	0	0	4	97%	0	1	0	59%	0	5	4	92%	0
Total Local Public	**702**	**663**	**663**	**0**	**0**	**663**	**94%**	**39**	**1,892**	**1,850**	**98%**	**42**	**2,594**	**2,513**	**97%**	**81**
Habitat	672	637	637	0	0	637	95%	36	1,839	1,814	99%	25	2,511	2,451	98%	60
Disturbed - Agric.	30	27	27	0	0	27	90%	3	53	35	66%	18	83	62	75%	21

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

2980

Table C-9.23c

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Poway

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Poway			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	312	312	312	0	0	312	100%	0	158	158	100%	0	471	471	100%	0
Wetland	312	312	312	0	0	312	100%	0	158	158	100%	0	470	470	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Class B	5,689	4,388	3,812	419	606	4,837	85%	852	958	618	64%	340	6,647	5,455	82%	1,192
CSS-CSS/CHP	5,589	4,310	3,744	411	597	4,752	85%	837	913	582	64%	330	6,502	5,334	82%	1,167
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	100	79	68	7	10	85	85%	15	45	35	78%	10	146	121	83%	25
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	1,932	1,494	1,298	142	203	1,643	85%	289	1,464	1,025	70%	439	3,397	2,668	79%	728
Chaparral	1,553	1,204	1,046	114	161	1,321	85%	233	1,290	937	73%	353	2,843	2,258	79%	585
Grassland	379	290	252	28	42	322	85%	57	175	88	51%	86	553	410	74%	143
Class D	1,074	337	337	0	0	337	31%	737	943	357	38%	587	2,017	693	34%	1,324
Euc. Woodland	27	4	4	0	0	4	14%	23	6	1	10%	5	33	4	13%	28
Disturbed	439	159	159	0	0	159	36%	280	429	176	41%	253	868	335	39%	533
Agriculture	608	174	174	0	0	174	29%	434	509	180	35%	328	1,117	354	32%	762
Total Private	9,008	6,532	5,759	561	809	7,129	79%	1,879	3,524	2,158	61%	1,366	12,532	9,288	74%	3,245
Habitat	7,961	6,199	5,426	561	809	6,796	85%	1,165	2,587	1,802	70%	784	10,548	8,598	82%	1,949
Disturbed - Agric.	1,047	333	333	0	0	333	32%	714	938	356	38%	581	1,985	689	35%	1,296

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

82930

Table C-9.23d

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Poway

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Poway			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**456**	**456**	**456**	**0**	**0**	**456**	**100%**	**0**	**167**	**167**	**100%**	**0**	**623**	**623**	**100%**	**0**
Wetland	**456**	456	456	0	0	456	100%	0	166	166	100%	0	622	622	100%	0
Upland	**0**	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	**0**	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Class B	**6,202**	**4,882**	**4,305**	**419**	**606**	**5,330**	**86%**	**872**	**1,043**	**684**	**66%**	**360**	**7,246**	**6,014**	**83%**	**1,232**
CSS-CSS/CHP	**6,093**	4,794	4,228	411	597	5,236	86%	857	982	632	64%	350	7,075	5,868	83%	1,206
Mar. Succ. Scrub	**0**	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	**0**	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	**110**	88	78	7	10	95	86%	15	61	51	84%	10	171	146	85%	25
Beach - Saltpan	**0**	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**2,248**	**1,794**	**1,598**	**142**	**203**	**1,943**	**86%**	**305**	**3,214**	**2,769**	**86%**	**445**	**5,462**	**4,712**	**86%**	**750**
Chaparral	**1,854**	1,490	1,331	114	161	1,606	87%	248	3,033	2,676	88%	357	4,888	4,283	88%	605
Grassland	**393**	304	266	28	42	336	85%	57	181	93	52%	88	574	429	75%	145
Class D	**1,104**	**364**	**364**	**0**	**0**	**364**	**33%**	**740**	**996**	**392**	**39%**	**604**	**2,100**	**756**	**36%**	**1,345**
Euc. Woodland	**27**	4	4	0	0	4	14%	23	6	1	10%	5	33	4	13%	28
Disturbed	**465**	182	182	0	0	182	39%	283	481	211	44%	270	946	392	41%	554
Agriculture	**612**	178	178	0	0	178	29%	434	509	181	35%	329	1,122	359	32%	763
Total All Ownerships	**10,010**	**7,495**	**6,723**	**561**	**809**	**8,092**	**81%**	**1,918**	**5,421**	**4,012**	**74%**	**1,409**	**15,431**	**12,105**	**78%**	**3,327**
Habitat	**8,933**	7,135	6,363	561	809	7,733	87%	1,201	4,430	3,621	82%	810	13,364	11,354	85%	2,010
Disturbed - Agric.	**1,077**	360	360	0	0	360	33%	717	991	391	40%	599	2,068	751	36%	1,316

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.24a

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of San Diego

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of San Diego			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	400	400	400	0	0	400	100%	0	1,698	1,698	100%	0	2,098	2,098	100%	0
Wetland	218	218	218	0	0	218	100%	0	1,551	1,551	100%	0	1,769	1,769	100%	0
Upland	182	182	182	0	0	182	100%	0	110	110	100%	0	291	291	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	38	38	100%	0	38	38	100%	0
Class B	3,417	3,417	3,417	0	0	3,417	100%	0	2,110	1,719	81%	391	5,528	5,136	93%	391
CSS-CSS/CHP	2,439	2,439	2,439	0	0	2,439	100%	0	1,568	1,189	76%	379	4,007	3,628	91%	379
Mar. Succ. Scrub	750	750	750	0	0	750	100%	0	255	255	100%	0	1,005	1,005	100%	0
So. Maritime Chaparral	185	185	185	0	0	185	100%	0	200	200	100%	0	385	385	100%	0
Oak Woodland	11	11	11	0	0	11	100%	0	20	8	40%	12	31	19	61%	12
Beach - Saltpan	32	32	32	0	0	32	100%	0	68	68	100%	0	99	99	100%	0
Class C	1,458	1,458	1,458	0	0	1,458	100%	0	13,826	8,906	64%	4,920	15,285	10,365	68%	4,920
Chaparral	974	974	974	0	0	974	100%	0	11,964	7,964	67%	3,999	12,938	8,938	69%	3,999
Grassland	484	484	484	0	0	484	100%	0	1,863	942	51%	921	2,347	1,426	61%	921
Class D	84	39	39	0	0	39	46%	45	2,628	1,022	39%	1,606	2,712	1,061	39%	1,651
Euc. Woodland	5	5	5	0	0	5	90%	1	215	36	17%	180	220	40	18%	180
Disturbed	79	34	34	0	0	34	43%	44	2,042	809	40%	1,233	2,121	844	40%	1,277
Agriculture	0	0	0	0	0	0	0%	0	371	177	48%	193	371	177	48%	193
Total Federal / State	5,359	5,314	5,314	0	0	5,314	99%	45	20,263	13,346	66%	6,918	25,623	18,660	73%	6,962
Habitat	5,281	5,280	5,280	0	0	5,280	100%	1	17,850	12,359	69%	5,491	23,131	17,640	76%	5,492
Disturbed - Agric.	79	34	34	0	0	34	43%	44	2,413	986	41%	1,427	2,492	1,021	41%	1,471

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08630

Table C-9.24b

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of San Diego

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of San Diego			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**2,186**	**2,186**	**2,186**	**0**	**0**	**2,186**	**100%**	**0**	**2,216**	**2,216**	**100%**	**0**	**4,402**	**4,402**	**100%**	**0**
Wetland	**2,182**	2,182	2,182	0	0	2,182	100%	0	**1,956**	1,956	100%	0	**4,138**	4,138	100%	0
Upland	**3**	3	3	0	0	3	100%	0	**29**	29	100%	0	**32**	32	100%	0
Bay - Ocean - Other	**0**	0	0	0	0	0	100%	0	**231**	231	100%	0	**231**	231	100%	0
Class B	**6,592**	**6,196**	**6,196**	**0**	**0**	**6,196**	**94%**	**396**	**3,859**	**3,148**	**82%**	**710**	**10,450**	**9,344**	**89%**	**1,107**
CSS-CSS/CHP	**6,413**	6,025	6,025	0	0	6,025	94%	388	**3,231**	2,522	78%	710	**9,644**	8,546	89%	1,098
Mar. Succ. Scrub	**51**	51	51	0	0	51	100%	0	**16**	16	100%	0	**66**	66	100%	0
So. Maritime Chaparral	**1**	1	1	0	0	1	100%	0	**338**	338	100%	0	**339**	339	100%	0
Oak Woodland	**127**	119	119	0	0	119	94%	8	**40**	40	98%	1	**168**	159	95%	8
Beach - Saltpan	**0**	0	0	0	0	0	0%	0	**233**	233	100%	0	**233**	233	100%	0
Class C	**2,164**	**2,033**	**2,033**	**0**	**0**	**2,033**	**94%**	**131**	**4,101**	**3,009**	**73%**	**1,092**	**6,265**	**5,042**	**80%**	**1,223**
Chaparral	**1,261**	1,184	1,184	0	0	1,184	94%	76	**2,156**	1,657	77%	499	**3,416**	2,841	83%	575
Grassland	**904**	849	849	0	0	849	94%	55	**1,945**	1,351	69%	593	**2,848**	2,200	77%	648
Class D	**1,679**	**871**	**871**	**0**	**0**	**871**	**52%**	**809**	**5,463**	**2,552**	**47%**	**2,911**	**7,142**	**3,423**	**48%**	**3,720**
Euc. Woodland	**4**	4	4	0	0	4	93%	0	**157**	89	57%	67	**161**	93	58%	68
Disturbed	**743**	606	606	0	0	606	82%	137	**2,579**	1,687	65%	892	**3,322**	2,293	69%	1,029
Agriculture	**932**	261	261	0	0	261	28%	671	**2,728**	776	28%	1,952	**3,660**	1,037	28%	2,623
Total Local Public	**12,621**	**11,285**	**11,285**	**0**	**0**	**11,285**	**89%**	**1,336**	**15,638**	**10,925**	**70%**	**4,713**	**28,259**	**22,210**	**79%**	**6,049**
Habitat	**10,946**	10,419	10,419	0	0	10,419	95%	527	**10,332**	8,462	82%	1,870	**21,278**	18,880	89%	2,397
Disturbed - Agric.	**1,675**	867	867	0	0	867	52%	808	**5,306**	2,463	46%	2,843	**6,981**	3,330	48%	3,652

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

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Table C-9.24c

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of San Diego

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of San Diego			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**277**	**277**	**277**	**0**	**0**	**277**	**100%**	**0**	**2,978**	**2,978**	**100%**	**0**	**3,255**	**3,255**	**100%**	**0**
Wetland	270	270	270	0	0	270	100%	0	2,755	2,755	100%	0	3,025	3,025	100%	0
Upland	7	7	7	0	0	7	100%	0	5	5	100%	0	12	12	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	218	218	100%	0	218	218	100%	0
Class B	**5,984**	**3,900**	**3,382**	**440**	**1,377**	**5,199**	**87%**	**785**	**6,791**	**3,608**	**53%**	**3,183**	**12,775**	**8,807**	**69%**	**3,968**
CSS-CSS/CHP	5,160	3,405	2,966	380	1,041	4,387	85%	773	5,927	2,949	50%	2,978	11,087	7,336	66%	3,751
Mar. Succ. Scrub	531	337	283	39	210	531	100%	0	55	23	42%	31	586	555	95%	31
So. Maritime Chaparral	212	127	106	16	90	212	100%	0	601	451	75%	151	813	663	81%	151
Oak Woodland	81	30	26	6	36	69	85%	12	62	40	64%	22	143	108	76%	34
Beach - Saltpan	0	0	0	0	0	0	0%	0	146	146	100%	0	146	146	100%	0
Class C	**3,310**	**1,994**	**1,740**	**244**	**830**	**2,814**	**85%**	**496**	**12,917**	**4,607**	**36%**	**8,310**	**16,227**	**7,421**	**46%**	**8,806**
Chaparral	1,606	1,018	888	118	360	1,366	85%	241	6,061	2,472	41%	3,588	7,667	3,838	50%	3,829
Grassland	1,704	976	852	125	471	1,448	85%	255	6,857	2,135	31%	4,721	8,560	3,584	42%	4,976
Class D	**1,110**	**312**	**312**	**0**	**0**	**312**	**28%**	**798**	**10,009**	**2,745**	**27%**	**7,264**	**11,119**	**3,057**	**27%**	**8,062**
Euc. Woodland	3	0	0	0	0	0	8%	2	274	73	27%	201	277	73	26%	204
Disturbed	842	256	256	0	0	256	30%	586	4,391	1,625	37%	2,766	5,233	1,881	36%	3,352
Agriculture	265	55	55	0	0	55	21%	210	5,344	1,047	20%	4,297	5,609	1,103	20%	4,507
Total Private	**10,681**	**6,482**	**5,711**	**684**	**2,208**	**8,602**	**81%**	**2,079**	**32,696**	**13,939**	**43%**	**18,757**	**43,377**	**22,541**	**52%**	**20,836**
Habitat	9,574	6,171	5,399	684	2,208	8,291	87%	1,283	22,961	11,267	49%	11,694	32,534	19,557	60%	12,977
Disturbed - Agric.	1,107	312	312	0	0	312	28%	796	9,735	2,672	27%	7,063	10,843	2,984	28%	7,859

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

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Table C-9.24d

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of San Diego

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of San Diego			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**2,863**	**2,863**	**2,863**	**0**	**0**	**2,863**	**100%**	**0**	**6,892**	**6,892**	**100%**	**0**	**9,755**	**9,755**	**100%**	**0**
Wetland	2,670	2,670	2,670	0	0	2,670	100%	0	6,262	6,262	100%	0	8,932	8,932	100%	0
Upland	193	193	193	0	0	193	100%	0	143	143	100%	0	336	336	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	100%	0	487	487	100%	0	487	487	100%	0
Class B	**15,993**	**13,512**	**12,994**	**440**	**1,377**	**14,812**	**93%**	**1,181**	**12,760**	**8,476**	**66%**	**4,284**	**28,753**	**23,287**	**81%**	**5,465**
CSS-CSS/CHP	14,012	11,869	11,430	380	1,041	12,851	92%	1,161	10,727	6,659	62%	4,067	24,739	19,510	79%	5,229
Mar. Succ. Scrub	1,332	1,138	1,084	39	210	1,332	100%	0	325	294	90%	31	1,658	1,626	98%	31
So. Maritime Chaparral	398	313	293	16	90	398	100%	0	1,139	989	87%	151	1,538	1,387	90%	151
Oak Woodland	219	160	156	6	36	199	91%	20	123	88	71%	35	341	286	84%	55
Beach - Saltpan	32	32	32	0	0	32	100%	0	446	446	100%	0	478	478	100%	0
Class C	**6,933**	**5,486**	**5,232**	**244**	**830**	**6,306**	**91%**	**627**	**30,844**	**16,522**	**54%**	**14,322**	**37,777**	**22,828**	**60%**	**14,949**
Chaparral	3,841	3,177	3,046	118	360	3,524	92%	317	20,180	12,094	60%	8,086	24,021	15,618	65%	8,403
Grassland	3,091	2,309	2,185	125	471	2,781	90%	310	10,664	4,429	42%	6,235	13,756	7,210	52%	6,545
Class D	**2,873**	**1,221**	**1,221**	**0**	**0**	**1,221**	**43%**	**1,652**	**18,101**	**6,319**	**35%**	**11,781**	**20,974**	**7,540**	**36%**	**13,433**
Euc. Woodland	12	9	9	0	0	9	74%	3	646	197	31%	449	658	206	31%	452
Disturbed	1,663	896	896	0	0	896	54%	767	9,012	4,121	46%	4,891	10,676	5,018	47%	5,658
Agriculture	1,197	316	316	0	0	316	26%	882	8,442	2,000	24%	6,442	9,640	2,316	24%	7,323
Total All Ownerships	**28,661**	**23,082**	**22,310**	**684**	**2,208**	**25,202**	**88%**	**3,460**	**68,597**	**38,210**	**56%**	**30,388**	**97,258**	**63,411**	**65%**	**33,847**
Habitat	25,801	21,870	21,098	684	2,208	23,989	93%	1,811	51,143	32,088	63%	19,055	76,943	56,077	73%	20,866
Disturbed - Agric.	2,861	1,212	1,212	0	0	1,212	42%	1,649	17,455	6,122	35%	11,333	20,315	7,334	36%	12,981

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.25a

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Santee

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Santee			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	3	3	100%	0	3	3	100%	0
Wetland	0	0	0	0	0	0	0%	0	3	3	100%	0	3	3	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	12	1	6%	11	12	1	6%	11
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	12	1	6%	11	12	1	6%	11
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	41	1	3%	40	41	1	3%	40
Chaparral	0	0	0	0	0	0	0%	0	2	0	4%	2	2	0	4%	2
Grassland	0	0	0	0	0	0	0%	0	39	1	3%	38	39	1	3%	38
Class D	0	0	0	0	0	0	0%	0	35	1	3%	34	35	1	3%	34
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	35	1	3%	34	35	1	3%	34
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	0%	0	91	6	7%	85	91	6	7%	85
Habitat	0	0	0	0	0	0	0%	0	56	5	9%	51	56	5	9%	51
Disturbed - Agric.	0	0	0	0	0	0	0%	0	35	1	3%	34	35	1	3%	34

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

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Table C-9.25b

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Santee

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Santee			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	288	288	100%	0	288	288	100%	0
Wetland	0	0	0	0	0	0	0%	0	288	288	100%	0	288	288	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	4	4	4	0	0	4	94%	0	19	3	15%	16	23	7	29%	16
CSS-CSS/CHP	4	4	4	0	0	4	94%	0	19	3	15%	16	23	7	29%	16
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	5	5	5	0	0	5	94%	0	175	143	82%	32	180	148	82%	33
Chaparral	3	2	2	0	0	2	94%	0	150	132	88%	17	152	135	88%	18
Grassland	3	3	3	0	0	3	94%	0	25	10	41%	15	28	13	46%	15
Class D	0	0	0	0	0	0	0%	0	291	100	34%	191	291	100	34%	191
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	287	100	35%	187	287	100	35%	187
Agriculture	0	0	0	0	0	0	0%	0	4	0	3%	4	4	0	3%	4
Total Local Public	9	9	9	0	0	9	94%	1	773	534	69%	239	782	542	69%	240
Habitat	9	9	9	0	0	9	94%	1	482	434	90%	48	491	443	90%	49
Disturbed - Agric.	0	0	0	0	0	0	0%	0	291	100	34%	191	291	100	34%	191

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.25c

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Santee

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Santee			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	30	30	30	0	0	30	100%	0	132	132	100%	0	162	162	100%	0
Wetland	30	30	30	0	0	30	100%	0	132	132	100%	0	162	162	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	1,603	1,173	1,020	118	225	1,363	85%	240	1,193	738	62%	455	2,796	2,100	75%	695
CSS-CSS/CHP	1,597	1,169	1,016	118	224	1,358	85%	239	1,193	738	62%	455	2,790	2,096	75%	695
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	6	4	3	0	1	5	85%	1	0	0	0%	0	6	5	85%	1
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	332	260	226	24	32	282	85%	50	920	487	53%	433	1,252	769	61%	483
Chaparral	188	160	139	14	7	160	85%	28	471	337	72%	134	659	497	75%	162
Grassland	144	100	87	11	25	122	85%	22	449	149	33%	300	593	272	46%	321
Class D	1	1	1	0	0	1	87%	0	232	81	35%	151	233	82	35%	151
Euc. Woodland	0	0	0	0	0	0	0%	0	3	0	0%	3	3	0	0%	3
Disturbed	1	1	1	0	0	1	87%	0	224	81	36%	143	225	82	37%	143
Agriculture	0	0	0	0	0	0	0%	0	6	0	0%	6	6	0	0%	6
Total Private	1,966	1,464	1,277	142	257	1,676	85%	290	2,477	1,437	58%	1,039	4,442	3,113	70%	1,329
Habitat	1,965	1,463	1,276	142	257	1,675	85%	290	2,247	1,356	60%	891	4,212	3,031	72%	1,181
Disturbed - Agric.	1	1	1	0	0	1	87%	0	229	81	35%	148	230	82	36%	148

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

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Table C-9.25d

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Santee

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Santee			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	30	30	30	0	0	30	100%	0	424	424	100%	0	454	454	100%	0
Wetland	30	30	30	0	0	30	100%	0	424	424	100%	0	454	454	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	1,607	1,177	1,023	118	225	1,367	85%	240	1,224	741	61%	483	2,831	2,108	74%	723
CSS-CSS/CHP	1,601	1,173	1,020	118	224	1,362	85%	240	1,224	741	61%	483	2,825	2,103	74%	722
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	6	4	3	0	1	5	85%	1	0	0	0%	0	6	5	85%	1
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	337	265	231	24	32	287	85%	50	1,136	630	56%	505	1,473	917	62%	555
Chaparral	190	163	141	14	7	162	85%	28	623	470	75%	153	813	632	78%	181
Grassland	147	102	89	11	25	125	85%	22	513	160	31%	352	659	285	43%	374
Class D	1	1	1	0	0	1	87%	0	557	182	33%	375	558	183	33%	375
Euc. Woodland	0	0	0	0	0	0	0%	0	3	0	0%	3	3	0	0%	3
Disturbed	1	1	1	0	0	1	87%	0	545	182	33%	363	546	183	34%	363
Agriculture	0	0	0	0	0	0	0%	0	10	0	1%	10	10	0	1%	10
Total All Ownerships	1,975	1,473	1,285	142	257	1,685	85%	291	3,340	1,977	59%	1,363	5,315	3,662	69%	1,653
Habitat	1,974	1,472	1,284	142	257	1,684	85%	290	2,786	1,795	64%	990	4,760	3,479	73%	1,281
Disturbed - Agric.	1	1	1	0	0	1	87%	0	555	182	33%	372	556	183	33%	373

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

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Table C-9.26a

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for Unincorporated

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for Unincorporated			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**191**	**191**	**191**	**0**	**0**	**191**	**100%**	**0**	**5,101**	**5,101**	**100%**	**0**	**5,293**	**5,293**	**100%**	**0**
Wetland	77	77	77	0	0	77	100%	0	115	115	100%	0	193	193	100%	0
Upland	114	114	114	0	0	114	100%	0	4,986	4,986	100%	0	5,100	5,100	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	**2,740**	**2,740**	**2,740**	**0**	**0**	**2,740**	**100%**	**0**	**4,088**	**3,634**	**89%**	**455**	**6,829**	**6,374**	**93%**	**455**
CSS-CSS/CHP	2,740	2,740	2,740	0	0	2,740	100%	0	3,995	3,553	89%	442	6,735	6,293	93%	442
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	100%	0	93	80	86%	13	93	81	86%	13
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**1,082**	**1,082**	**1,082**	**0**	**0**	**1,082**	**100%**	**0**	**14,057**	**12,334**	**88%**	**1,723**	**15,139**	**13,416**	**89%**	**1,723**
Chaparral	967	967	967	0	0	967	100%	0	13,823	12,232	88%	1,591	14,790	13,199	89%	1,591
Grassland	115	115	115	0	0	115	100%	0	234	102	43%	132	349	217	62%	132
Class D	**54**	**25**	**25**	**0**	**0**	**25**	**47%**	**29**	**249**	**46**	**18%**	**203**	**303**	**71**	**23%**	**232**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	89%	0	0	0	89%	0
Disturbed	43	19	19	0	0	19	43%	25	132	40	30%	93	176	59	33%	117
Agriculture	11	7	7	0	0	7	63%	4	116	5	5%	111	127	12	9%	115
Total Federal / State	**4,068**	**4,039**	**4,039**	**0**	**0**	**4,039**	**99%**	**29**	**23,496**	**21,115**	**90%**	**2,381**	**27,564**	**25,154**	**91%**	**2,410**
Habitat	4,014	4,014	4,014	0	0	4,014	100%	0	23,247	21,070	91%	2,177	27,261	25,084	92%	2,177
Disturbed - Agric.	54	25	25	0	0	25	47%	29	249	45	18%	203	303	70	23%	232

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

03638

Table C-9.26b

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for Unincorporated

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for Unincorporated			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**1,612**	**1,612**	**1,612**	**0**	**0**	**1,612**	**100%**	**0**	**958**	**958**	**100%**	**0**	**2,570**	**2,570**	**100%**	**0**
Wetland	**1,611**	1,611	1,611	0	0	1,611	100%	0	**958**	958	100%	0	2,569	2,569	100%	0
Upland	**2**	2	2	0	0	2	100%	0	**0**	0	0%	0	**2**	2	100%	0
Bay - Ocean - Other	**0**	0	0	0	0	0	0%	0	**0**	0	0%	0	**0**	0	0%	0
Class B	**5,026**	**4,722**	**4,722**	**0**	**0**	**4,722**	**94%**	**304**	**3,566**	**2,672**	**75%**	**894**	**8,592**	**7,393**	**86%**	**1,198**
CSS-CSS/CHP	**4,966**	4,665	4,665	0	0	4,665	94%	301	**3,128**	2,285	73%	842	**8,093**	6,950	86%	1,143
Mar. Succ. Scrub	**2**	2	2	0	0	2	100%	0	**0**	0	0%	0	**2**	2	100%	0
So. Maritime Chaparral	**0**	0	0	0	0	0	0%	0	**0**	0	0%	0	**0**	0	0%	0
Oak Woodland	**58**	55	55	0	0	55	94%	4	**438**	386	88%	52	**497**	441	89%	55
Beach - Saltpan	**0**	0	0	0	0	0	0%	0	**0**	0	0%	0	**0**	0	0%	0
Class C	**1,945**	**1,827**	**1,827**	**0**	**0**	**1,827**	**94%**	**118**	**5,663**	**5,162**	**91%**	**501**	**7,608**	**6,989**	**92%**	**619**
Chaparral	**1,684**	1,582	1,582	0	0	1,582	94%	102	**5,081**	4,724	93%	356	**6,765**	6,306	93%	458
Grassland	**261**	245	245	0	0	245	94%	16	**582**	438	75%	144	**843**	683	81%	160
Class D	**279**	**231**	**231**	**0**	**0**	**231**	**83%**	**48**	**1,042**	**632**	**61%**	**409**	**1,320**	**863**	**65%**	**457**
Euc. Woodland	**13**	11	11	0	0	11	81%	3	**31**	24	75%	8	**45**	34	77%	10
Disturbed	**146**	116	116	0	0	116	79%	30	**379**	179	47%	200	**525**	295	56%	230
Agriculture	**119**	104	104	0	0	104	87%	15	**631**	430	68%	202	**750**	534	71%	217
Total Local Public	**8,862**	**8,392**	**8,392**	**0**	**0**	**8,392**	**95%**	**470**	**11,228**	**9,424**	**84%**	**1,804**	**20,090**	**17,816**	**89%**	**2,274**
Habitat	**8,597**	8,172	8,172	0	0	8,172	95%	425	**10,218**	8,815	86%	1,403	**18,815**	16,987	90%	1,827
Disturbed - Agric.	**265**	220	220	0	0	220	83%	46	**1,010**	609	60%	401	**1,276**	829	65%	447

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

0330

Table C-9.26c

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for Unincorporated

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for Unincorporated			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	3,703	3,703	3,703	0	0	3,703	100%	0	5,192	5,192	100%	0	8,895	8,895	100%	0
Wetland	3,608	3,608	3,608	0	0	3,608	100%	0	4,618	4,618	100%	0	8,226	8,226	100%	0
Upland	95	95	95	0	0	95	100%	0	515	515	100%	0	610	610	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	100%	0	59	59	100%	0	59	59	100%	0
Class B	31,752	21,206	18,463	2,336	6,234	27,033	85%	4,718	35,826	17,151	48%	18,675	67,578	44,184	65%	23,394
CSS-CSS/CHP	31,164	20,771	18,090	2,293	6,113	26,496	85%	4,668	32,007	15,702	49%	16,305	63,171	42,198	67%	20,973
Mar. Succ. Scrub	253	217	182	19	52	253	100%	0	14	12	83%	2	267	265	99%	2
So. Maritime Chaparral	1	1	1	0	1	1	100%	0	71	39	55%	32	73	41	56%	32
Oak Woodland	333	218	190	25	69	283	85%	50	3,734	1,398	37%	2,336	4,067	1,681	41%	2,386
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	9,027	5,791	5,048	664	1,963	7,675	85%	1,352	62,980	26,336	42%	36,644	72,007	34,011	47%	37,996
Chaparral	6,547	4,061	3,542	482	1,543	5,567	85%	981	54,337	24,563	45%	29,774	60,885	30,130	49%	30,755
Grassland	2,480	1,730	1,506	182	420	2,108	85%	371	8,642	1,772	21%	6,870	11,122	3,881	35%	7,241
Class D	2,503	852	852	0	0	852	34%	1,651	19,483	3,473	18%	16,010	21,986	4,325	20%	17,662
Euc. Woodland	141	46	46	0	0	46	33%	95	694	65	9%	629	835	111	13%	724
Disturbed	1,084	374	374	0	0	374	34%	711	5,023	1,010	20%	4,012	6,107	1,384	23%	4,723
Agriculture	1,278	432	432	0	0	432	34%	846	13,767	2,398	17%	11,369	15,044	2,830	19%	12,215
Total Private	46,985	31,553	28,065	3,000	8,197	39,263	84%	7,722	123,481	52,152	42%	71,330	170,466	91,415	54%	79,051
Habitat	44,623	30,747	27,259	3,000	8,197	38,457	86%	6,166	104,692	48,744	47%	55,948	149,315	87,201	58%	62,114
Disturbed - Agric.	2,362	806	806	0	0	806	34%	1,556	18,789	3,408	18%	15,381	21,151	4,214	20%	16,937

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08640

Table C-9.26d

Coastal Sage Scrub Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for Unincorporated

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for Unincorporated			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**5,507**	**5,507**	**5,507**	**0**	**0**	**5,507**	**100%**	**0**	**11,251**	**11,251**	**100%**	**0**	**16,758**	**16,758**	**100%**	**0**
Wetland	**5,296**	5,296	5,296	0	0	5,296	100%	0	**5,691**	5,691	100%	0	**10,987**	10,987	100%	0
Upland	**211**	211	211	0	0	211	100%	0	**5,501**	5,501	100%	0	**5,711**	5,711	100%	0
Bay - Ocean - Other	**0**	0	0	0	0	0	100%	0	**59**	59	100%	0	**59**	59	100%	0
Class B	**39,518**	**28,669**	**25,925**	**2,336**	**6,234**	**34,495**	**87%**	**5,022**	**43,481**	**23,456**	**54%**	**20,024**	**82,998**	**57,952**	**70%**	**25,046**
CSS-CSS/CHP	**38,870**	28,176	25,495	2,293	6,113	33,901	87%	4,969	**39,130**	21,541	55%	17,589	**78,000**	55,442	71%	22,558
Mar. Succ. Scrub	**255**	219	184	19	52	255	100%	0	**14**	12	83%	2	**269**	267	99%	2
So. Maritime Chaparral	**1**	1	1	0	1	1	100%	0	**71**	39	55%	32	**73**	41	56%	32
Oak Woodland	**392**	273	245	25	69	338	86%	53	**4,265**	1,865	44%	2,401	**4,657**	2,203	47%	2,454
Beach - Saltpan	**0**	0	0	0	0	0	0%	0	**0**	0	0%	0	**0**	0	0%	0
Class C	**12,054**	**8,701**	**7,957**	**664**	**1,963**	**10,584**	**88%**	**1,470**	**82,700**	**43,832**	**53%**	**38,868**	**94,754**	**54,416**	**57%**	**40,338**
Chaparral	**9,198**	6,610	6,091	482	1,543	8,115	88%	1,083	**73,241**	41,520	57%	31,721	**82,439**	49,635	60%	32,804
Grassland	**2,856**	2,091	1,866	182	420	2,469	86%	387	**9,458**	2,312	24%	7,146	**12,315**	4,781	39%	7,534
Class D	**2,836**	**1,108**	**1,108**	**0**	**0**	**1,108**	**39%**	**1,728**	**20,774**	**4,151**	**20%**	**16,623**	**23,610**	**5,259**	**22%**	**18,351**
Euc. Woodland	**154**	57	57	0	0	57	37%	98	**726**	89	12%	637	**880**	146	17%	735
Disturbed	**1,274**	508	508	0	0	508	40%	766	**5,534**	1,229	22%	4,305	**6,808**	1,738	26%	5,070
Agriculture	**1,407**	543	543	0	0	543	39%	865	**14,514**	2,833	20%	11,681	**15,921**	3,375	21%	12,546
Total All Ownerships	**59,915**	**43,984**	**40,496**	**3,000**	**8,197**	**51,694**	**86%**	**8,221**	**158,205**	**82,691**	**52%**	**75,515**	**218,120**	**134,385**	**62%**	**83,735**
Habitat	**57,233**	42,933	39,445	3,000	8,197	50,643	88%	6,590	**138,157**	78,629	57%	59,529	**195,390**	129,271	66%	66,119
Disturbed - Agric.	**2,681**	1,051	1,051	0	0	1,051	39%	1,630	**20,048**	4,062	20%	15,986	**22,730**	5,113	22%	17,616

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C9341

Table C-9.27a

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for MSCP Study Area

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for MSCP Study Area			
	Total	Gross Const	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**8,357**	**8,357**	**8,357**	**0**	**0**	**8,357**	**100%**	**0**	**688**	**688**	**100%**	**0**	**9,045**	**9,045**	**100%**	**0**
Wetland	**2,689**	2,689	2,689	0	0	2,689	100%	0	**427**	427	100%	0	**3,116**	3,116	100%	0
Upland	**5,557**	5,557	5,557	0	0	5,557	100%	0	**7**	7	100%	0	**5,564**	5,564	100%	0
Bay - Ocean - Other	**112**	112	112	0	0	112	100%	0	**254**	254	100%	0	**365**	365	100%	0
Class B	**10,872**	**10,872**	**10,872**	**0**	**0**	**10,872**	**100%**	**0**	**2,441**	**2,035**	**83%**	**406**	**13,313**	**12,907**	**97%**	**406**
CSS-CSS/CHP	**9,047**	9,047	9,047	0	0	9,047	100%	0	**1,968**	1,577	80%	391	**11,015**	10,624	96%	391
Mar. Succ. Scrub	**877**	877	877	0	0	877	100%	0	**163**	163	100%	0	**1,040**	1,040	100%	0
So. Maritime Chaparral	**375**	375	375	0	0	375	100%	0	**11**	11	100%	0	**386**	386	100%	0
Oak Woodland	**35**	35	35	0	0	35	100%	0	**93**	78	84%	15	**128**	113	88%	15
Beach - Saltpan	**538**	538	538	0	0	538	100%	0	**207**	207	100%	0	**744**	744	100%	0
Class C	**18,433**	**18,433**	**18,433**	**0**	**0**	**18,433**	**100%**	**0**	**12,254**	**8,197**	**67%**	**4,058**	**30,687**	**26,630**	**87%**	**4,058**
Chaparral	**16,441**	16,441	16,441	0	0	16,441	100%	0	**11,342**	7,817	69%	3,525	**27,783**	24,258	87%	3,525
Grassland	**1,992**	1,992	1,992	0	0	1,992	100%	0	**912**	380	42%	532	**2,905**	2,372	82%	532
Class D	**1,268**	**655**	**655**	**0**	**0**	**655**	**52%**	**613**	**2,401**	**702**	**29%**	**1,699**	**3,669**	**1,357**	**37%**	**2,312**
Euc. Woodland	**25**	16	16	0	0	16	63%	9	**204**	24	12%	180	**230**	41	18%	189
Disturbed	**1,064**	567	567	0	0	567	53%	497	**1,872**	555	30%	1,317	**2,936**	1,122	38%	1,814
Agriculture	**179**	72	72	0	0	72	41%	106	**325**	122	38%	203	**504**	194	39%	309
Total Federal / State	**38,930**	**38,317**	**38,317**	**0**	**0**	**38,317**	**98%**	**613**	**17,785**	**11,622**	**65%**	**6,163**	**56,716**	**49,939**	**88%**	**6,776**
Habitat	**37,688**	37,678	37,678	0	0	37,678	100%	9	**15,588**	10,945	70%	4,644	**53,276**	48,623	91%	4,653
Disturbed - Agric.	**1,243**	639	639	0	0	639	51%	604	**2,197**	677	31%	1,520	**3,440**	1,317	38%	2,123

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

22990

Table C-9.27b

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for MSCP Study Area

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for MSCP Study Area			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**5,744**	**5,744**	**5,744**	**0**	**0**	**5,744**	**100%**	**0**	**1,741**	**1,741**	**100%**	**0**	**7,485**	**7,485**	**100%**	**0**
Wetland	5,688	5,688	5,688	0	0	5,688	100%	0	1,486	1,486	100%	0	7,173	7,173	100%	0
Upland	33	33	33	0	0	33	100%	0	4	4	100%	0	37	37	100%	0
Bay - Ocean - Other	24	24	24	0	0	24	100%	0	251	251	100%	0	275	275	100%	0
Class B	**15,828**	**14,952**	**14,952**	**0**	**0**	**14,952**	**94%**	**877**	**4,696**	**3,778**	**80%**	**918**	**20,524**	**18,729**	**91%**	**1,795**
CSS-CSS/CHP	14,983	14,134	14,134	0	0	14,134	94%	848	4,170	3,274	79%	896	19,153	17,409	91%	1,744
Mar. Succ. Scrub	70	70	70	0	0	70	100%	0	8	8	100%	0	78	78	100%	0
So. Maritime Chaparral	247	247	247	0	0	247	100%	0	101	101	100%	0	348	348	100%	0
Oak Woodland	502	474	474	0	0	474	94%	28	184	161	88%	23	686	635	93%	51
Beach - Saltpan	26	26	26	0	0	26	100%	0	234	234	100%	0	260	260	100%	0
Class C	**10,773**	**10,163**	**10,163**	**0**	**0**	**10,163**	**94%**	**610**	**5,619**	**4,346**	**77%**	**1,273**	**16,392**	**14,509**	**89%**	**1,883**
Chaparral	8,361	7,887	7,887	0	0	7,887	94%	473	4,002	3,388	85%	614	12,362	11,275	91%	1,087
Grassland	2,412	2,276	2,276	0	0	2,276	94%	137	1,617	958	59%	659	4,029	3,234	80%	796
Class D	**3,131**	**1,941**	**1,941**	**0**	**0**	**1,941**	**62%**	**1,190**	**6,338**	**2,870**	**45%**	**3,468**	**9,469**	**4,811**	**51%**	**4,658**
Euc. Woodland	24	20	20	0	0	20	82%	4	187	109	58%	78	211	129	61%	82
Disturbed	1,534	1,155	1,155	0	0	1,155	75%	379	3,153	1,866	59%	1,287	4,687	3,021	64%	1,666
Agriculture	1,573	766	766	0	0	766	49%	807	2,999	896	30%	2,103	4,571	1,662	36%	2,909
Total Local Public	**35,476**	**32,800**	**32,800**	**0**	**0**	**32,800**	**92%**	**2,676**	**18,394**	**12,735**	**69%**	**5,660**	**53,870**	**45,534**	**85%**	**8,336**
Habitat	32,369	30,879	30,879	0	0	30,879	95%	1,491	12,242	9,973	81%	2,269	44,612	40,852	92%	3,760
Disturbed - Agric.	3,107	1,921	1,921	0	0	1,921	62%	1,185	6,152	2,762	45%	3,390	9,258	4,683	51%	4,576

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

03933

Table C-9.27c

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for MSCP Study Area

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for MSCP Study Area			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**8,144**	**8,144**	**8,144**	**0**	**0**	**8,144**	**100%**	**0**	**5,336**	**5,336**	**100%**	**0**	**13,480**	**13,480**	**100%**	**0**
Wetland	**7,433**	7,433	7,433	0	0	7,433	100%	0	**5,110**	5,110	100%	0	**12,543**	12,543	100%	0
Upland	**540**	540	540	0	0	540	100%	0	**93**	93	100%	0	**632**	632	100%	0
Bay - Ocean - Other	**170**	170	170	0	0	170	100%	0	**134**	134	100%	0	**304**	304	100%	0
Class B	**52,897**	**36,283**	**30,883**	**3,928**	**9,790**	**44,602**	**84%**	**8,295**	**38,494**	**18,230**	**47%**	**20,264**	**91,391**	**62,832**	**69%**	**28,559**
CSS-CSS/CHP	**50,509**	34,604	29,472	3,760	9,133	42,364	84%	8,145	**34,516**	16,612	48%	17,903	**85,025**	58,976	69%	26,048
Mar. Succ. Scrub	**823**	582	473	61	289	823	100%	0	**50**	24	48%	26	**872**	846	97%	26
So. Maritime Chaparral	**507**	346	281	38	189	507	100%	0	**384**	275	72%	109	**891**	782	88%	109
Oak Woodland	**931**	623	531	69	180	781	84%	150	**3,466**	1,240	36%	2,226	**4,396**	2,021	46%	2,376
Beach - Saltpan	**127**	127	127	0	0	127	100%	0	**79**	79	100%	0	**206**	206	100%	0
Class C	**30,726**	**19,751**	**16,849**	**2,287**	**6,635**	**25,771**	**84%**	**4,955**	**62,830**	**24,465**	**39%**	**38,365**	**93,556**	**50,236**	**54%**	**43,320**
Chaparral	**21,749**	14,063	11,995	1,619	4,628	18,242	84%	3,507	**50,417**	21,586	43%	28,831	**72,166**	39,828	55%	32,339
Grassland	**8,977**	5,688	4,854	668	2,007	7,529	84%	1,448	**12,413**	2,879	23%	9,534	**21,389**	10,408	49%	10,981
Class D	**7,681**	**2,730**	**2,730**	**0**	**0**	**2,730**	**36%**	**4,951**	**29,728**	**5,991**	**20%**	**23,737**	**37,409**	**8,721**	**23%**	**28,688**
Euc. Woodland	**314**	63	63	0	0	63	20%	250	**834**	125	15%	709	**1,148**	189	16%	960
Disturbed	**3,790**	1,468	1,468	0	0	1,468	39%	2,321	**9,528**	2,519	26%	7,010	**13,318**	3,987	30%	9,331
Agriculture	**3,578**	1,198	1,198	0	0	1,198	33%	2,379	**19,365**	3,347	17%	16,018	**22,943**	4,545	20%	18,397
Total Private	**99,447**	**66,907**	**58,606**	**6,215**	**16,425**	**81,246**	**82%**	**18,201**	**136,388**	**54,022**	**40%**	**82,366**	**235,835**	**135,268**	**57%**	**100,567**
Habitat	**92,080**	64,240	55,940	6,215	16,425	78,580	85%	13,500	**107,495**	48,156	45%	59,338	**199,574**	126,736	64%	72,838
Disturbed - Agric.	**7,367**	2,667	2,667	0	0	2,667	36%	4,701	**28,894**	5,866	20%	23,028	**36,261**	8,533	24%	27,728

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08644

Table C-9.27d

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for MSCP Study Area

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for MSCP Study Area			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**22,245**	**22,245**	**22,245**	**0**	**0**	**22,245**	**100%**	**0**	**7,765**	**7,765**	**100%**	**0**	**30,010**	**30,010**	**100%**	**0**
Wetland	**15,810**	15,810	15,810	0	0	15,810	100%	0	**7,023**	7,023	100%	0	**22,832**	22,832	100%	0
Upland	**6,129**	6,129	6,129	0	0	6,129	100%	0	**104**	104	100%	0	**6,233**	6,233	100%	0
Bay - Ocean - Other	**306**	306	306	0	0	306	100%	0	**639**	639	100%	0	**945**	945	100%	0
Class B	**79,597**	**62,106**	**56,707**	**3,928**	**9,790**	**70,425**	**88%**	**9,172**	**45,632**	**24,043**	**53%**	**21,589**	**125,228**	**94,468**	**75%**	**30,760**
CSS-CSS/CHP	**74,538**	57,785	52,653	3,760	9,133	65,545	88%	8,993	**40,654**	21,464	53%	19,191	**115,192**	87,009	76%	28,184
Mar. Succ. Scrub	**1,770**	1,530	1,420	61	289	1,770	100%	0	**220**	194	88%	26	**1,990**	1,965	99%	26
So. Maritime Chaparral	**1,129**	968	902	38	189	1,129	100%	0	**495**	386	78%	109	**1,624**	1,515	93%	109
Oak Woodland	**1,468**	1,132	1,040	69	180	1,289	88%	178	**3,742**	1,479	40%	2,263	**5,210**	2,768	53%	2,442
Beach - Saltpan	**691**	691	691	0	0	691	100%	0	**520**	520	100%	0	**1,211**	1,211	100%	0
Class C	**59,932**	**48,347**	**45,445**	**2,287**	**6,635**	**54,367**	**91%**	**5,565**	**80,703**	**37,007**	**46%**	**43,696**	**140,635**	**91,374**	**65%**	**49,260**
Chaparral	**46,550**	38,391	36,323	1,619	4,628	42,570	91%	3,981	**65,761**	32,791	50%	32,971	**112,312**	75,361	67%	36,951
Grassland	**13,381**	9,956	9,122	668	2,007	11,797	88%	1,584	**14,941**	4,216	28%	10,725	**28,323**	16,014	57%	12,309
Class D	**12,080**	**5,326**	**5,326**	**0**	**0**	**5,326**	**44%**	**6,754**	**38,467**	**9,563**	**25%**	**28,905**	**50,547**	**14,889**	**29%**	**35,658**
Euc. Woodland	**363**	99	99	0	0	99	27%	264	**1,225**	258	21%	967	**1,588**	358	23%	1,231
Disturbed	**6,388**	3,190	3,190	0	0	3,190	50%	3,198	**14,554**	4,940	34%	9,614	**20,942**	8,130	39%	12,811
Agriculture	**5,329**	2,037	2,037	0	0	2,037	38%	3,292	**22,688**	4,365	19%	18,324	**28,017**	6,402	23%	21,616
Total All Ownerships	**173,853**	**138,024**	**129,724**	**6,215**	**16,425**	**152,364**	**88%**	**21,490**	**172,567**	**78,378**	**45%**	**94,189**	**346,421**	**230,742**	**67%**	**115,679**
Habitat	**162,137**	132,797	124,497	6,215	16,425	147,137	91%	15,000	**135,325**	69,074	51%	66,252	**297,462**	216,210	73%	81,251
Disturbed - Agric.	**11,717**	5,227	5,227	0	0	5,227	45%	6,490	**37,242**	9,305	25%	27,937	**48,959**	14,532	30%	34,427

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

03645

Table C-9.28a

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Chula Vista

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Chula Vista			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	174	174	174	0	0	174	100%	0	85	85	100%	0	259	259	100%	0
Wetland	167	167	167	0	0	167	100%	0	38	38	100%	0	205	205	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	7	7	7	0	0	7	100%	0	47	47	100%	0	54	54	100%	0
Class B	0	0	0	0	0	0	0%	0	10	9	91%	1	10	9	91%	1
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	9	8	90%	1	9	8	90%	1
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	2	2	2	0	0	2	100%	0	0	0	0%	0	2	2	100%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	2	2	2	0	0	2	100%	0	0	0	0%	0	2	2	100%	0
Class D	37	33	33	0	0	33	90%	4	37	16	43%	21	74	49	67%	25
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	32	29	29	0	0	29	90%	3	36	15	42%	21	68	44	65%	24
Agriculture	5	5	5	0	0	5	90%	1	1	1	90%	0	6	5	90%	1
Total Federal / State	213	210	210	0	0	210	98%	4	132	110	83%	22	345	319	93%	26
Habitat	176	176	176	0	0	176	100%	0	95	94	99%	1	271	270	100%	1
Disturbed - Agric.	37	33	33	0	0	33	90%	4	37	16	43%	21	74	49	67%	25

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08645

Table C-9.28b

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Chula Vista

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Chula Vista			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**8**	**8**	**8**	**0**	**0**	**8**	**100%**	**0**	**66**	**66**	**100%**	**0**	**74**	**74**	**100%**	**0**
Wetland	7	7	7	0	0	7	100%	0	27	27	100%	0	34	34	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	100%	0	40	40	100%	0	40	40	100%	0
Class B	**166**	**157**	**157**	**0**	**0**	**157**	**95%**	**9**	**774**	**612**	**79%**	**162**	**939**	**768**	**82%**	**171**
CSS-CSS/CHP	156	147	147	0	0	147	94%	9	774	612	79%	162	930	759	82%	171
Mar. Succ. Scrub	10	10	10	0	0	10	100%	0	0	0	0%	0	10	10	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**71**	**67**	**67**	**0**	**0**	**67**	**94%**	**4**	**146**	**95**	**65%**	**50**	**216**	**162**	**75%**	**54**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	71	67	67	0	0	67	94%	4	146	95	65%	50	216	162	75%	54
Class D	**84**	**70**	**70**	**0**	**0**	**70**	**83%**	**14**	**358**	**208**	**58%**	**150**	**442**	**278**	**63%**	**164**
Euc. Woodland	0	0	0	0	0	0	0%	0	5	1	20%	4	5	1	20%	4
Disturbed	28	24	24	0	0	24	85%	4	258	167	65%	91	286	191	67%	95
Agriculture	56	46	46	0	0	46	82%	10	95	40	43%	55	151	86	57%	65
Total Local Public	**1,321**	**1,220**	**1,220**	**0**	**0**	**1,220**	**92%**	**101**	**351**	**153**	**44%**	**197**	**1,672**	**1,373**	**82%**	**299**
Habitat	1,087	1,023	1,023	0	0	1,023	94%	64	148	73	49%	75	1,235	1,096	89%	139
Disturbed - Agric.	234	197	197	0	0	197	84%	38	203	81	40%	122	437	277	63%	160

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

47330

Table C-9.28c

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Chula Vista

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Chula Vista			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	349	349	349	0	0	349	100%	0	32	32	100%	0	381	381	100%	0
Wetland	331	331	331	0	0	331	100%	0	32	32	100%	0	362	362	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	18	18	18	0	0	18	100%	0	0	0	100%	0	19	19	100%	0
Class B	311	269	227	23	13	263	85%	47	311	186	60%	125	622	449	72%	172
CSS-CSS/CHP	294	254	215	22	10	247	84%	47	309	184	60%	125	603	431	71%	172
Mar. Succ. Scrub	17	15	12	1	3	17	100%	0	2	2	90%	0	19	19	99%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	328	234	199	24	51	275	84%	53	160	74	46%	87	488	349	71%	140
Chaparral	2	2	2	0	0	2	84%	0	0	0	0%	0	2	2	84%	0
Grassland	326	232	198	24	51	273	84%	53	160	74	46%	87	486	347	71%	139
Class D	360	166	166	0	0	166	46%	194	1,385	303	22%	1,082	1,745	469	27%	1,276
Euc. Woodland	0	0	0	0	0	0	91%	0	0	0	0%	0	0	0	91%	0
Disturbed	198	74	74	0	0	74	37%	124	447	157	35%	290	645	231	36%	414
Agriculture	161	92	92	0	0	92	57%	70	939	146	16%	792	1,100	238	22%	862
Total Private	1,770	1,338	1,225	37	115	1,378	78%	392	1,466	330	23%	1,135	3,236	1,708	53%	1,527
Habitat	1,300	1,107	995	37	115	1,147	88%	152	191	92	48%	100	1,491	1,239	83%	252
Disturbed - Agric.	470	231	231	0	0	231	49%	240	1,274	238	19%	1,036	1,745	469	27%	1,276

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

0 6 9 4 8

Table C-9.28d

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Chula Vista

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Chula Vista			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	604	604	604	0	0	604	100%	0	110	110	100%	0	714	714	100%	0
Wetland	578	578	578	0	0	578	100%	0	23	23	100%	0	601	601	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	26	26	26	0	0	26	100%	0	87	87	100%	0	113	113	100%	0
Class B	476	426	384	23	13	420	88%	56	1,094	807	74%	288	1,571	1,227	78%	344
CSS-CSS/CHP	1,466	1,318	1,244	23	49	1,317	90%	149	75	28	37%	47	1,541	1,344	87%	197
Mar. Succ. Scrub	29	27	24	1	4	29	100%	0	1	1	95%	0	30	30	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	401	303	268	24	51	344	86%	57	306	169	55%	137	707	513	73%	194
Chaparral	2	2	2	0	0	2	83%	0	0	0	0%	0	2	2	83%	0
Grassland	505	399	363	14	62	438	87%	66	200	77	39%	123	705	515	73%	189
Class D	480	269	269	0	0	269	56%	211	1,781	528	30%	1,253	2,261	797	35%	1,465
Euc. Woodland	0	0	0	0	0	0	91%	0	5	1	20%	4	5	1	23%	4
Disturbed	520	321	321	0	0	321	62%	200	479	145	30%	333	999	466	47%	533
Agriculture	227	145	145	0	0	145	64%	82	1,030	185	18%	845	1,257	330	26%	927
Total All Ownerships	3,305	2,767	2,655	37	115	2,807	85%	497	1,948	594	30%	1,355	5,253	3,401	65%	1,852
Habitat	2,563	2,307	2,194	37	115	2,347	92%	216	434	258	60%	175	2,997	2,606	87%	391
Disturbed - Agric.	742	460	460	0	0	460	62%	281	1,514	335	22%	1,179	2,256	795	35%	1,460

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C4930

Table C-9.29a

Multiple Habitat Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Coronado
Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Coronado			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	163	163	163	0	0	163	100%	0	179	179	100%	0	342	342	100%	0
Wetland	34	34	34	0	0	34	100%	0	2	2	100%	0	36	36	100%	0
Upland	86	86	86	0	0	86	100%	0	0	0	0%	0	86	86	100%	0
Bay - Ocean - Other	43	43	43	0	0	43	100%	0	177	177	100%	0	220	220	100%	0
Class B	326	326	326	0	0	326	100%	0	172	172	100%	0	498	498	100%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	34	34	34	0	0	34	100%	0	0	0	0%	0	34	34	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	292	292	292	0	0	292	100%	0	172	172	100%	0	464	464	100%	0
Class C	122	122	122	0	0	122	100%	0	0	0	0%	0	122	122	100%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	122	122	122	0	0	122	100%	0	0	0	0%	0	122	122	100%	0
Class D	143	11	11	0	0	11	8%	133	238	29	12%	210	382	39	10%	342
Euc. Woodland	0	0	0	0	0	0	0%	0	9	0	0%	9	9	0	0%	9
Disturbed	143	11	11	0	0	11	8%	133	230	29	12%	201	373	39	11%	334
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	754	622	622	0	0	622	82%	133	589	379	64%	210	1,343	1,001	75%	342
Habitat	611	611	611	0	0	611	100%	0	360	351	98%	9	970	962	99%	9
Disturbed - Agric.	143	11	11	0	0	11	8%	133	230	29	12%	201	373	39	11%	334

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C 8650

Table C-9.29b

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Coronado

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Coronado			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	8	8	8	0	0	8	100%	0	1	1	100%	0	9	9	100%	0
Wetland	8	8	8	0	0	8	100%	0	1	1	100%	0	9	9	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	100%	0	0	0	100%	0
Class B	0	0	0	0	0	0	0%	0	13	13	100%	0	13	13	100%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	13	13	100%	0	13	13	100%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	89%	0	0	0	0%	0	0	0	89%	0
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	89%	0	0	0	0%	0	0	0	89%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	8	8	8	0	0	8	99%	0	14	14	100%	0	22	22	100%	0
Habitat	8	8	8	0	0	8	100%	0	14	14	100%	0	22	22	100%	0
Disturbed - Agric.	0	0	0	0	0	0	89%	0	0	0	0%	0	0	0	89%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.29c

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Coronado

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Coronado			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	17	17	17	0	0	17	100%	0	6	6	100%	0	23	23	100%	0
Wetland	16	16	16	0	0	16	100%	0	0	0	0%	0	16	16	100%	0
Upland	1	1	1	0	0	1	100%	0	0	0	0%	0	1	1	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	6	6	100%	0	6	6	100%	0
Class B	0	0	0	0	0	0	0%	0	8	8	100%	0	8	8	100%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	8	8	100%	0	8	8	100%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	1	0	12%	1	1	0	10%	1
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	1	0	12%	1	1	0	10%	1
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Private	17	17	17	0	0	17	99%	0	15	15	95%	1	33	32	97%	1
Habitat	17	17	17	0	0	17	100%	0	14	14	100%	0	31	31	100%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	1	0	12%	1	1	0	10%	1

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

25930

Table C-9.29d

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Coronado

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Coronado			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**188**	**188**	**188**	**0**	**0**	**188**	**100%**	**0**	**186**	**186**	**100%**	**0**	**374**	**374**	**100%**	**0**
Wetland	58	58	58	0	0	58	100%	0	3	3	100%	0	61	61	100%	0
Upland	87	87	87	0	0	87	100%	0	0	0	0%	0	87	87	100%	0
Bay - Ocean - Other	43	43	43	0	0	43	100%	0	183	183	100%	0	226	226	100%	0
Class B	**326**	**326**	**326**	**0**	**0**	**326**	**100%**	**0**	**193**	**193**	**100%**	**0**	**519**	**519**	**100%**	**0**
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	34	34	0	0	0	34	100%	0	0	0	0%	0	34	34	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	292	292	292	0	0	292	100%	0	193	193	100%	0	485	485	100%	0
Class C	**122**	**122**	**122**	**0**	**0**	**122**	**100%**	**0**	**0**	**0**	**0%**	**0**	**122**	**122**	**100%**	**0**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	122	122	0	0	0	122	100%	0	0	0	0%	0	122	122	100%	0
Class D	**144**	**11**	**11**	**0**	**0**	**11**	**8%**	**133**	**239**	**29**	**12%**	**211**	**383**	**40**	**10%**	**343**
Euc. Woodland	0	0	0	0	0	0	0%	0	9	0	0%	9	9	0	0%	9
Disturbed	144	11	11	0	0	11	8%	133	230	29	12%	202	375	40	11%	335
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total All Ownerships	**780**	**647**	**647**	**0**	**0**	**647**	**83%**	**133**	**618**	**408**	**66%**	**211**	**1,398**	**1,055**	**75%**	**343**
Habitat	636	636	636	0	0	636	100%	0	388	379	98%	9	1,023	1,015	99%	9
Disturbed - Agric.	144	11	11	0	0	11	8%	133	230	29	12%	202	375	40	11%	335

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.30a

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Del Mar

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Del Mar			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	114	114	114	0	0	114	100%	0	1	1	100%	0	115	115	100%	0
Wetland	62	62	62	0	0	62	100%	0	1	1	100%	0	62	62	100%	0
Upland	0	0	0	0	0	0	100%	0	0	0	0%	0	0	0	100%	0
Bay - Ocean - Other	52	52	52	0	0	52	100%	0	0	0	0%	0	52	52	100%	0
Class B	10	10	10	0	0	10	100%	0	21	20	96%	1	31	30	97%	1
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	9	8	90%	1	9	8	90%	1
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	100%	0	0	0	100%	0	1	1	100%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	10	10	10	0	0	10	100%	0	12	12	100%	0	22	22	100%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	6	6	6	0	0	6	90%	1	0	0	0%	0	6	6	90%	1
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	6	6	6	0	0	6	90%	1	0	0	0%	0	6	6	90%	1
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	130	130	130	0	0	130	100%	1	22	21	96%	1	152	151	99%	2
Habitat	124	124	124	0	0	124	100%	0	22	21	96%	1	146	145	99%	1
Disturbed - Agric.	6	6	6	0	0	6	90%	1	0	0	0%	0	6	6	90%	1

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08654

Table C-9.30b

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Del Mar

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Del Mar			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**4**	**4**	**4**	**0**	**0**	**4**	**100%**	**0**	**0**	**0**	**0%**	**0**	**4**	**4**	**100%**	**0**
Wetland	1	1	1	0	0	1	100%	0	0	0	0%	0	1	1	100%	0
Upland	3	3	3	0	0	3	100%	0	0	0	0%	0	3	3	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	**8**	**8**	**8**	**0**	**0**	**8**	**100%**	**0**	**10**	**10**	**100%**	**0**	**18**	**18**	**100%**	**0**
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	6	6	6	0	0	6	100%	0	2	2	100%	0	9	9	100%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	1	1	1	0	0	1	100%	0	8	8	100%	0	9	9	100%	0
Class C	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**0**	**0**	**0%**	**0**	**0**	**0**	**0%**	**0**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	**2**	**2**	**2**	**0**	**0**	**2**	**100%**	**0**	**0**	**0**	**0%**	**0**	**2**	**2**	**100%**	**0**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	2	2	2	0	0	2	100%	0	0	0	0%	0	2	2	100%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	**13**	**13**	**13**	**0**	**0**	**13**	**100%**	**0**	**10**	**10**	**100%**	**0**	**23**	**23**	**100%**	**0**
Habitat	11	11	11	0	0	11	100%	0	10	10	100%	0	22	22	100%	0
Disturbed - Agric.	2	2	2	0	0	2	100%	0	0	0	0%	0	2	2	100%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.30c

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Del Mar

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Del Mar			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	64	64	64	0	0	64	100%	0	10	10	100%	0	74	74	100%	0
Wetland	63	63	63	0	0	63	100%	0	0	0	0%	0	63	63	100%	0
Upland	0	0	0	0	0	0	0%	0	10	10	100%	0	10	10	100%	0
Bay - Ocean - Other	1	1	1	0	0	1	100%	0	0	0	0%	0	1	1	100%	0
Class B	3	3	3	0	0	3	100%	0	43	40	94%	3	46	43	95%	3
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	5	3	50%	3	5	3	50%	3
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	3	3	3	0	0	3	100%	0	38	38	100%	0	41	41	100%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	15	7	7	0	0	7	44%	8	18	4	24%	14	33	11	33%	22
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	15	7	7	0	0	7	44%	8	18	4	24%	14	33	11	33%	22
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Private	82	73	73	0	0	73	90%	8	71	55	77%	16	153	128	84%	25
Habitat	67	67	67	0	0	67	100%	0	53	50	95%	3	120	117	98%	3
Disturbed - Agric.	15	7	7	0	0	7	44%	8	18	4	24%	14	33	11	33%	22

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

9980

Table C-9.30d

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Del Mar

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Del Mar			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	182	182	182	0	0	182	100%	0	11	11	100%	0	192	192	100%	0
Wetland	125	125	125	0	0	125	100%	0	1	1	100%	0	126	126	100%	0
Upland	3	3	3	0	0	3	100%	0	10	10	100%	0	13	13	100%	0
Bay - Ocean - Other	53	53	53	0	0	53	100%	0	0	0	0%	0	53	53	100%	0
Class B	21	21	21	0	0	21	100%	0	74	71	95%	3	95	91	96%	3
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	9	8	90%	1	9	8	90%	1
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	6	6	6	0	0	6	100%	0	8	5	68%	3	14	12	82%	3
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	14	14	14	0	0	14	100%	0	58	58	100%	0	72	72	100%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	23	14	14	0	0	14	61%	9	18	4	24%	14	42	19	45%	23
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	23	14	14	0	0	14	61%	9	18	4	24%	14	42	19	45%	23
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total All Ownerships	225	217	217	0	0	217	96%	9	103	86	83%	17	329	303	92%	26
Habitat	202	202	202	0	0	202	100%	0	85	82	96%	3	287	284	99%	3
Disturbed - Agric.	23	14	14	0	0	14	61%	9	18	4	24%	14	42	19	45%	23

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C3657

Table C-9.31a

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of El Cajon

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of El Cajon			
	Total	Gross Const.	Net Const.	Milig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	1	1	1	0	0	1	100%	0	14	7	52%	7	15	8	55%	7
CSS-CSS/CHP	1	1	1	0	0	1	100%	0	14	7	52%	7	15	8	55%	7
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	17	12	71%	5	17	12	71%	5
Chaparral	0	0	0	0	0	0	0%	0	6	5	90%	1	6	5	90%	1
Grassland	0	0	0	0	0	0	0%	0	11	7	62%	4	11	7	62%	4
Class D	0	0	0	0	0	0	0%	0	5	1	30%	3	5	1	30%	3
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	5	1	30%	3	5	1	30%	3
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	1	1	1	0	0	1	100%	0	36	21	58%	15	37	22	59%	15
Habitat	1	1	1	0	0	1	100%	0	31	19	62%	12	32	20	64%	12
Disturbed - Agric.	0	0	0	0	0	0	0%	0	5	1	30%	3	5	1	30%	3

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08653

Table C-9.31b

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of El Cajon

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of El Cajon			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	61	51	84%	10	61	51	84%	10
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	61	51	84%	10	61	51	84%	10
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	107	84	79%	23	107	84	79%	23
Chaparral	0	0	0	0	0	0	0%	0	32	25	78%	7	32	25	78%	7
Grassland	0	0	0	0	0	0	0%	0	75	59	79%	16	75	59	79%	16
Class D	0	0	0	0	0	0	0%	0	157	73	47%	84	157	73	47%	84
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	157	73	47%	84	157	73	47%	84
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	0	0	0	0	0	0	0%	0	324	208	64%	117	324	208	64%	117
Habitat	0	0	0	0	0	0	0%	0	168	135	80%	33	168	135	80%	33
Disturbed - Agric.	0	0	0	0	0	0	0%	0	157	73	47%	84	157	73	47%	84

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

65980

Table C-9.31c

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of El Cajon

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of El Cajon			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	2	2	100%	0	2	2	100%	0
Wetland	0	0	0	0	0	0	0%	0	2	2	100%	0	2	2	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	35	25	21	3	6	29	84%	6	165	92	56%	73	200	121	61%	79
CSS-CSS/CHP	35	25	21	3	6	29	84%	6	165	92	56%	73	200	121	61%	79
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	37	13	36%	24	37	13	36%	24
Chaparral	0	0	0	0	0	0	0%	0	5	3	61%	2	5	3	61%	2
Grassland	0	0	0	0	0	0	0%	0	32	10	32%	22	32	10	32%	22
Class D	0	0	0	0	0	0	0%	0	59	29	50%	29	59	29	50%	29
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	41	27	65%	15	41	27	65%	15
Agriculture	0	0	0	0	0	0	0%	0	17	2	13%	15	17	2	13%	15
Total Private	35	25	21	3	6	29	84%	6	263	136	52%	127	298	166	56%	132
Habitat	35	25	21	3	6	29	84%	6	204	107	52%	97	239	137	57%	103
Disturbed - Agric.	0	0	0	0	0	0	0%	0	59	29	50%	29	59	29	50%	29

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

09980

Table C-9.31d

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of El Cajon

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of El Cajon			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**2**	**2**	**100%**	**0**	**2**	**2**	**100%**	**0**
Wetland	0	0	0	0	0	0	0%	0	2	2	100%	0	2	2	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	**36**	**26**	**22**	**3**	**6**	**30**	**84%**	**6**	**240**	**150**	**62%**	**90**	**276**	**180**	**65%**	**96**
CSS-CSS/CHP	36	26	22	3	6	30	84%	6	240	150	62%	90	276	180	65%	96
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**161**	**109**	**68%**	**51**	**161**	**109**	**68%**	**51**
Chaparral	0	0	0	0	0	0	0%	0	43	33	78%	9	43	33	78%	9
Grassland	0	0	0	0	0	0	0%	0	118	76	64%	42	118	76	64%	42
Class D	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**220**	**103**	**47%**	**116**	**220**	**103**	**47%**	**116**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	203	101	50%	102	203	101	50%	102
Agriculture	0	0	0	0	0	0	0%	0	17	2	13%	15	17	2	13%	15
Total All Ownerships	**36**	**26**	**22**	**3**	**6**	**30**	**84%**	**6**	**623**	**365**	**59%**	**258**	**659**	**395**	**60%**	**264**
Habitat	36	26	22	3	6	30	84%	6	403	261	65%	142	439	292	66%	147
Disturbed - Agric.	0	0	0	0	0	0	0%	0	220	103	47%	116	220	103	47%	116

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.32a

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Escondido

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Escondido			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	100%	0	0	0	100%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	100%	0	0	0	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	0%	0	1	0	25%	1	1	0	25%	1
Habitat	0	0	0	0	0	0	0%	0	0	0	50%	0	0	0	50%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

23980

Table C-9.32b

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Escondido

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Escondido			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	1	1	1	0	0	1	100%	0	0	0	100%	0	1	1	100%	0
Wetland	1	1	1	0	0	1	100%	0	0	0	100%	0	1	1	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	10	10	10	0	0	10	94%	1	0	0	0%	0	11	10	92%	1
CSS-CSS/CHP	10	10	10	0	0	10	94%	1	0	0	0%	0	11	10	4%	1
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	1	1	1	0	0	1	94%	0	1	0	36%	1	3	2	68%	1
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	1	1	1	0	0	1	94%	0	1	0	36%	1	3	2	11%	1
Class D	2	1	1	0	0	1	67%	1	3	2	60%	1	5	3	63%	2
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	1	1	1	0	0	1	75%	0	2	1	54%	1	4	2	34%	1
Agriculture	0	0	0	0	0	0	46%	0	0	0	89%	0	1	1	2%	0
Total Local Public	15	13	13	0	0	13	91%	1	4	2	52%	2	19	16	82%	3
Habitat	13	12	12	0	0	12	95%	1	2	1	40%	1	14	13	89%	2
Disturbed - Agric.	2	1	1	0	0	1	67%	1	3	2	60%	1	5	3	63%	2

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.32c

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Escondido

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Escondido			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**11**	**11**	**11**	**0**	**0**	**11**	**100%**	**0**	**41**	**41**	**100%**	**0**	**52**	**52**	**100%**	**0**
Wetland	11	11	11	0	0	11	100%	0	41	41	100%	0	52	52	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	**285**	**217**	**184**	**21**	**34**	**239**	**84%**	**46**	**274**	**168**	**61%**	**106**	**559**	**407**	**73%**	**152**
CSS-CSS/CHP	266	200	170	20	34	223	84%	43	258	155	60%	103	524	379	72%	146
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	19	17	15	1	0	16	84%	3	16	13	80%	3	35	29	82%	6
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**44**	**38**	**32**	**3**	**1**	**37**	**84%**	**7**	**80**	**42**	**52%**	**38**	**124**	**79**	**63%**	**45**
Chaparral	40	36	30	3	0	33	84%	6	66	33	50%	33	106	66	63%	39
Grassland	4	2	2	0	1	3	84%	1	14	9	61%	6	18	12	66%	6
Class D	**6**	**2**	**2**	**0**	**0**	**2**	**39%**	**4**	**42**	**15**	**35%**	**27**	**48**	**17**	**36%**	**31**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	6	2	2	0	0	2	39%	4	5	1	13%	5	11	3	27%	8
Agriculture	0	0	0	0	0	0	0%	0	37	14	39%	23	37	14	39%	23
Total Private	**346**	**268**	**229**	**24**	**35**	**289**	**84%**	**57**	**437**	**266**	**61%**	**171**	**783**	**555**	**71%**	**228**
Habitat	340	265	227	24	35	287	84%	53	395	251	64%	144	735	538	73%	197
Disturbed - Agric.	6	2	2	0	0	2	39%	4	42	15	35%	27	48	17	36%	31

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

2.5.93

Table C-9.32d

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Escondido

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Escondido			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	12	12	12	0	0	12	100%	0	42	42	100%	0	54	54	100%	0
Wetland	12	12	12	0	0	12	100%	0	42	42	100%	0	54	54	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	296	226	194	21	34	249	84%	47	274	168	61%	106	570	417	73%	153
CSS-CSS/CHP	277	209	179	20	34	233	84%	44	258	155	60%	103	535	388	73%	147
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	19	17	15	1	0	16	84%	3	16	13	80%	3	35	29	82%	6
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	45	39	33	3	1	38	84%	7	82	42	52%	39	127	80	63%	46
Chaparral	40	36	30	3	0	33	84%	6	66	33	50%	33	106	66	63%	39
Grassland	5	3	3	0	1	5	87%	1	16	9	60%	6	21	14	66%	7
Class D	8	4	4	0	0	4	45%	4	45	17	37%	29	53	20	38%	33
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	7	3	3	0	0	3	45%	4	8	2	25%	6	15	5	35%	10
Agriculture	0	0	0	0	0	0	46%	0	38	15	39%	23	38	15	39%	23
Total All Ownerships	361	281	243	24	35	303	84%	58	443	269	61%	174	803	571	71%	232
Habitat	353	278	239	24	35	299	85%	54	397	252	63%	145	750	551	73%	199
Disturbed - Agric.	8	4	4	0	0	4	45%	4	45	17	37%	29	53	20	38%	33

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

9980

Table C-9.33a

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Imperial Beach

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Imperial Beach			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	804	804	804	0	0	804	100%	0	0	0	0%	0	804	804	100%	0
Wetland	717	717	717	0	0	717	100%	0	0	0	0%	0	717	717	100%	0
Upland	86	86	86	0	0	86	100%	0	0	0	0%	0	86	86	100%	0
Bay - Ocean - Other	1	1	1	0	0	1	100%	0	0	0	0%	0	1	1	100%	0
Class B	190	190	190	0	0	190	100%	0	0	0	0%	0	190	190	100%	0
CSS-CSS/CHP	31	31	31	0	0	31	100%	0	0	0	0%	0	31	31	100%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	159	159	159	0	0	159	100%	0	0	0	0%	0	159	159	100%	0
Class C	17	17	17	0	0	17	100%	0	1	0	0%	1	17	17	95%	1
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	17	17	17	0	0	17	100%	0	1	0	0%	1	17	17	95%	1
Class D	84	75	75	0	0	75	90%	8	50	45	90%	5	133	120	90%	13
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	84	75	75	0	0	75	90%	8	50	45	90%	5	133	120	90%	13
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	1,094	1,086	1,086	0	0	1,086	99%	8	51	45	88%	6	1,145	1,130	99%	14
Habitat	1,011	1,011	1,011	0	0	1,011	100%	0	1	0	0%	1	1,011	1,011	100%	1
Disturbed - Agric.	84	75	75	0	0	75	90%	8	50	45	90%	5	133	120	90%	13

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

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Table C-9.33b

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Imperial Beach

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Imperial Beach			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	1	1	1	0	0	1	100%	0	0	0	0%	0	1	1	100%	0
Wetland	1	1	1	0	0	1	100%	0	0	0	0%	0	1	1	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	100%	0	5	5	100%	0	6	6	100%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	100%	0	5	5	100%	0	6	6	100%	0
Class C	1	1	1	0	0	1	94%	0	1	0	0%	1	1	1	47%	1
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	1	1	1	0	0	1	94%	0	1	0	0%	1	1	1	47%	1
Class D	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	2	2	2	0	0	2	98%	0	6	5	88%	1	8	7	91%	1
Habitat	2	2	2	0	0	2	98%	0	6	5	88%	1	8	7	91%	1
Disturbed - Agric.	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

49930

Table C-9.33c

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Imperial Beach

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Imperial Beach			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	18	18	18	0	0	18	100%	0	10	10	100%	0	28	28	100%	0
Wetland	18	18	18	0	0	18	100%	0	10	10	100%	0	28	28	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	11	11	11	0	0	11	100%	0	1	1	100%	0	12	12	100%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	11	11	11	0	0	11	100%	0	1	1	100%	0	12	12	100%	0
Class C	0	0	0	0	0	0	84%	0	1	0	0%	1	2	0	12%	1
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	84%	0	1	0	0%	1	2	0	12%	1
Class D	7	2	2	0	0	2	31%	5	2	1	63%	1	10	4	39%	6
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	7	2	2	0	0	2	31%	5	2	1	63%	1	10	4	39%	6
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Private	37	32	32	0	0	32	86%	5	14	12	84%	2	51	44	86%	7
Habitat	29	29	29	0	0	29	100%	0	12	11	88%	1	41	40	97%	1
Disturbed - Agric.	7	2	2	0	0	2	31%	5	2	1	63%	1	10	4	39%	6

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

03930

Table C-9.33d

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Imperial Beach

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Imperial Beach			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	823	823	823	0	0	823	100%	0	10	10	100%	0	833	833	100%	0
Wetland	736	736	736	0	0	736	100%	0	10	10	100%	0	746	746	100%	0
Upland	86	86	86	0	0	86	100%	0	0	0	0%	0	86	86	100%	0
Bay - Ocean - Other	1	1	1	0	0	1	100%	0	0	0	0%	0	1	1	100%	0
Class B	201	201	201	0	0	201	100%	0	6	6	100%	0	207	207	100%	0
CSS-CSS/CHP	31	31	31	0	0	31	100%	0	0	0	0%	0	31	31	100%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	171	171	171	0	0	171	100%	0	6	6	100%	0	177	177	100%	0
Class C	17	17	17	0	0	17	100%	0	3	0	0%	3	20	17	85%	3
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	17	17	17	0	0	17	100%	0	3	0	0%	3	20	17	85%	3
Class D	91	78	78	0	0	78	85%	13	52	46	89%	6	143	124	87%	19
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	91	78	78	0	0	78	85%	13	52	46	89%	6	143	124	87%	19
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total All Ownerships	1,133	1,119	1,119	0	0	1,119	99%	13	71	62	88%	9	1,203	1,181	98%	22
Habitat	1,042	1,042	1,042	0	0	1,042	100%	0	19	16	84%	3	1,061	1,058	100%	3
Disturbed - Agric.	91	78	78	0	0	78	85%	13	52	46	89%	6	143	124	87%	19

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.34a

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of La Mesa

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of La Mesa			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	11	10	90%	1	11	10	90%	1
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	11	10	90%	1	11	10	90%	1
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	16	8	48%	8	16	8	48%	8
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	16	8	48%	8	16	8	48%	8
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	0%	0	27	17	64%	9	27	17	64%	9
Habitat	0	0	0	0	0	0	0%	0	11	10	90%	1	11	10	90%	1
Disturbed - Agric.	0	0	0	0	0	0	0%	0	16	8	48%	8	16	8	48%	8

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

02980

Table C-9.34b

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of La Mesa

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of La Mesa			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	4	1	40%	2	4	1	40%	2
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	4	1	40%	2	4	1	40%	2
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	0	0	0	0	0	0	0%	0	5	1	32%	3	5	1	32%	3
Habitat	0	0	0	0	0	0	0%	0	4	1	40%	2	4	1	40%	2
Disturbed - Agric.	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

12930

Table C-9.34c

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of La Mesa

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of La Mesa			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Wetland	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	137	60	44%	77	137	60	44%	77
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	137	60	44%	77	137	60	44%	77
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	2	1	30%	2	2	1	30%	2
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	2	1	30%	2	2	1	30%	2
Class D	0	0	0	0	0	0	0%	0	25	4	18%	21	25	4	18%	21
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	25	4	18%	21	25	4	18%	21
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Private	0	0	0	0	0	0	0%	0	166	66	40%	99	166	66	40%	99
Habitat	0	0	0	0	0	0	0%	0	141	62	44%	79	141	62	44%	79
Disturbed - Agric.	0	0	0	0	0	0	0%	0	25	4	18%	21	25	4	18%	21

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

22930

Table C-9.34d

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of La Mesa

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of La Mesa			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Wetland	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	151	71	47%	80	151	71	47%	80
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	151	71	47%	80	151	71	47%	80
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	2	1	30%	2	2	1	30%	2
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	2	1	30%	2	2	1	30%	2
Class D	0	0	0	0	0	0	0%	0	42	12	29%	30	42	12	29%	30
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	42	12	29%	30	42	12	29%	30
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total All Ownerships	0	0	0	0	0	0	0%	0	197	85	43%	112	197	85	43%	112
Habitat	0	0	0	0	0	0	0%	0	155	73	47%	82	155	73	47%	82
Disturbed - Agric.	0	0	0	0	0	0	0%	0	42	12	29%	30	42	12	29%	30

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C7930

Table C-9.35a

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Lemon Grove

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Lemon Grove			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	2	0	18%	2	2	0	18%	2
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	2	0	18%	2	2	0	18%	2
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	0%	0	2	0	18%	2	2	0	18%	2
Habitat	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	2	0	18%	2	2	0	18%	2

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

7/1990

Table C-9.35b

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Lemon Grove

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Lemon Grove			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	1	0	36%	1	1	0	36%	1
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	1	0	36%	1	1	0	36%	1
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	0	0	0	0	0	0	0%	0	1	0	36%	1	1	0	36%	1
Habitat	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	1	0	36%	1	1	0	36%	1

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.35c

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Lemon Grove

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Lemon Grove			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	110	24	22%	86	110	24	22%	86
Euc. Woodland	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Disturbed	0	0	0	0	0	0	0%	0	101	20	20%	81	101	20	20%	81
Agriculture	0	0	0	0	0	0	0%	0	8	4	50%	4	8	4	50%	4
Total Private	0	0	0	0	0	0	0%	0	110	24	22%	86	110	24	22%	86
Habitat	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Disturbed - Agric.	0	0	0	0	0	0	0%	0	110	24	22%	86	110	24	22%	86

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.35d

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Lemon Grove

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Lemon Grove			
	Total	Gross Const.	Net Const.	Milig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	114	25	22%	89	114	25	22%	89
Euc. Woodland	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Disturbed	0	0	0	0	0	0	0%	0	105	21	20%	84	105	21	20%	84
Agriculture	0	0	0	0	0	0	0%	0	8	4	50%	4	8	4	50%	4
Total All Ownerships	0	0	0	0	0	0	0%	0	114	25	22%	89	114	25	22%	89
Habitat	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Disturbed - Agric.	0	0	0	0	0	0	0%	0	113	25	22%	88	113	25	22%	88

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

44330

Table C-9.36a

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of National City

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of National City			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	69	69	100%	0	69	69	100%	0
Wetland	0	0	0	0	0	0	0%	0	69	69	100%	0	69	69	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	100%	0	0	0	100%	0
Class B	0	0	0	0	0	0	0%	0	1	1	90%	0	1	1	90%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	1	1	90%	0	1	1	90%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	10	9	90%	1	10	9	90%	1
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	10	9	90%	1	10	9	90%	1
Class D	0	0	0	0	0	0	0%	0	0	0	89%	0	0	0	89%	0
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	0	0	89%	0	0	0	89%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	0%	0	82	80	99%	1	82	80	99%	1
Habitat	0	0	0	0	0	0	0%	0	81	80	99%	1	81	80	99%	1
Disturbed - Agric.	0	0	0	0	0	0	0%	0	0	0	89%	0	0	0	89%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08678

Table C-9.36b

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of National City

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of National City			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	45	45	100%	0	45	45	100%	0
Wetland	0	0	0	0	0	0	0%	0	42	42	100%	0	42	42	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	3	3	100%	0	3	3	100%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	25	7	28%	18	25	7	28%	18
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	25	7	28%	18	25	7	28%	18
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	0	0	0	0	0	0	0%	0	70	52	74%	18	70	52	74%	18
Habitat	0	0	0	0	0	0	0%	0	45	45	100%	0	45	45	100%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	25	7	28%	18	25	7	28%	18

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

02980

Table C-9.36c

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of National City

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of National City			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**123**	**123**	**123**	**0**	**0**	**123**	**100%**	**0**	**13**	**13**	**100%**	**0**	**136**	**136**	**100%**	**0**
Wetland	123	123	123	0	0	123	100%	0	12	12	100%	0	135	135	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	100%	0	0	0	100%	0
Class B	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**11**	**0**	**0%**	**11**	**11**	**0**	**0%**	**11**
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	11	0	0%	11	11	0	0%	11
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**20**	**0**	**0%**	**20**	**20**	**0**	**0%**	**20**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	20	0	0%	20	20	0	0%	20
Class D	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**22**	**4**	**20%**	**18**	**22**	**4**	**20%**	**18**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	18	4	24%	14	18	4	24%	14
Agriculture	0	0	0	0	0	0	0%	0	4	0	0%	4	4	0	0%	4
Total Private	**123**	**123**	**123**	**0**	**0**	**123**	**100%**	**0**	**65**	**17**	**26%**	**48**	**188**	**140**	**74%**	**48**
Habitat	123	123	123	0	0	123	100%	0	43	13	29%	31	166	136	82%	31
Disturbed - Agric.	0	0	0	0	0	0	0%	0	22	4	20%	18	22	4	20%	18

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08680

Table C-9.36d

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of National City

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of National City			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	123	123	123	0	0	123	100%	0	127	127	100%	0	250	250	100%	0
Wetland	123	123	123	0	0	123	100%	0	123	123	100%	0	246	246	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	4	4	100%	0	4	4	100%	0
Class B	0	0	0	0	0	0	0%	0	12	1	10%	11	12	1	10%	11
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	12	1	10%	11	12	1	10%	11
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	30	9	31%	21	30	9	31%	21
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	30	9	31%	21	30	9	31%	21
Class D	0	0	0	0	0	0	0%	0	47	12	25%	36	47	12	25%	36
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	43	12	27%	32	43	12	27%	32
Agriculture	0	0	0	0	0	0	0%	0	4	0	0%	4	4	0	0%	4
Total All Ownerships	123	123	123	0	0	123	100%	0	217	149	69%	68	340	272	80%	68
Habitat	123	123	123	0	0	123	100%	0	169	137	81%	32	292	261	89%	32
Disturbed - Agric.	0	0	0	0	0	0	0%	0	47	12	25%	36	47	12	25%	36

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

1 03 0

Table C-9.37a

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Poway

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Poway			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	62	62	62	0	0	62	100%	0	0	0	0%	0	62	62	100%	0
Wetland	62	62	62	0	0	62	100%	0	0	0	0%	0	62	62	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	187	187	187	0	0	187	100%	0	3	3	100%	0	189	189	100%	0
CSS-CSS/CHP	183	183	183	0	0	183	100%	0	3	3	100%	0	185	185	100%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	4	4	4	0	0	4	100%	0	0	0	0%	0	4	4	100%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	54	54	54	0	0	54	100%	0	0	0	0%	0	54	54	100%	0
Chaparral	48	48	48	0	0	48	100%	0	0	0	0%	0	48	48	100%	0
Grassland	6	6	6	0	0	6	100%	0	0	0	0%	0	6	6	100%	0
Class D	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	302	302	302	0	0	302	100%	0	3	3	100%	0	305	305	100%	0
Habitat	302	302	302	0	0	302	100%	0	3	3	100%	0	305	305	100%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

23980

Table C-9.37b

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Poway

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Poway			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	88	88	88	0	0	88	100%	0	3	3	100%	0	90	90	100%	0
Wetland	88	88	88	0	0	88	100%	0	3	3	100%	0	90	90	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	349	329	329	0	0	329	94%	20	60	42	69%	19	409	371	91%	38
CSS-CSS/CHP	327	309	309	0	0	309	94%	19	60	42	69%	19	388	350	90%	37
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	22	20	20	0	0	20	94%	1	0	0	0%	0	22	20	94%	1
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	1,994	1,881	1,881	0	0	1,881	94%	113	18	16	86%	3	2,012	1,896	94%	115
Chaparral	1,982	1,870	1,870	0	0	1,870	94%	112	15	13	90%	1	1,997	1,883	94%	114
Grassland	12	11	11	0	0	11	94%	1	3	2	66%	1	15	13	88%	2
Class D	38	35	35	0	0	35	91%	3	45	27	61%	18	83	62	75%	21
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	33	30	30	0	0	30	91%	3	45	27	61%	18	78	58	74%	21
Agriculture	5	4	4	0	0	4	97%	0	0	0	0%	0	5	4	92%	0
Total Local Public	2,468	2,332	2,332	0	0	2,332	94%	136	126	87	69%	39	2,594	2,419	93%	175
Habitat	2,430	2,298	2,298	0	0	2,298	95%	133	81	60	74%	21	2,511	2,357	94%	154
Disturbed - Agric.	38	35	35	0	0	35	91%	3	45	27	61%	18	83	62	75%	21

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

03980

Table C-9.37c

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Poway

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Poway			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	364	364	364	0	0	364	100%	0	107	107	100%	0	471	471	100%	0
Wetland	364	364	364	0	0	364	100%	0	106	106	100%	0	470	470	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	100%	0	0	0	100%	0	1	1	100%	0
Class B	5,847	4,513	3,832	435	637	4,904	84%	943	800	520	65%	280	6,647	5,424	82%	1,223
CSS-CSS/CHP	5,734	4,424	3,757	427	625	4,809	84%	925	768	495	64%	273	6,502	5,304	82%	1,197
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	113	89	75	8	11	95	84%	18	33	25	77%	7	146	120	82%	26
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	2,781	2,165	1,838	207	287	2,333	84%	448	615	424	69%	191	3,397	2,757	81%	639
Chaparral	2,314	1,806	1,534	172	235	1,941	84%	373	530	379	72%	151	2,843	2,320	82%	524
Grassland	468	359	305	35	53	392	84%	75	86	45	53%	40	553	438	79%	116
Class D	1,167	381	381	0	0	381	33%	786	850	312	37%	538	2,017	693	34%	1,324
Euc. Woodland	28	4	4	0	0	4	16%	23	5	0	0%	5	33	4	13%	28
Disturbed	507	186	186	0	0	186	37%	321	361	149	41%	212	868	335	39%	533
Agriculture	633	191	191	0	0	191	30%	442	484	163	34%	321	1,117	354	32%	762
Total Private	10,160	7,423	6,416	642	924	7,982	79%	2,177	2,372	1,363	57%	1,009	12,532	9,346	75%	3,186
Habitat	9,020	7,046	6,039	642	924	7,605	84%	1,415	1,528	1,051	69%	476	10,548	8,657	82%	1,891
Disturbed - Agric.	1,140	377	377	0	0	377	33%	763	845	312	37%	533	1,985	689	35%	1,295

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08684

Table C-9.37d

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Poway

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Poway			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	514	514	514	0	0	514	100%	0	110	110	100%	0	623	623	100%	0
Wetland	513	513	513	0	0	513	100%	0	109	109	100%	0	622	622	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	100%	0	0	0	100%	0	1	1	100%	0
Class B	6,383	5,029	4,348	435	637	5,420	85%	963	863	564	65%	299	7,246	5,984	83%	1,261
CSS-CSS/CHP	6,244	4,915	4,249	427	625	5,301	85%	943	831	539	65%	291	7,075	5,840	83%	1,235
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	139	113	100	8	11	119	86%	19	33	25	77%	7	171	144	84%	27
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	4,829	4,099	3,773	207	287	4,267	88%	561	634	440	69%	194	5,462	4,707	86%	755
Chaparral	4,343	3,724	3,451	172	235	3,858	89%	485	544	392	72%	152	4,888	4,250	87%	637
Grassland	485	375	321	35	53	409	84%	76	89	48	53%	42	574	457	80%	118
Class D	1,205	416	416	0	0	416	35%	789	895	339	38%	555	2,100	755	36%	1,345
Euc. Woodland	28	4	4	0	0	4	16%	23	5	0	0%	5	33	4	13%	28
Disturbed	541	216	216	0	0	216	40%	324	405	176	43%	229	946	392	41%	554
Agriculture	637	195	195	0	0	195	31%	442	484	163	34%	321	1,122	359	32%	763
Total All Ownerships	12,930	10,057	9,051	642	924	10,617	82%	2,313	2,501	1,453	58%	1,048	15,431	12,070	78%	3,361
Habitat	11,752	9,646	8,639	642	924	10,205	87%	1,547	1,611	1,114	69%	497	13,364	11,319	85%	2,045
Disturbed - Agric.	1,178	412	412	0	0	412	35%	766	890	339	38%	550	2,068	751	36%	1,317

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.38a

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of San Diego

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of San Diego			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	1,793	1,793	1,793	0	0	1,793	100%	0	305	305	100%	0	2,098	2,098	100%	0
Wetland	1,501	1,501	1,501	0	0	1,501	100%	0	268	268	100%	0	1,769	1,769	100%	0
Upland	284	284	284	0	0	284	100%	0	7	7	100%	0	291	291	100%	0
Bay - Ocean - Other	8	8	8	0	0	8	100%	0	30	30	100%	0	38	38	100%	0
Class B	4,607	4,607	4,607	0	0	4,607	100%	0	920	744	81%	176	5,528	5,352	97%	176
CSS-CSS/CHP	3,288	3,288	3,288	0	0	3,288	100%	0	719	546	76%	173	4,007	3,834	96%	173
Mar. Succ. Scrub	843	843	843	0	0	843	100%	0	162	162	100%	0	1,005	1,005	100%	0
So. Maritime Chaparral	375	375	375	0	0	375	100%	0	10	10	100%	0	385	385	100%	0
Oak Woodland	24	24	24	0	0	24	100%	0	7	4	59%	3	31	28	91%	3
Beach - Saltpan	77	77	77	0	0	77	100%	0	23	23	100%	0	99	99	100%	0
Class C	5,810	5,810	5,810	0	0	5,810	100%	0	9,475	5,932	63%	3,542	15,285	11,742	77%	3,542
Chaparral	4,237	4,237	4,237	0	0	4,237	100%	0	8,701	5,578	64%	3,123	12,938	9,815	76%	3,123
Grassland	1,573	1,573	1,573	0	0	1,573	100%	0	774	354	46%	420	2,347	1,927	82%	420
Class D	884	496	496	0	0	496	56%	387	1,828	564	31%	1,264	2,712	1,061	39%	1,651
Euc. Woodland	25	16	16	0	0	16	63%	9	195	24	12%	171	220	40	18%	180
Disturbed	733	422	422	0	0	422	58%	311	1,388	421	30%	966	2,121	844	40%	1,277
Agriculture	125	58	58	0	0	58	46%	67	246	119	48%	127	371	177	48%	193
Total Federal / State	13,094	12,707	12,707	0	0	12,707	97%	387	12,528	7,546	60%	4,982	25,623	20,253	79%	5,369
Habitat	12,236	12,227	12,227	0	0	12,227	100%	9	10,895	7,006	64%	3,889	23,131	19,233	83%	3,898
Disturbed - Agric.	858	480	480	0	0	480	56%	378	1,633	540	33%	1,093	2,492	1,021	41%	1,471

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

03980

Table C-9.38b

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of San Diego

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of San Diego			
	Total	Gross Const.	Net Const.	Milig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	3,453	3,453	3,453	0	0	3,453	100%	0	949	949	100%	0	4,402	4,402	100%	0
Wetland	3,402	3,402	3,402	0	0	3,402	100%	0	736	736	100%	0	4,138	4,138	100%	0
Upland	28	28	28	0	0	28	100%	0	4	4	100%	0	32	32	100%	0
Bay - Ocean - Other	23	23	23	0	0	23	100%	0	208	208	100%	0	231	231	100%	0
Class B	7,438	7,036	7,036	0	0	7,036	95%	403	3,012	2,438	81%	574	10,450	9,473	91%	977
CSS-CSS/CHP	6,948	6,555	6,555	0	0	6,555	94%	393	2,697	2,122	79%	574	9,644	8,677	90%	968
Mar. Succ. Scrub	59	59	59	0	0	59	100%	0	8	8	100%	0	66	66	100%	0
So. Maritime Chaparral	240	240	240	0	0	240	100%	0	99	99	100%	0	339	339	100%	0
Oak Woodland	167	157	157	0	0	157	94%	9	1	1	92%	0	168	158	94%	10
Beach - Saltpan	25	25	25	0	0	25	100%	0	208	208	100%	0	233	233	100%	0
Class C	3,547	3,346	3,346	0	0	3,346	94%	201	2,717	1,862	69%	856	6,265	5,208	83%	1,056
Chaparral	1,868	1,762	1,762	0	0	1,762	94%	106	1,549	1,180	76%	369	3,416	2,942	86%	475
Grassland	1,680	1,584	1,584	0	0	1,584	94%	95	1,169	682	58%	487	2,848	2,267	80%	582
Class D	2,392	1,402	1,402	0	0	1,402	59%	991	4,750	2,021	43%	2,729	7,142	3,423	48%	3,720
Euc. Woodland	11	9	9	0	0	9	84%	2	150	84	56%	66	161	93	58%	68
Disturbed	1,186	957	957	0	0	957	81%	229	2,136	1,336	63%	800	3,322	2,293	69%	1,029
Agriculture	1,196	436	436	0	0	436	36%	760	2,464	601	24%	1,863	3,660	1,037	28%	2,623
Total Local Public	16,831	15,237	15,237	0	0	15,237	91%	1,594	11,428	7,269	64%	4,159	28,259	22,506	80%	5,753
Habitat	14,450	13,845	13,845	0	0	13,845	96%	605	6,828	5,332	78%	1,496	21,278	19,177	90%	2,101
Disturbed - Agric.	2,382	1,392	1,392	0	0	1,392	58%	989	4,600	1,937	42%	2,663	6,981	3,330	48%	3,652

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08687

Table C-9.38c

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of San Diego

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of San Diego			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	1,991	1,991	1,991	0	0	1,991	100%	0	1,264	1,264	100%	0	3,255	3,255	100%	0
Wetland	1,832	1,832	1,832	0	0	1,832	100%	0	1,193	1,193	100%	0	3,025	3,025	100%	0
Upland	9	9	9	0	0	9	100%	0	3	3	100%	0	12	12	100%	0
Bay - Ocean - Other	150	150	150	0	0	150	100%	0	68	68	100%	0	218	218	100%	0
Class B	7,407	4,913	4,177	543	1,681	6,401	86%	1,006	5,368	2,698	50%	2,670	12,775	9,099	71%	3,676
CSS-CSS/CHP	6,137	4,062	3,463	457	1,228	5,147	84%	990	4,951	2,395	48%	2,555	11,087	7,542	68%	3,545
Mar. Succ. Scrub	547	346	280	41	226	547	100%	0	39	15	39%	24	586	562	96%	24
So. Maritime Chaparral	506	345	280	38	188	506	100%	0	307	233	76%	74	813	739	91%	74
Oak Woodland	104	48	41	8	38	87	84%	17	39	22	58%	16	143	110	77%	33
Beach - Saltpan	113	113	113	0	0	113	100%	0	33	33	100%	0	146	146	100%	0
Class C	7,029	4,273	3,651	523	1,721	5,895	84%	1,133	9,198	2,913	32%	6,285	16,227	8,808	54%	7,419
Chaparral	3,435	2,311	1,969	256	657	2,881	84%	554	4,232	1,359	32%	2,873	7,667	4,240	55%	3,427
Grassland	3,594	1,962	1,682	268	1,065	3,014	84%	580	4,966	1,554	31%	3,412	8,560	4,568	53%	3,992
Class D	2,547	991	991	0	0	991	39%	1,556	8,572	2,066	24%	6,506	11,119	3,057	27%	8,062
Euc. Woodland	9	3	3	0	0	3	38%	6	268	70	26%	198	277	73	26%	204
Disturbed	1,653	715	715	0	0	715	43%	938	3,580	1,166	33%	2,414	5,233	1,881	36%	3,352
Agriculture	885	272	272	0	0	272	31%	613	4,725	830	18%	3,894	5,609	1,103	20%	4,507
Total Private	18,974	12,169	10,810	1,066	3,402	15,279	81%	3,696	24,402	8,941	37%	15,462	43,377	24,219	56%	19,157
Habitat	16,436	11,181	9,822	1,066	3,402	14,291	87%	2,146	16,098	6,944	43%	9,153	32,534	21,235	65%	11,299
Disturbed - Agric.	2,538	988	988	0	0	988	39%	1,550	8,305	1,996	24%	6,308	10,843	2,984	28%	7,859

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.38d

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of San Diego

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of San Diego			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	7,238	7,238	7,238	0	0	7,238	100%	0	2,518	2,518	100%	0	9,755	9,755	100%	0
Wetland	6,735	6,735	6,735	0	0	6,735	100%	0	2,197	2,197	100%	0	8,932	8,932	100%	0
Upland	322	322	322	0	0	322	100%	0	14	14	100%	0	336	336	100%	0
Bay - Ocean - Other	181	181	181	0	0	181	100%	0	306	306	100%	0	487	487	100%	0
Class B	19,453	16,556	15,820	543	1,681	18,044	93%	1,409	9,300	5,880	63%	3,420	28,753	23,924	83%	4,829
CSS-CSS/CHP	16,373	13,905	13,305	457	1,228	14,990	92%	1,383	8,366	5,063	61%	3,303	24,739	20,053	81%	4,685
Mar. Succ. Scrub	1,449	1,247	1,182	41	226	1,449	100%	0	209	185	89%	24	1,658	1,634	99%	24
So. Maritime Chaparral	1,121	960	895	38	188	1,121	100%	0	416	342	82%	74	1,538	1,463	95%	74
Oak Woodland	295	229	223	8	38	269	91%	26	46	27	59%	19	341	296	87%	45
Beach - Saltpan	214	214	214	0	0	214	100%	0	263	263	100%	0	478	478	100%	0
Class C	16,387	13,430	12,808	523	1,721	15,052	92%	1,334	21,390	10,707	50%	10,683	37,777	25,759	68%	12,018
Chaparral	9,540	8,310	7,968	256	657	8,880	93%	660	14,481	8,117	56%	6,365	24,021	16,997	71%	7,024
Grassland	6,847	5,120	4,840	268	1,065	6,172	90%	675	6,909	2,590	37%	4,319	13,756	8,762	64%	4,993
Class D	5,823	2,889	2,889	0	0	2,889	50%	2,934	15,151	4,652	31%	10,499	20,974	7,540	36%	13,433
Euc. Woodland	45	29	29	0	0	29	63%	17	613	178	29%	435	658	206	31%	452
Disturbed	3,572	2,094	2,094	0	0	2,094	59%	1,478	7,104	2,924	41%	4,180	10,676	5,018	47%	5,658
Agriculture	2,205	766	766	0	0	766	35%	1,439	7,434	1,550	21%	5,884	9,640	2,316	24%	7,323
Total All Ownerships	48,900	40,113	38,754	1,066	3,402	43,222	88%	5,678	48,359	23,756	49%	24,602	97,259	66,979	69%	30,280
Habitat	43,122	37,252	35,894	1,066	3,402	40,362	94%	2,760	33,821	19,282	57%	14,538	76,943	59,644	78%	17,299
Disturbed - Agric.	5,778	2,860	2,860	0	0	2,860	50%	2,917	14,538	4,474	31%	10,064	20,315	7,334	36%	12,981

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.39a

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Santee

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Santee			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	3	3	100%	0	3	3	100%	0
Wetland	0	0	0	0	0	0	0%	0	3	3	100%	0	3	3	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	100%	0	12	0	2%	11	12	1	6%	11
CSS-CSS/CHP	0	0	0	0	0	0	100%	0	12	0	2%	11	12	1	6%	11
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	41	1	3%	40	41	1	3%	40
Chaparral	0	0	0	0	0	0	0%	0	2	0	4%	2	2	0	4%	2
Grassland	0	0	0	0	0	0	0%	0	39	1	3%	38	39	1	3%	38
Class D	0	0	0	0	0	0	0%	0	35	1	3%	34	35	1	3%	34
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	35	1	3%	34	35	1	3%	34
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	100%	0	90	6	7%	85	91	6	7%	85
Habitat	0	0	0	0	0	0	100%	0	56	5	9%	51	56	5	9%	51
Disturbed - Agric.	0	0	0	0	0	0	0%	0	35	1	3%	34	35	1	3%	34

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08690

Table C-9.39b

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Santee

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Santee			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	14	14	14	0	0	14	100%	0	275	275	100%	0	288	288	100%	0
Wetland	14	14	14	0	0	14	100%	0	275	275	100%	0	288	288	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	4	4	4	0	0	4	94%	0	18	3	14%	16	23	7	29%	16
CSS-CSS/CHP	4	4	4	0	0	4	94%	0	18	3	14%	16	23	7	29%	16
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	17	16	16	0	0	16	94%	1	164	142	87%	21	180	158	88%	22
Chaparral	3	3	3	0	0	3	94%	0	150	132	88%	17	152	135	89%	17
Grassland	14	13	13	0	0	13	94%	1	14	10	72%	4	28	23	83%	5
Class D	0	0	0	0	0	0	0%	0	291	100	34%	191	291	100	34%	191
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	287	100	35%	187	287	100	35%	187
Agriculture	0	0	0	0	0	0	0%	0	4	0	3%	4	4	0	3%	4
Total Local Public	34	33	33	0	0	33	97%	1	748	520	70%	228	782	553	71%	229
Habitat	34	33	33	0	0	33	97%	1	457	420	92%	37	491	453	92%	38
Disturbed - Agric.	0	0	0	0	0	0	0%	0	291	100	34%	191	291	100	34%	191

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.39c

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Santee

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Santee			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	42	42	42	0	0	42	100%	0	120	120	100%	0	162	162	100%	0
Wetland	42	42	42	0	0	42	100%	0	120	120	100%	0	162	162	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	1,731	1,263	1,074	129	249	1,452	84%	279	1,065	672	63%	393	2,796	2,124	76%	672
CSS-CSS/CHP	1,725	1,259	1,070	128	248	1,447	84%	278	1,065	672	63%	393	2,790	2,119	76%	671
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	6	4	3	0	1	5	84%	1	0	0	0%	0	6	5	84%	1
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	731	521	444	54	115	613	84%	118	521	330	63%	191	1,252	943	75%	309
Chaparral	270	219	186	20	20	226	84%	43	389	291	75%	98	659	518	79%	142
Grassland	461	302	258	34	95	387	84%	74	131	38	29%	93	593	425	72%	167
Class D	10	8	8	0	0	8	77%	2	223	75	33%	148	233	82	35%	151
Euc. Woodland	0	0	0	0	0	0	0%	0	3	0	0%	3	3	0	0%	3
Disturbed	10	8	8	0	0	8	77%	2	215	75	35%	140	225	82	37%	143
Agriculture	0	0	0	0	0	0	0%	0	6	0	0%	6	6	0	0%	6
Total Private	2,514	1,833	1,567	183	364	2,114	84%	399	1,929	1,196	62%	732	4,442	3,311	75%	1,132
Habitat	2,504	1,826	1,559	183	364	2,107	84%	397	1,708	1,122	66%	587	4,212	3,229	77%	984
Disturbed - Agric.	10	8	8	0	0	8	77%	2	220	75	34%	146	230	82	36%	148

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

03690

Table C-9.39d

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Santee

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Santee			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	55	55	55	0	0	55	100%	0	399	399	100%	0	454	454	100%	0
Wetland	55	55	55	0	0	55	100%	0	399	399	100%	0	454	454	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	1,736	1,267	1,078	129	249	1,456	84%	279	1,095	675	62%	420	2,831	2,131	75%	700
CSS-CSS/CHP	1,730	1,263	1,075	128	248	1,452	84%	278	1,095	675	62%	420	2,825	2,126	75%	699
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	6	4	3	0	1	5	84%	1	0	0	0%	0	6	5	84%	1
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	748	537	459	54	115	629	84%	119	725	473	65%	252	1,473	1,102	75%	371
Chaparral	272	222	188	20	20	229	84%	44	541	424	78%	117	813	653	80%	161
Grassland	475	315	271	34	95	400	84%	75	184	49	27%	135	659	449	68%	210
Class D	10	8	8	0	0	8	77%	2	548	176	32%	373	558	183	33%	375
Euc. Woodland	0	0	0	0	0	0	0%	0	3	0	0%	3	3	0	0%	3
Disturbed	10	8	8	0	0	8	77%	2	536	175	33%	361	546	183	34%	363
Agriculture	0	0	0	0	0	0	0%	0	10	0	1%	10	10	0	1%	10
Total All Ownerships	2,548	1,867	1,600	183	364	2,148	84%	400	2,767	1,722	62%	1,045	5,315	3,870	73%	1,445
Habitat	2,539	1,859	1,593	183	364	2,140	84%	398	2,221	1,546	70%	675	4,760	3,687	77%	1,073
Disturbed - Agric.	10	8	8	0	0	8	77%	2	546	176	32%	370	556	183	33%	373

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.40a

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for Unincorporated

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for Unincorporated			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**5,247**	**5,247**	**5,247**	**0**	**0**	**5,247**	**100%**	**0**	**45**	**45**	**100%**	**0**	**5,293**	**5,293**	**100%**	**0**
Wetland	147	147	147	0	0	147	100%	0	45	45	100%	0	193	193	100%	0
Upland	5,100	5,100	5,100	0	0	5,100	100%	0	0	0	0%	0	5,100	5,100	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	**5,551**	**5,551**	**5,551**	**0**	**0**	**5,551**	**100%**	**0**	**1,278**	**1,068**	**84%**	**209**	**6,829**	**6,619**	**97%**	**209**
CSS-CSS/CHP	5,544	5,544	5,544	0	0	5,544	100%	0	1,191	994	83%	197	6,735	6,538	97%	197
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	7	7	7	0	0	7	100%	0	86	74	86%	12	93	81	87%	12
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**12,428**	**12,428**	**12,428**	**0**	**0**	**12,428**	**100%**	**0**	**2,711**	**2,243**	**83%**	**469**	**15,139**	**14,670**	**97%**	**469**
Chaparral	12,155	12,155	12,155	0	0	12,155	100%	0	2,634	2,234	85%	400	14,790	14,389	97%	400
Grassland	272	272	272	0	0	272	100%	0	77	9	11%	69	349	281	80%	69
Class D	**114**	**34**	**34**	**0**	**0**	**34**	**30%**	**80**	**189**	**37**	**20%**	**152**	**303**	**71**	**23%**	**232**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	89%	0	0	0	89%	0
Disturbed	65	24	24	0	0	24	37%	41	111	35	31%	76	176	59	33%	117
Agriculture	49	10	10	0	0	10	21%	39	78	2	2%	76	127	12	9%	115
Total Federal / State	**23,340**	**23,260**	**23,260**	**0**	**0**	**23,260**	**100%**	**80**	**4,223**	**3,393**	**80%**	**830**	**27,564**	**26,653**	**97%**	**910**
Habitat	23,226	23,226	23,226	0	0	23,226	100%	0	4,035	3,357	83%	678	27,261	26,583	98%	678
Disturbed - Agric.	114	34	34	0	0	34	30%	80	188	37	19%	152	303	70	23%	232

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08694

Table C-9.40b

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for Unincorporated

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for Unincorporated			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**2,168**	**2,168**	**2,168**	**0**	**0**	**2,168**	**100%**	**0**	**402**	**402**	**100%**	**0**	**2,570**	**2,570**	**100%**	**0**
Wetland	2,167	2,167	2,167	0	0	2,167	100%	0	402	402	100%	0	2,569	2,569	100%	0
Upland	2	2	2	0	0	2	100%	0	0	0	0%	0	2	2	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	**7,853**	**7,408**	**7,408**	**0**	**0**	**7,408**	**94%**	**444**	**739**	**604**	**82%**	**135**	**8,592**	**8,012**	**93%**	**580**
CSS-CSS/CHP	7,537	7,110	7,110	0	0	7,110	94%	427	556	444	80%	113	8,093	7,554	93%	539
Mar. Succ. Scrub	2	2	2	0	0	2	100%	0	0	0	0%	0	2	2	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	314	296	296	0	0	296	94%	18	183	160	88%	22	497	456	92%	40
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**5,143**	**4,852**	**4,852**	**0**	**0**	**4,852**	**94%**	**291**	**2,465**	**2,146**	**87%**	**319**	**7,608**	**6,998**	**92%**	**610**
Chaparral	4,508	4,253	4,253	0	0	4,253	94%	255	2,256	2,037	90%	219	6,765	6,290	93%	475
Grassland	635	599	599	0	0	599	94%	36	209	109	52%	99	843	708	84%	135
Class D	**612**	**432**	**432**	**0**	**0**	**432**	**70%**	**181**	**708**	**432**	**61%**	**276**	**1,320**	**863**	**65%**	**457**
Euc. Woodland	13	11	11	0	0	11	81%	3	31	24	75%	8	45	34	77%	10
Disturbed	283	141	141	0	0	141	50%	142	242	154	64%	88	525	295	56%	230
Agriculture	316	280	280	0	0	280	89%	36	435	254	58%	181	750	534	71%	217
Total Local Public	**15,776**	**14,860**	**14,860**	**0**	**0**	**14,860**	**94%**	**916**	**4,314**	**3,584**	**83%**	**730**	**20,090**	**18,444**	**92%**	**1,647**
Habitat	15,177	14,439	14,439	0	0	14,439	95%	738	3,638	3,176	87%	462	18,815	17,615	94%	1,200
Disturbed - Agric.	599	421	421	0	0	421	70%	178	677	408	60%	269	1,276	829	65%	447

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.40c

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for Unincorporated

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for Unincorporated			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**5,165**	**5,165**	**5,165**	**0**	**0**	**5,165**	**100%**	**0**	**3,730**	**3,730**	**100%**	**0**	**8,895**	**8,895**	**100%**	**0**
Wetland	**4,634**	4,634	4,634	0	0	4,634	100%	0	**3,592**	3,592	100%	0	**8,226**	8,226	100%	0
Upland	**530**	530	530	0	0	530	100%	0	**79**	79	100%	0	**610**	610	100%	0
Bay - Ocean - Other	**1**	1	1	0	0	1	100%	0	**59**	59	100%	0	**59**	59	100%	0
Class B	**37,266**	**25,069**	**21,354**	**2,774**	**7,171**	**31,299**	**84%**	**5,967**	**30,312**	**13,785**	**45%**	**16,527**	**67,578**	**45,084**	**67%**	**22,494**
CSS-CSS/CHP	**36,317**	24,382	20,776	2,703	6,981	30,461	84%	5,856	**26,854**	12,559	47%	14,294	**63,171**	43,020	68%	20,151
Mar. Succ. Scrub	**259**	222	181	19	59	259	100%	0	**8**	7	80%	2	**267**	266	99%	2
So. Maritime Chaparral	**1**	1	1	0	1	1	100%	0	**71**	39	55%	32	**73**	41	56%	32
Oak Woodland	**689**	465	396	51	130	578	84%	111	**3,379**	1,180	35%	2,199	**4,067**	1,757	43%	2,310
Beach - Saltpan	**0**	0	0	0	0	0	0%	0	**0**	0	0%	0	**0**	0	0%	0
Class C	**19,813**	**12,520**	**10,685**	**1,475**	**4,458**	**16,618**	**84%**	**3,195**	**52,194**	**20,668**	**40%**	**31,526**	**72,007**	**37,286**	**52%**	**34,721**
Chaparral	**15,689**	9,689	8,275	1,168	3,717	13,159	84%	2,530	**45,196**	19,521	43%	25,675	**60,885**	32,680	54%	28,205
Grassland	**4,124**	2,831	2,411	307	741	3,459	84%	665	**6,998**	1,148	16%	5,851	**11,122**	4,606	41%	6,516
Class D	**3,569**	**1,173**	**1,173**	**0**	**0**	**1,173**	**33%**	**2,396**	**18,418**	**3,152**	**17%**	**15,266**	**21,986**	**4,325**	**20%**	**17,662**
Euc. Woodland	**277**	55	55	0	0	55	20%	221	**559**	56	10%	503	**835**	111	13%	724
Disturbed	**1,393**	474	474	0	0	474	34%	919	**4,714**	910	19%	3,804	**6,107**	1,384	23%	4,723
Agriculture	**1,899**	643	643	0	0	643	34%	1,255	**13,146**	2,186	17%	10,959	**15,044**	2,830	19%	12,215
Total Private	**65,812**	**43,926**	**38,377**	**4,249**	**11,629**	**54,254**	**82%**	**11,558**	**104,653**	**41,335**	**39%**	**63,318**	**170,466**	**95,589**	**56%**	**74,877**
Habitat	**62,520**	42,809	37,259	4,249	11,629	53,137	85%	9,384	**86,794**	38,238	44%	48,556	**149,315**	91,375	61%	57,939
Disturbed - Agric.	**3,292**	1,117	1,117	0	0	1,117	34%	2,175	**17,859**	3,097	17%	14,763	**21,151**	4,214	20%	16,937

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C9980

Table C-9.40d

Multiple Habitat Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for Unincorporated

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for Unincorporated			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**12,580**	**12,580**	**12,580**	**0**	**0**	**12,580**	**100%**	**0**	**4,177**	**4,177**	**100%**	**0**	**16,758**	**16,758**	**100%**	**0**
Wetland	**6,948**	6,948	6,948	0	0	6,948	100%	0	**4,039**	4,039	100%	0	**10,987**	10,987	100%	0
Upland	**5,632**	5,632	5,632	0	0	5,632	100%	0	**79**	79	100%	0	**5,711**	5,711	100%	0
Bay - Ocean - Other	**1**	1	1	0	0	1	100%	0	**59**	59	100%	0	**59**	59	100%	0
Class B	**50,670**	**38,029**	**34,313**	**2,774**	**7,171**	**44,258**	**87%**	**6,412**	**32,329**	**15,457**	**48%**	**16,871**	**82,998**	**59,715**	**72%**	**23,283**
CSS-CSS/CHP	**49,398**	37,036	33,430	2,703	6,981	43,115	87%	6,283	**28,601**	13,998	49%	14,604	**78,000**	57,113	73%	20,887
Mar. Succ. Scrub	**261**	223	183	19	59	261	100%	0	**8**	7	80%	2	**269**	267	99%	2
So. Maritime Chaparral	**1**	1	1	0	1	1	100%	0	**71**	39	55%	32	**73**	41	56%	32
Oak Woodland	**1,010**	768	700	51	130	881	87%	129	**3,648**	1,414	39%	2,234	**4,657**	2,295	49%	2,363
Beach - Saltpan	**0**	0	0	0	0	0	0%	0	**0**	0	0%	0	**0**	0	0%	0
Class C	**37,383**	**29,799**	**27,965**	**1,475**	**4,458**	**33,897**	**91%**	**3,486**	**57,370**	**25,057**	**44%**	**32,313**	**94,754**	**58,954**	**62%**	**35,799**
Chaparral	**32,353**	26,097	24,683	1,168	3,717	29,568	91%	2,785	**50,086**	23,792	48%	26,295	**82,439**	53,359	65%	29,080
Grassland	**5,031**	3,702	3,282	307	741	4,330	86%	701	**7,284**	1,265	17%	6,018	**12,315**	5,595	45%	6,719
Class D	**4,295**	**1,638**	**1,638**	**0**	**0**	**1,638**	**38%**	**2,657**	**19,315**	**3,621**	**19%**	**15,694**	**23,610**	**5,259**	**22%**	**18,351**
Euc. Woodland	**290**	66	66	0	0	66	23%	224	**590**	80	13%	511	**880**	146	17%	735
Disturbed	**1,742**	639	639	0	0	639	37%	1,103	**5,067**	1,099	22%	3,968	**6,808**	1,738	26%	5,070
Agriculture	**2,264**	933	933	0	0	933	41%	1,331	**13,658**	2,442	18%	11,215	**15,921**	3,375	21%	12,546
Total All Ownerships	**104,929**	**82,046**	**76,496**	**4,249**	**11,629**	**92,374**	**88%**	**12,555**	**113,191**	**48,312**	**43%**	**64,879**	**218,120**	**140,686**	**64%**	**77,434**
Habitat	**100,924**	80,474	74,924	4,249	11,629	90,802	90%	10,122	**94,467**	44,771	47%	49,696	**195,390**	135,573	69%	59,817
Disturbed - Agric.	**4,005**	1,572	1,572	0	0	1,572	39%	2,433	**18,724**	3,541	19%	15,183	**22,730**	5,113	22%	17,616

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

26930

Table C-9.41a

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for MSCP Study Area

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for MSCP Study Area			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**8,488**	**8,488**	**8,488**	**0**	**0**	**8,488**	**100%**	**0**	**557**	**557**	**100%**	**0**	**9,045**	**9,045**	**100%**	**0**
Wetland	2,820	2,820	2,820	0	0	2,820	100%	0	296	296	100%	0	3,116	3,116	100%	0
Upland	5,557	5,557	5,557	0	0	5,557	100%	0	7	7	100%	0	5,564	5,564	100%	0
Bay - Ocean - Other	112	112	112	0	0	112	100%	0	254	254	100%	0	365	365	100%	0
Class B	**11,357**	**11,357**	**11,357**	**0**	**0**	**11,357**	**100%**	**0**	**1,956**	**1,642**	**84%**	**314**	**13,313**	**12,999**	**98%**	**314**
CSS-CSS/CHP	9,509	9,509	9,509	0	0	9,509	100%	0	1,506	1,203	80%	303	11,015	10,712	97%	303
Mar. Succ. Scrub	878	878	878	0	0	878	100%	0	163	163	100%	0	1,040	1,040	100%	0
So. Maritime Chaparral	375	375	375	0	0	375	100%	0	11	11	100%	0	386	386	100%	0
Oak Woodland	57	57	57	0	0	57	100%	0	71	59	84%	11	128	117	91%	11
Beach - Saltpan	538	538	538	0	0	538	100%	0	207	207	100%	0	744	744	100%	0
Class C	**19,813**	**19,813**	**19,813**	**0**	**0**	**19,813**	**100%**	**0**	**10,874**	**7,039**	**65%**	**3,835**	**30,687**	**26,852**	**88%**	**3,835**
Chaparral	17,732	17,732	17,732	0	0	17,732	100%	0	10,051	6,716	67%	3,334	27,783	24,448	88%	3,334
Grassland	2,081	2,081	2,081	0	0	2,081	100%	0	823	323	39%	501	2,905	2,404	83%	501
Class D	**1,298**	**670**	**670**	**0**	**0**	**670**	**52%**	**628**	**2,371**	**687**	**29%**	**1,684**	**3,669**	**1,357**	**37%**	**2,312**
Euc. Woodland	26	17	17	0	0	17	64%	9	204	24	12%	180	230	41	18%	189
Disturbed	1,091	580	580	0	0	580	53%	511	1,845	542	29%	1,303	2,889	1,122	39%	1,814
Agriculture	181	74	74	0	0	74	41%	108	322	121	37%	201	497	194	39%	309
Total Federal / State	**40,957**	**40,329**	**40,329**	**0**	**0**	**40,329**	**98%**	**628**	**15,758**	**9,924**	**63%**	**5,833**	**56,715**	**50,253**	**89%**	**6,461**
Habitat	39,685	39,675	39,675	0	0	39,675	100%	9	13,591	9,262	68%	4,329	53,275	48,937	92%	4,339
Disturbed - Agric.	1,272	654	654	0	0	654	51%	619	2,167	663	31%	1,504	3,439	1,317	38%	2,123

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

0393

Table C-9.41b

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for MSCP Study Area

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for MSCP Study Area			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	6,206	6,206	6,206	0	0	6,206	100%	0	1,279	1,279	100%	0	7,485	7,485	100%	0
Wetland	6,149	6,149	6,149	0	0	6,149	100%	0	1,024	1,024	100%	0	7,173	7,173	100%	0
Upland	33	33	33	0	0	33	100%	0	4	4	100%	0	37	37	100%	0
Bay - Ocean - Other	24	24	24	0	0	24	100%	0	251	251	100%	0	275	275	100%	0
Class B	16,917	15,909	15,909	0	0	15,909	94%	1,008	3,608	2,863	79%	745	20,524	18,772	91%	1,753
CSS-CSS/CHP	15,925	14,956	14,956	0	0	14,956	94%	969	3,228	2,493	77%	735	19,153	17,448	91%	1,704
Mar. Succ. Scrub	70	70	70	0	0	70	100%	0	8	8	100%	0	78	78	100%	0
So. Maritime Chaparral	252	252	252	0	0	252	100%	0	96	96	100%	0	348	348	100%	0
Oak Woodland	643	604	604	0	0	604	94%	39	43	34	79%	9	686	637	93%	48
Beach - Saltpan	26	26	26	0	0	26	100%	0	234	234	100%	0	260	260	100%	0
Class C	13,778	12,939	12,939	0	0	12,939	94%	838	2,614	1,657	63%	957	16,392	14,596	89%	1,796
Chaparral	11,040	10,368	10,368	0	0	10,368	94%	672	1,323	969	73%	353	12,362	11,338	92%	1,025
Grassland	2,738	2,571	2,571	0	0	2,571	94%	167	1,291	687	53%	604	4,029	3,258	81%	771
Class D	4,364	2,670	2,670	0	0	2,670	61%	1,695	5,105	2,141	42%	2,963	9,469	4,811	51%	4,658
Euc. Woodland	24	20	20	0	0	20	82%	4	187	109	58%	78	211	129	61%	82
Disturbed	2,115	1,620	1,620	0	0	1,620	77%	495	2,573	1,401	54%	1,172	4,687	3,021	64%	1,666
Agriculture	2,226	1,030	1,030	0	0	1,030	46%	1,196	2,346	632	27%	1,714	4,571	1,662	36%	2,909
Total Local Public	41,264	37,724	37,724	0	0	37,724	91%	3,541	12,606	7,940	63%	4,665	53,870	45,664	85%	8,206
Habitat	36,924	35,074	35,074	0	0	35,074	95%	1,851	7,688	5,908	77%	1,780	44,612	40,981	92%	3,630
Disturbed - Agric.	4,340	2,650	2,650	0	0	2,650	61%	1,690	4,918	2,033	41%	2,885	9,258	4,683	51%	4,576

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

6330

Table C-9.41c

Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for MSCP Study Area
Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for MSCP Study Area			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**9,064**	**9,064**	**9,064**	**0**	**0**	**9,064**	**100%**	**0**	**4,416**	**4,416**	**100%**	**0**	**13,480**	**13,480**	**100%**	**0**
Wetland	**8,273**	8,273	8,273	0	0	8,273	100%	0	**4,270**	4,270	100%	0	**12,543**	12,543	100%	0
Upland	**619**	619	619	0	0	619	100%	0	**13**	13	100%	0	**632**	632	100%	0
Bay - Ocean - Other	**172**	172	172	0	0	172	100%	0	**133**	133	100%	0	**304**	304	100%	0
Class B	**60,801**	**41,472**	**34,990**	**4,459**	**11,465**	**50,914**	**84%**	**9,887**	**30,590**	**13,971**	**46%**	**16,619**	**91,391**	**64,885**	**71%**	**26,506**
CSS-CSS/CHP	**57,811**	39,373	33,240	4,248	10,688	48,176	83%	9,635	**27,214**	12,650	46%	14,565	**85,025**	60,825	72%	24,199
Mar. Succ. Scrub	**824**	584	467	61	296	824	100%	0	**48**	22	46%	26	**872**	846	97%	26
So. Maritime Chaparral	**527**	359	288	39	201	527	100%	0	**364**	261	72%	103	**891**	788	88%	103
Oak Woodland	**1,512**	1,028	868	111	280	1,260	83%	252	**2,885**	959	33%	1,926	**4,396**	2,219	50%	2,178
Beach - Saltpan	**127**	127	127	0	0	127	100%	0	**79**	79	100%	0	**206**	206	100%	0
Class C	**38,799**	**25,166**	**21,277**	**2,851**	**8,204**	**32,333**	**83%**	**6,466**	**54,757**	**20,295**	**37%**	**34,461**	**93,556**	**52,628**	**56%**	**40,928**
Chaparral	**27,365**	18,045	15,248	2,011	5,545	22,804	83%	4,561	**44,802**	18,185	41%	26,617	**72,166**	40,989	57%	31,177
Grassland	**11,434**	7,121	6,028	840	2,660	9,529	83%	1,906	**9,955**	2,110	21%	7,845	**21,389**	11,639	54%	9,750
Class D	**9,242**	**3,197**	**3,197**	**0**	**0**	**3,197**	**35%**	**6,045**	**28,167**	**5,524**	**20%**	**22,643**	**37,409**	**8,721**	**23%**	**28,688**
Euc. Woodland	**466**	79	79	0	0	79	17%	387	**682**	110	16%	572	**1,148**	189	16%	960
Disturbed	**4,260**	1,642	1,642	0	0	1,642	39%	2,618	**9,058**	2,345	26%	6,713	**13,318**	3,987	30%	9,331
Agriculture	**4,516**	1,476	1,476	0	0	1,476	33%	3,040	**18,427**	3,069	17%	15,358	**22,943**	4,545	20%	18,397
Total Private	**117,905**	**78,899**	**68,528**	**7,310**	**19,670**	**95,508**	**81%**	**22,398**	**117,930**	**44,206**	**37%**	**73,723**	**235,835**	**139,714**	**59%**	**96,121**
Habitat	**109,129**	75,781	65,409	7,310	19,670	92,389	85%	16,740	**90,445**	38,792	43%	51,653	**199,574**	131,181	66%	68,393
Disturbed - Agric.	**8,776**	3,118	3,118	0	0	3,118	36%	5,658	**27,485**	5,414	20%	22,071	**36,261**	8,533	24%	27,728

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

00700

Table C-9.41d

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for MSCP Study Area

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for MSCP Study Area			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**23,758**	**23,758**	**23,758**	**0**	**0**	**23,758**	**100%**	**0**	**6,252**	**6,252**	**100%**	**0**	**30,010**	**30,010**	**100%**	**0**
Wetland	17,242	17,242	17,242	0	0	17,242	100%	0	5,590	5,590	100%	0	22,832	22,832	100%	0
Upland	6,209	6,209	6,209	0	0	6,209	100%	0	24	24	100%	0	6,233	6,233	100%	0
Bay - Ocean - Other	307	307	307	0	0	307	100%	0	638	638	100%	0	945	945	100%	0
Class B	**89,075**	**68,738**	**62,256**	**4,459**	**11,465**	**78,180**	**88%**	**10,895**	**36,154**	**18,476**	**51%**	**17,678**	**125,228**	**96,656**	**77%**	**28,573**
CSS-CSS/CHP	83,244	63,838	57,704	4,248	10,688	72,641	87%	10,604	31,948	16,345	51%	15,603	115,192	88,985	77%	26,207
Mar. Succ. Scrub	1,773	1,532	1,416	61	296	1,773	100%	0	218	192	88%	26	1,990	1,965	99%	26
So. Maritime Chaparral	1,155	987	915	39	201	1,155	100%	0	470	367	78%	103	1,624	1,521	94%	103
Oak Woodland	2,212	1,690	1,530	111	280	1,921	87%	291	2,998	1,052	35%	1,946	5,210	2,973	57%	2,237
Beach - Saltpan	691	691	691	0	0	691	100%	0	520	520	100%	0	1,211	1,211	100%	0
Class C	**72,390**	**57,919**	**54,030**	**2,851**	**8,204**	**65,086**	**90%**	**7,305**	**68,244**	**28,991**	**42%**	**39,254**	**140,635**	**94,076**	**67%**	**46,558**
Chaparral	56,137	46,145	43,349	2,011	5,545	50,904	91%	5,232	56,175	25,871	46%	30,304	112,312	76,775	68%	35,536
Grassland	16,253	11,774	10,681	840	2,660	14,181	87%	2,072	12,070	3,120	26%	8,950	28,323	17,301	61%	11,022
Class D	**14,904**	**6,537**	**6,537**	**0**	**0**	**6,537**	**44%**	**8,367**	**35,643**	**8,352**	**23%**	**27,290**	**50,547**	**14,889**	**29%**	**35,658**
Euc. Woodland	516	115	115	0	0	115	22%	401	1,073	243	23%	830	1,588	358	23%	1,231
Disturbed	7,466	3,842	3,842	0	0	3,842	51%	3,624	13,476	4,288	32%	9,188	20,894	8,130	39%	12,811
Agriculture	6,923	2,580	2,580	0	0	2,580	37%	4,343	21,094	3,822	18%	17,273	28,011	6,402	23%	21,615
Total All Ownerships	**200,127**	**156,951**	**146,580**	**7,310**	**19,670**	**173,560**	**87%**	**26,566**	**146,293**	**62,071**	**42%**	**84,222**	**346,420**	**235,631**	**68%**	**110,788**
Habitat	185,738	150,529	140,158	7,310	19,670	167,138	90%	18,600	111,723	53,961	48%	57,762	297,461	221,099	74%	76,362
Disturbed - Agric.	14,388	6,422	6,422	0	0	6,422	45%	7,966	34,570	8,110	23%	26,460	48,959	14,532	30%	34,427

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

10423

Table C-9.42a

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Chula Vista

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Chula Vista			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	208	208	208	0	0	208	100%	0	51	51	100%	0	259	259	100%	0
Wetland	201	201	201	0	0	201	100%	0	4	4	100%	0	205	205	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	7	7	7	0	0	7	100%	0	47	47	100%	0	54	54	100%	0
Class B	9	9	9	0	0	9	100%	0	1	1	95%	0	10	10	99%	0
CSS-CSS/CHP	8	8	8	0	0	8	100%	0	0	0	89%	0	9	9	99%	0
Mar. Succ. Scrub	0	0	0	0	0	0	100%	0	0	0	100%	0	1	1	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	2	2	2	0	0	2	100%	0	0	0	0%	0	2	2	100%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	2	2	2	0	0	2	100%	0	0	0	0%	0	2	2	100%	0
Class D	43	38	38	0	0	38	90%	4	31	11	35%	21	74	49	67%	25
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	37	33	33	0	0	33	90%	4	31	11	35%	21	21	44	215%	24
Agriculture	6	5	5	0	0	5	90%	1	0	0	0%	0	0	5	0%	1
Total Federal / State	262	257	257	0	0	257	98%	4	83	63	75%	21	345	320	93%	25
Habitat	219	219	219	0	0	219	100%	0	52	52	100%	0	271	271	100%	0
Disturbed - Agric.	43	38	38	0	0	38	90%	4	31	11	35%	21	74	49	67%	25

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

20702

Table C-9.42b

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Chula Vista

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Chula Vista			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**28**	**28**	**28**	**0**	**0**	**28**	**100%**	**0**	**46**	**46**	**100%**	**0**	**74**	**74**	**100%**	**0**
Wetland	27	27	27	0	0	27	100%	0	7	7	100%	0	34	34	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	100%	0	40	40	100%	0	40	40	100%	0
Class B	**896**	**842**	**842**	**0**	**0**	**842**	**94%**	**54**	**44**	**13**	**31%**	**30**	**939**	**855**	**91%**	**84**
CSS-CSS/CHP	886	832	832	0	0	832	94%	54	44	13	31%	30	930	845	91%	84
Mar. Succ. Scrub	10	10	10	0	0	10	100%	0	0	0	0%	0	10	10	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**164**	**154**	**154**	**0**	**0**	**154**	**94%**	**10**	**52**	**12**	**23%**	**40**	**216**	**166**	**77%**	**50**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	164	154	154	0	0	154	94%	10	52	12	23%	40	216	166	77%	50
Class D	**234**	**197**	**197**	**0**	**0**	**197**	**84%**	**38**	**208**	**82**	**39%**	**126**	**442**	**278**	**63%**	**164**
Euc. Woodland	0	0	0	0	0	0	0%	0	5	1	20%	4	5	1	20%	4
Disturbed	178	151	151	0	0	151	85%	28	108	40	37%	68	286	191	67%	95
Agriculture	56	46	46	0	0	46	82%	10	95	40	43%	55	151	86	57%	65
Total Local Public	**1,321**	**1,220**	**1,220**	**0**	**0**	**1,220**	**92%**	**101**	**351**	**153**	**44%**	**197**	**1,672**	**1,373**	**82%**	**299**
Habitat	1,087	1,023	1,023	0	0	1,023	94%	64	148	73	49%	75	1,235	1,096	89%	139
Disturbed - Agric.	234	197	197	0	0	197	84%	38	203	81	40%	122	437	277	63%	160

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

E0230

Table C-9.42c

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Chula Vista

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Chula Vista			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**368**	**368**	**368**	**0**	**0**	**368**	**100%**	**0**	**13**	**13**	**100%**	**0**	**381**	**381**	**100%**	**0**
Wetland	350	350	350	0	0	350	100%	0	12	12	100%	0	362	362	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	18	18	18	0	0	18	100%	0	0	0	100%	0	19	19	100%	0
Class B	**590**	**494**	**414**	**43**	**37**	**495**	**84%**	**95**	**31**	**14**	**46%**	**17**	**622**	**509**	**82%**	**112**
CSS-CSS/CHP	572	478	401	42	34	477	83%	95	31	14	45%	17	603	491	81%	112
Mar. Succ. Scrub	18	17	13	1	4	18	100%	0	0	0	89%	0	19	19	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**341**	**245**	**206**	**25**	**53**	**284**	**83%**	**57**	**148**	**65**	**44%**	**83**	**488**	**349**	**71%**	**139**
Chaparral	2	2	2	0	0	2	83%	0	0	0	0%	0	2	2	83%	0
Grassland	339	243	205	25	53	282	83%	56	148	65	44%	83	486	347	71%	139
Class D	**471**	**231**	**231**	**0**	**0**	**231**	**49%**	**240**	**1,274**	**238**	**19%**	**1,036**	**1,745**	**469**	**27%**	**1,276**
Euc. Woodland	0	0	0	0	0	0	91%	0	0	0	0%	0	0	0	91%	0
Disturbed	305	137	137	0	0	137	45%	169	339	94	28%	245	645	231	36%	414
Agriculture	165	94	94	0	0	94	57%	71	935	144	15%	791	1,100	238	22%	862
Total Private	**1,770**	**1,338**	**1,225**	**37**	**115**	**1,378**	**78%**	**392**	**1,466**	**330**	**23%**	**1,135**	**3,236**	**1,708**	**53%**	**1,527**
Habitat	1,300	1,107	995	37	115	1,147	88%	152	191	92	48%	100	1,491	1,239	83%	252
Disturbed - Agric.	470	231	231	0	0	231	49%	240	1,274	238	19%	1,036	1,745	469	27%	1,276

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08704

Table C-9.42d

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Chula Vista

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Chula Vista			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**604**	**604**	**604**	**0**	**0**	**604**	**100%**	**0**	**110**	**110**	**100%**	**0**	**714**	**714**	**100%**	**0**
Wetland	578	578	578	0	0	578	100%	0	23	23	100%	0	601	601	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	26	26	26	0	0	26	100%	0	87	87	100%	0	113	113	100%	0
Class B	**1,495**	**1,344**	**1,265**	**43**	**37**	**1,345**	**90%**	**149**	**76**	**29**	**38%**	**47**	**1,571**	**1,374**	**87%**	**197**
CSS-CSS/CHP	1,466	1,318	1,244	23	49	1,317	90%	149	75	28	37%	47	1,541	1,344	87%	197
Mar. Succ. Scrub	29	27	24	1	4	29	100%	0	1	1	95%	0	30	30	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**507**	**401**	**362**	**25**	**53**	**440**	**87%**	**67**	**200**	**77**	**39%**	**123**	**707**	**517**	**73%**	**190**
Chaparral	2	2	2	0	0	2	83%	0	0	0	0%	0	2	2	83%	0
Grassland	505	399	363	14	62	438	87%	66	200	77	39%	123	705	515	73%	189
Class D	**747**	**466**	**466**	**0**	**0**	**466**	**62%**	**282**	**1,514**	**331**	**22%**	**1,183**	**2,261**	**797**	**35%**	**1,465**
Euc. Woodland	0	0	0	0	0	0	91%	0	5	1	20%	4	5	1	23%	4
Disturbed	520	321	321	0	0	321	62%	200	479	145	30%	333	999	466	47%	533
Agriculture	227	145	145	0	0	145	64%	82	1,030	185	18%	845	1,257	330	26%	927
Total All Ownerships	**3,353**	**2,815**	**2,702**	**37**	**115**	**2,855**	**85%**	**498**	**1,900**	**547**	**29%**	**1,353**	**5,253**	**3,402**	**65%**	**1,851**
Habitat	2,606	2,350	2,237	37	115	2,390	92%	216	391	217	55%	174	2,997	2,606	87%	390
Disturbed - Agric.	747	466	466	0	0	466	62%	282	1,509	330	22%	1,179	2,256	795	35%	1,461

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

05790

Table C-9.43a

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Coronado

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Coronado			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**163**	**163**	**163**	**0**	**0**	**163**	**100%**	**0**	**179**	**179**	**100%**	**0**	**342**	**342**	**100%**	**0**
Wetland	34	34	34	0	0	34	100%	0	2	2	100%	0	36	36	100%	0
Upland	86	86	86	0	0	86	100%	0	0	0	0%	0	86	86	100%	0
Bay - Ocean - Other	43	43	43	0	0	43	100%	0	177	177	100%	0	220	220	100%	0
Class B	**326**	**326**	**326**	**0**	**0**	**326**	**100%**	**0**	**172**	**172**	**100%**	**0**	**498**	**498**	**100%**	**0**
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	34	34	34	0	0	34	100%	0	0	0	0%	0	34	34	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	292	292	292	0	0	292	100%	0	172	172	100%	0	464	464	100%	0
Class C	**122**	**122**	**122**	**0**	**0**	**122**	**100%**	**0**	**0**	**0**	**0%**	**0**	**122**	**122**	**100%**	**0**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	122	122	122	0	0	122	100%	0	0	0	0%	0	122	122	100%	0
Class D	**143**	**11**	**11**	**0**	**0**	**11**	**8%**	**133**	**238**	**29**	**12%**	**210**	**382**	**39**	**10%**	**342**
Euc. Woodland	0	0	0	0	0	0	0%	0	9	0	0%	9	9	0	0%	9
Disturbed	143	11	11	0	0	11	8%	133	230	29	12%	201	373	39	11%	334
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	**754**	**622**	**622**	**0**	**0**	**622**	**82%**	**133**	**589**	**379**	**64%**	**210**	**1,343**	**1,001**	**75%**	**342**
Habitat	611	611	611	0	0	611	100%	0	360	351	98%	9	970	962	99%	9
Disturbed - Agric.	143	11	11	0	0	11	8%	133	230	29	12%	201	373	39	11%	334

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08703

Table C-9.43b

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Coronado

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Coronado			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**8**	**8**	**8**	**0**	**0**	**8**	**100%**	**0**	**1**	**1**	**100%**	**0**	**9**	**9**	**100%**	**0**
Wetland	8	8	8	0	0	8	100%	0	1	1	100%	0	9	9	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	100%	0	0	0	100%	0
Class B	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**13**	**13**	**100%**	**0**	**13**	**13**	**100%**	**0**
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	13	13	100%	0	13	13	100%	0
Class C	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**0**	**0**	**0%**	**0**	**0**	**0**	**0%**	**0**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	**0**	**0**	**0**	**0**	**0**	**0**	**89%**	**0**	**0**	**0**	**0%**	**0**	**0**	**0**	**89%**	**0**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	89%	0	0	0	0%	0	0	0	89%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	**8**	**8**	**8**	**0**	**0**	**8**	**99%**	**0**	**14**	**14**	**100%**	**0**	**22**	**22**	**100%**	**0**
Habitat	8	8	8	0	0	8	100%	0	14	14	100%	0	22	22	100%	0
Disturbed - Agric.	0	0	0	0	0	0	89%	0	0	0	0%	0	0	0	89%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

20483

Table C-9.43c

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Coronado

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Coronado			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	17	17	17	0	0	17	100%	0	6	6	100%	0	23	23	100%	0
Wetland	16	16	16	0	0	16	100%	0	0	0	0%	0	16	16	100%	0
Upland	1	1	1	0	0	1	100%	0	0	0	0%	0	1	1	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	6	6	100%	0	6	6	100%	0
Class B	0	0	0	0	0	0	0%	0	8	8	100%	0	8	8	100%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	8	8	100%	0	8	8	100%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	1	0	12%	1	1	0	10%	1
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	1	0	12%	1	1	0	10%	1
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Private	17	17	17	0	0	17	99%	0	15	15	95%	1	33	32	97%	1
Habitat	17	17	17	0	0	17	100%	0	14	14	100%	0	31	31	100%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	1	0	12%	1	1	0	10%	1

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08703

Table C-9.43d

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Coronado

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Coronado			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**188**	**188**	**188**	**0**	**0**	**188**	**100%**	**0**	**186**	**186**	**100%**	**0**	**374**	**374**	**100%**	**0**
Wetland	34	34	34	0	0	34	100%	0	2	2	100%	0	36	36	100%	0
Upland	86	86	86	0	0	86	100%	0	0	0	0%	0	86	86	100%	0
Bay - Ocean - Other	43	43	43	0	0	43	100%	0	177	177	100%	0	220	220	100%	0
Class B	**326**	**326**	**326**	**0**	**0**	**326**	**100%**	**0**	**193**	**193**	**100%**	**0**	**519**	**519**	**100%**	**0**
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	34	34	34	0	0	34	100%	0	0	0	0%	0	34	34	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	292	292	292	0	0	292	100%	0	172	172	100%	0	464	464	100%	0
Class C	**122**	**122**	**122**	**0**	**0**	**122**	**100%**	**0**	**0**	**0**	**0%**	**0**	**122**	**122**	**100%**	**0**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	122	122	122	0	0	122	100%	0	0	0	0%	0	122	122	100%	0
Class D	**144**	**11**	**11**	**0**	**0**	**11**	**8%**	**133**	**239**	**29**	**12%**	**211**	**383**	**40**	**10%**	**343**
Euc. Woodland	0	0	0	0	0	0	0%	0	9	0	0%	9	9	0	0%	9
Disturbed	143	11	11	0	0	11	8%	133	230	29	12%	201	373	39	11%	334
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total All Ownerships	**780**	**647**	**647**	**0**	**0**	**647**	**83%**	**133**	**618**	**408**	**66%**	**211**	**1,398**	**1,055**	**75%**	**343**
Habitat	636	636	636	0	0	636	100%	0	388	379	98%	9	1,023	1,015	99%	9
Disturbed - Agric.	144	11	11	0	0	11	8%	133	230	29	12%	202	375	40	11%	335

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

60130

Table C-9.44a

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Del Mar

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Del Mar			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	114	114	114	0	0	114	100%	0	1	1	100%	0	115	115	100%	0
Wetland	62	62	62	0	0	62	100%	0	1	1	100%	0	62	62	100%	0
Upland	0	0	0	0	0	0	100%	0	0	0	0%	0	0	0	100%	0
Bay - Ocean - Other	52	52	52	0	0	52	100%	0	0	0	0%	0	52	52	100%	0
Class B	10	10	10	0	0	10	100%	0	21	20	96%	1	31	30	97%	1
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	9	8	90%	1	9	8	90%	1
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	100%	0	0	0	100%	0	1	1	100%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	10	10	10	0	0	10	100%	0	12	12	100%	0	22	22	100%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	6	6	6	0	0	6	90%	1	0	0	0%	0	6	6	90%	1
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	6	6	6	0	0	6	90%	1	0	0	0%	0	6	6	90%	1
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	130	130	130	0	0	130	100%	1	22	21	96%	1	152	151	99%	2
Habitat	124	124	124	0	0	124	100%	0	22	21	96%	1	146	145	99%	1
Disturbed - Agric.	6	6	6	0	0	6	90%	1	0	0	0%	0	6	6	90%	1

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08710

Table C-9.44b

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Del Mar

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Del Mar			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**4**	**4**	**4**	**0**	**0**	**4**	**100%**	**0**	**0**	**0**	**0%**	**0**	**4**	**4**	**100%**	**0**
Wetland	1	1	1	0	0	1	100%	0	0	0	0%	0	1	1	100%	0
Upland	3	3	3	0	0	3	100%	0	0	0	0%	0	3	3	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	**8**	**8**	**8**	**0**	**0**	**8**	**100%**	**0**	**10**	**10**	**100%**	**0**	**18**	**18**	**100%**	**0**
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	6	6	6	0	0	6	100%	0	2	2	100%	0	9	9	100%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	1	1	1	0	0	1	100%	0	8	8	100%	0	9	9	100%	0
Class C	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**0**	**0**	**0%**	**0**	**0**	**0**	**0%**	**0**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	**2**	**2**	**2**	**0**	**0**	**2**	**100%**	**0**	**0**	**0**	**0%**	**0**	**2**	**2**	**100%**	**0**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	2	2	2	0	0	2	100%	0	0	0	0%	0	2	2	100%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	**13**	**13**	**13**	**0**	**0**	**13**	**100%**	**0**	**10**	**10**	**100%**	**0**	**23**	**23**	**100%**	**0**
Habitat	11	11	11	0	0	11	100%	0	10	10	100%	0	22	22	100%	0
Disturbed - Agric.	2	2	2	0	0	2	100%	0	0	0	0%	0	2	2	100%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

087114

Table C-9.44c

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Del Mar

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Del Mar			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**64**	**64**	**64**	**0**	**0**	**64**	**100%**	**0**	**10**	**10**	**100%**	**0**	**74**	**74**	**100%**	**0**
Wetland	63	63	63	0	0	63	100%	0	0	0	0%	0	63	63	100%	0
Upland	0	0	0	0	0	0	0%	0	10	10	100%	0	10	10	100%	0
Bay - Ocean - Other	1	1	1	0	0	1	100%	0	0	0	0%	0	1	1	100%	0
Class B	**3**	**3**	**3**	**0**	**0**	**3**	**100%**	**0**	**43**	**40**	**94%**	**3**	**46**	**43**	**95%**	**3**
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	5	3	50%	3	5	3	50%	3
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	3	3	3	0	0	3	100%	0	38	38	100%	0	41	41	100%	0
Class C	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**0**	**0**	**0%**	**0**	**0**	**0**	**0%**	**0**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	**15**	**7**	**7**	**0**	**0**	**7**	**44%**	**8**	**18**	**4**	**24%**	**14**	**33**	**11**	**33%**	**22**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	15	7	7	0	0	7	44%	8	18	4	24%	14	33	11	33%	22
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Private	**82**	**73**	**73**	**0**	**0**	**73**	**90%**	**8**	**71**	**55**	**77%**	**16**	**153**	**128**	**84%**	**25**
Habitat	67	67	67	0	0	67	100%	0	53	50	95%	3	120	117	98%	3
Disturbed - Agric.	15	7	7	0	0	7	44%	8	18	4	24%	14	33	11	33%	22

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08712

Table C-9.44d

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Del Mar

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Del Mar			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**182**	**182**	**182**	**0**	**0**	**182**	**100%**	**0**	**11**	**11**	**100%**	**0**	**192**	**192**	**100%**	**0**
Wetland	125	125	125	0	0	125	100%	0	1	1	100%	0	126	126	100%	0
Upland	3	3	3	0	0	3	100%	0	10	10	100%	0	13	13	100%	0
Bay - Ocean - Other	53	53	53	0	0	53	100%	0	0	0	0%	0	53	53	100%	0
Class B	**21**	**21**	**21**	**0**	**0**	**21**	**100%**	**0**	**74**	**71**	**95%**	**3**	**95**	**91**	**96%**	**3**
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	9	8	90%	1	9	8	90%	1
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	6	6	6	0	0	6	100%	0	8	5	68%	3	14	12	82%	3
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	14	14	14	0	0	14	100%	0	58	58	100%	0	72	72	100%	0
Class C	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**0**	**0**	**0%**	**0**	**0**	**0**	**0%**	**0**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	**23**	**14**	**14**	**0**	**0**	**14**	**61%**	**9**	**18**	**4**	**24%**	**14**	**42**	**19**	**45%**	**23**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	23	14	14	0	0	14	61%	9	18	4	24%	14	42	19	45%	23
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total All Ownerships	**225**	**217**	**217**	**0**	**0**	**217**	**96%**	**9**	**103**	**86**	**83%**	**17**	**329**	**303**	**92%**	**26**
Habitat	202	202	202	0	0	202	100%	0	85	82	96%	3	287	284	99%	3
Disturbed - Agric.	23	14	14	0	0	14	61%	9	18	4	24%	14	42	19	45%	23

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C7130

Table C-9.45a

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of El Cajon

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of El Cajon			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	1	1	1	0	0	1	100%	0	14	7	52%	7	15	8	55%	7
CSS-CSS/CHP	1	1	1	0	0	1	100%	0	14	7	52%	7	15	8	55%	7
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	17	12	71%	5	17	12	71%	5
Chaparral	0	0	0	0	0	0	0%	0	6	5	90%	1	6	5	90%	1
Grassland	0	0	0	0	0	0	0%	0	11	7	62%	4	11	7	62%	4
Class D	0	0	0	0	0	0	0%	0	5	1	30%	3	5	1	30%	3
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	5	1	30%	3	5	1	30%	3
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	1	1	1	0	0	1	100%	0	36	21	58%	15	37	22	59%	15
Habitat	1	1	1	0	0	1	100%	0	31	19	62%	12	32	20	64%	12
Disturbed - Agric.	0	0	0	0	0	0	0%	0	5	1	30%	3	5	1	30%	3

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08744

Table C-9.45b

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of El Cajon

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of El Cajon			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	61	51	84%	10	61	51	84%	10
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	61	51	84%	10	61	51	84%	10
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	1	1	1	0	0	1	94%	0	106	83	79%	23	107	84	79%	23
Chaparral	1	1	1	0	0	1	94%	0	32	25	78%	7	32	25	79%	7
Grassland	0	0	0	0	0	0	0%	0	75	59	79%	16	75	59	79%	16
Class D	0	0	0	0	0	0	0%	0	157	73	47%	84	157	73	47%	84
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	157	73	47%	84	157	73	47%	84
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	1	1	1	0	0	1	94%	0	324	207	64%	116	324	208	64%	117
Habitat	1	1	1	0	0	1	94%	0	167	134	80%	33	168	135	80%	33
Disturbed - Agric.	0	0	0	0	0	0	0%	0	157	73	47%	84	157	73	47%	84

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.45c

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of El Cajon

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of El Cajon			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**2**	**2**	**100%**	**0**	**2**	**2**	**100%**	**0**
Wetland	0	0	0	0	0	0	0%	0	2	2	100%	0	2	2	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	**35**	**25**	**21**	**3**	**6**	**29**	**83%**	**6**	**165**	**92**	**56%**	**73**	**200**	**121**	**60%**	**79**
CSS-CSS/CHP	35	25	21	3	6	29	83%	6	165	92	56%	73	200	121	60%	79
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**37**	**13**	**36%**	**24**	**37**	**13**	**36%**	**24**
Chaparral	0	0	0	0	0	0	0%	0	5	3	61%	2	5	3	61%	2
Grassland	0	0	0	0	0	0	0%	0	32	10	32%	22	32	10	32%	22
Class D	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**59**	**29**	**50%**	**29**	**59**	**29**	**50%**	**29**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	41	27	65%	15	41	27	65%	15
Agriculture	0	0	0	0	0	0	0%	0	17	2	13%	15	17	2	13%	15
Total Private	**35**	**25**	**21**	**3**	**6**	**29**	**83%**	**6**	**263**	**136**	**52%**	**127**	**298**	**166**	**56%**	**132**
Habitat	35	25	21	3	6	29	83%	6	204	107	52%	97	239	137	57%	103
Disturbed - Agric.	0	0	0	0	0	0	0%	0	59	29	50%	29	59	29	50%	29

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

0780

Table C-9.45d

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of El Cajon

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of El Cajon			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	2	2	100%	0	2	2	100%	0
Wetland	0	0	0	0	0	0	0%	0	2	2	100%	0	2	2	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	36	26	22	3	6	30	84%	6	240	150	62%	90	276	180	65%	96
CSS-CSS/CHP	36	26	22	3	6	30	84%	6	240	150	62%	90	276	180	65%	96
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	1	1	1	0	0	1	94%	0	160	109	68%	51	161	109	68%	51
Chaparral	1	1	1	0	0	1	94%	0	42	33	78%	9	43	33	78%	9
Grassland	0	0	0	0	0	0	0%	0	118	76	64%	42	118	76	64%	42
Class D	0	0	0	0	0	0	0%	0	220	103	47%	116	220	103	47%	116
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	203	101	50%	102	203	101	50%	102
Agriculture	0	0	0	0	0	0	0%	0	17	2	13%	15	17	2	13%	15
Total All Ownerships	37	26	22	3	6	31	84%	6	622	364	59%	258	659	395	60%	264
Habitat	37	26	22	3	6	31	84%	6	402	261	65%	141	439	292	66%	147
Disturbed - Agric.	0	0	0	0	0	0	0%	0	220	103	47%	116	220	103	47%	116

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

2 2 7 3 3

Table C-9.46a

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Escondido

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Escondido			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Habitat	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

06748

Table C-9.46b

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Escondido

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Escondido			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	1	1	1	0	0	1	100%	0	0	0	100%	0	1	1	100%	0
Wetland	1	1	1	0	0	1	100%	0	0	0	100%	0	1	1	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	10	10	10	0	0	10	94%	1	0	0	0%	0	11	10	92%	1
CSS-CSS/CHP	10	10	10	0	0	10	94%	1	0	0	0%	0	11	10	92%	1
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	1	1	1	0	0	1	94%	0	1	0	36%	1	3	2	67%	1
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	1	1	1	0	0	1	94%	0	1	0	36%	1	3	2	67%	1
Class D	3	2	2	0	0	2	76%	1	2	1	39%	1	5	3	63%	2
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	3	2	2	0	0	2	82%	0	1	0	18%	1	4	2	62%	1
Agriculture	0	0	0	0	0	0	46%	0	0	0	89%	0	1	1	67%	0
Total Local Public	16	14	14	0	0	14	91%	1	3	1	39%	2	19	16	82%	3
Habitat	13	12	12	0	0	12	94%	1	2	1	40%	1	14	13	88%	2
Disturbed - Agric.	3	2	2	0	0	2	76%	1	2	1	39%	1	5	3	63%	2

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

61789

Table C-9.46c

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Escondido

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Escondido			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**29**	**29**	**29**	**0**	**0**	**29**	**100%**	**0**	**23**	**23**	**100%**	**0**	**52**	**52**	**100%**	**0**
Wetland	29	29	29	0	0	29	100%	0	23	23	100%	0	52	52	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	**460**	**352**	**296**	**34**	**53**	**383**	**83%**	**77**	**99**	**34**	**34%**	**66**	**559**	**417**	**75%**	**142**
CSS-CSS/CHP	430	325	274	32	53	358	83%	72	94	31	33%	64	524	389	74%	135
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	30	27	23	2	0	25	83%	5	5	3	59%	2	35	28	80%	7
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**46**	**40**	**33**	**3**	**2**	**38**	**83%**	**8**	**78**	**40**	**51%**	**38**	**124**	**78**	**63%**	**46**
Chaparral	40	36	30	3	0	33	83%	7	66	33	50%	33	106	66	63%	39
Grassland	6	4	3	0	1	5	83%	1	12	7	57%	5	18	12	65%	6
Class D	**31**	**12**	**12**	**0**	**0**	**12**	**40%**	**19**	**17**	**5**	**28%**	**12**	**48**	**17**	**36%**	**31**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	7	3	3	0	0	3	40%	4	4	0	3%	4	11	3	26%	8
Agriculture	24	10	10	0	0	10	40%	14	13	5	36%	8	37	14	39%	23
Total Private	**566**	**433**	**371**	**37**	**55**	**463**	**82%**	**103**	**218**	**102**	**47%**	**116**	**783**	**564**	**72%**	**219**
Habitat	535	421	359	37	55	450	84%	84	201	97	48%	104	735	547	74%	188
Disturbed - Agric.	31	12	12	0	0	12	40%	19	17	5	28%	12	48	17	36%	31

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08720

Table C-9.46d

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Escondido

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Escondido			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	30	30	30	0	0	30	100%	0	23	23	100%	0	54	54	100%	0
Wetland	30	30	30	0	0	30	100%	0	23	23	100%	0	54	54	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	470	362	306	34	53	393	84%	77	100	34	34%	66	570	427	75%	143
CSS-CSS/CHP	440	335	283	32	53	368	84%	72	95	31	32%	64	535	399	75%	136
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	30	27	23	2	0	25	83%	5	5	3	59%	2	35	28	80%	7
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	47	41	34	3	2	39	84%	8	79	41	51%	39	127	80	63%	47
Chaparral	40	36	30	3	0	33	83%	7	66	33	50%	33	106	66	63%	39
Grassland	7	5	5	0	1	6	85%	1	14	7	55%	6	21	14	66%	7
Class D	34	15	15	0	0	15	43%	19	19	5	29%	13	53	20	38%	33
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	10	5	5	0	0	5	51%	5	5	0	6%	5	15	5	35%	10
Agriculture	24	10	10	0	0	10	40%	15	13	5	38%	8	38	15	39%	23
Total All Ownerships	582	448	385	37	55	477	82%	104	221	103	47%	118	802	580	72%	222
Habitat	548	433	371	37	55	463	84%	85	202	97	48%	105	750	560	75%	190
Disturbed - Agric.	34	15	15	0	0	15	43%	19	19	5	29%	13	53	20	38%	33

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

17230

Table C-9.47a

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Imperial Beach

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Imperial Beach			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**804**	**804**	**804**	**0**	**0**	**804**	**100%**	**0**	**0**	**0**	**0%**	**0**	**804**	**804**	**100%**	**0**
Wetland	717	717	717	0	0	717	100%	0	0	0	0%	0	717	717	100%	0
Upland	86	86	86	0	0	86	100%	0	0	0	0%	0	86	86	100%	0
Bay - Ocean - Other	1	1	1	0	0	1	100%	0	0	0	0%	0	1	1	100%	0
Class B	**190**	**190**	**190**	**0**	**0**	**190**	**100%**	**0**	**0**	**0**	**0%**	**0**	**190**	**190**	**100%**	**0**
CSS-CSS/CHP	31	31	31	0	0	31	100%	0	0	0	0%	0	31	31	100%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	159	159	159	0	0	159	100%	0	0	0	0%	0	159	159	100%	0
Class C	**17**	**17**	**17**	**0**	**0**	**17**	**100%**	**0**	**1**	**0**	**0%**	**1**	**17**	**17**	**95%**	**1**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	17	17	17	0	0	17	100%	0	1	0	0%	1	17	17	95%	1
Class D	**84**	**75**	**75**	**0**	**0**	**75**	**90%**	**8**	**50**	**45**	**90%**	**5**	**133**	**120**	**90%**	**13**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	84	75	75	0	0	75	90%	8	50	45	90%	5	133	120	90%	13
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	**1,094**	**1,086**	**1,086**	**0**	**0**	**1,086**	**99%**	**8**	**51**	**45**	**88%**	**6**	**1,145**	**1,130**	**99%**	**14**
Habitat	1,011	1,011	1,011	0	0	1,011	100%	0	1	0	0%	1	1,011	1,011	100%	1
Disturbed - Agric.	84	75	75	0	0	75	90%	8	50	45	90%	5	133	120	90%	13

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C 2 7 8 3

Table C-9.47b

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Imperial Beach

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Imperial Beach			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	1	1	1	0	0	1	100%	0	0	0	0%	0	1	1	100%	0
Wetland	1	1	1	0	0	1	100%	0	0	0	0%	0	1	1	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	100%	0	5	5	100%	0	6	6	100%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	100%	0	5	5	100%	0	6	6	100%	0
Class C	1	1	1	0	0	1	94%	0	1	0	0%	1	1	1	47%	1
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	1	1	1	0	0	1	94%	0	1	0	0%	1	1	1	47%	1
Class D	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	2	2	2	0	0	2	98%	0	6	5	88%	1	8	7	91%	1
Habitat	2	2	2	0	0	2	98%	0	6	5	88%	1	8	7	91%	1
Disturbed - Agric.	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

CS723

Table C-9.47c

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Imperial Beach

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Imperial Beach			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	18	18	18	0	0	18	100%	0	10	10	100%	0	28	28	100%	0
Wetland	18	18	18	0	0	18	100%	0	10	10	100%	0	28	28	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	11	11	11	0	0	11	100%	0	1	1	100%	0	12	12	100%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	11	11	11	0	0	11	100%	0	1	1	100%	0	12	12	100%	0
Class C	0	0	0	0	0	0	83%	0	1	0	0%	1	2	0	12%	1
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	83%	0	1	0	0%	1	2	0	12%	1
Class D	7	2	2	0	0	2	31%	5	2	1	63%	1	10	4	39%	6
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	7	2	2	0	0	2	31%	5	2	1	63%	1	10	4	39%	6
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Private	37	32	32	0	0	32	86%	5	14	12	84%	2	51	44	86%	7
Habitat	29	29	29	0	0	29	100%	0	12	11	88%	1	41	40	97%	1
Disturbed - Agric.	7	2	2	0	0	2	31%	5	2	1	63%	1	10	4	39%	6

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08724

Table C-9.47d

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Imperial Beach

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Imperial Beach			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**823**	**823**	**823**	**0**	**0**	**823**	**100%**	**0**	**10**	**10**	**100%**	**0**	**833**	**833**	**100%**	**0**
Wetland	736	736	736	0	0	736	100%	0	10	10	100%	0	746	746	100%	0
Upland	86	86	86	0	0	86	100%	0	0	0	0%	0	86	86	100%	0
Bay - Ocean - Other	1	1	1	0	0	1	100%	0	0	0	0%	0	1	1	100%	0
Class B	**201**	**201**	**201**	**0**	**0**	**201**	**100%**	**0**	**6**	**6**	**100%**	**0**	**207**	**207**	**100%**	**0**
CSS-CSS/CHP	31	31	31	0	0	31	100%	0	0	0	0%	0	31	31	100%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	171	171	171	0	0	171	100%	0	6	6	100%	0	177	177	100%	0
Class C	**17**	**17**	**17**	**0**	**0**	**17**	**100%**	**0**	**3**	**0**	**0%**	**3**	**20**	**17**	**85%**	**3**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	17	17	17	0	0	17	100%	0	3	0	0%	3	20	17	85%	3
Class D	**91**	**78**	**78**	**0**	**0**	**78**	**85%**	**13**	**52**	**46**	**89%**	**6**	**143**	**124**	**87%**	**19**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	91	78	78	0	0	78	85%	13	52	46	89%	6	143	124	87%	19
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total All Ownerships	**1,133**	**1,119**	**1,119**	**0**	**0**	**1,119**	**99%**	**13**	**71**	**62**	**88%**	**9**	**1,203**	**1,181**	**98%**	**22**
Habitat	1,042	1,042	1,042	0	0	1,042	100%	0	19	16	84%	3	1,061	1,058	100%	3
Disturbed - Agric.	91	78	78	0	0	78	85%	13	52	46	89%	6	143	124	87%	19

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08795

Table C-9.48a

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of La Mesa

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of La Mesa			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	11	10	90%	1	11	10	90%	1
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	11	10	90%	1	11	10	90%	1
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	16	8	48%	8	16	8	48%	8
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	16	8	48%	8	16	8	48%	8
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	0%	0	27	17	64%	9	27	17	64%	9
Habitat	0	0	0	0	0	0	0%	0	11	10	90%	1	11	10	90%	1
Disturbed - Agric.	0	0	0	0	0	0	0%	0	16	8	48%	8	16	8	48%	8

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

93180

Table C-9.48b

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of La Mesa

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of La Mesa			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	4	1	40%	2	4	1	40%	2
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	4	1	40%	2	4	1	40%	2
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	0	0	0	0	0	0	0%	0	5	1	32%	3	5	1	32%	3
Habitat	0	0	0	0	0	0	0%	0	4	1	40%	2	4	1	40%	2
Disturbed - Agric.	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

42230

Table C-9.48c

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of La Mesa

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of La Mesa			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Wetland	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	137	60	44%	77	137	60	44%	77
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	137	60	44%	77	137	60	44%	77
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	2	1	30%	2	2	1	30%	2
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	2	1	30%	2	2	1	30%	2
Class D	0	0	0	0	0	0	0%	0	25	4	18%	21	25	4	18%	21
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	25	4	18%	21	25	4	18%	21
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Private	0	0	0	0	0	0	0%	0	166	66	40%	99	166	66	40%	99
Habitat	0	0	0	0	0	0	0%	0	141	62	44%	79	141	62	44%	79
Disturbed - Agric.	0	0	0	0	0	0	0%	0	25	4	18%	21	25	4	18%	21

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

03780

Table C-9.48d

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of La Mesa

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of La Mesa			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Wetland	0	0	0	0	0	0	0%	0	1	1	100%	0	1	1	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	151	71	47%	80	151	71	47%	80
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	151	71	47%	80	151	71	47%	80
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	2	1	30%	2	2	1	30%	2
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	2	1	30%	2	2	1	30%	2
Class D	0	0	0	0	0	0	0%	0	42	12	29%	30	42	12	29%	30
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	42	12	29%	30	42	12	29%	30
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total All Ownerships	0	0	0	0	0	0	0%	0	197	85	43%	112	197	85	43%	112
Habitat	0	0	0	0	0	0	0%	0	155	73	47%	82	155	73	47%	82
Disturbed - Agric.	0	0	0	0	0	0	0%	0	42	12	29%	30	42	12	29%	30

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

02780

Table C-9.49a

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Lemon Grove

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Lemon Grove			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	2	0	18%	2	2	0	18%	2
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	2	0	18%	2	2	0	18%	2
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	0%	0	2	0	18%	2	2	0	18%	2
Habitat	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	2	0	18%	2	2	0	18%	2

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.49b

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Lemon Grove

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Lemon Grove			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	1	0	36%	1	1	0	36%	1
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	1	0	36%	1	1	0	36%	1
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	0	0	0	0	0	0	0%	0	1	0	36%	1	1	0	36%	1
Habitat	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed - Agric.	0	0	0	0	0	0	0%	0	1	0	36%	1	1	0	36%	1

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.49c

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Lemon Grove

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Lemon Grove			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	110	24	22%	86	110	24	22%	86
Euc. Woodland	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Disturbed	0	0	0	0	0	0	0%	0	101	20	20%	81	101	20	20%	81
Agriculture	0	0	0	0	0	0	0%	0	8	4	50%	4	8	4	50%	4
Total Private	0	0	0	0	0	0	0%	0	110	24	22%	86	110	24	22%	86
Habitat	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Disturbed - Agric.	0	0	0	0	0	0	0%	0	110	24	22%	86	110	24	22%	86

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C87230

Table C-9.49d

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Lemon Grove

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Lemon Grove			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Wetland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	0	0	0	0	0	0	0%	0	114	25	22%	89	114	25	22%	89
Euc. Woodland	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Disturbed	0	0	0	0	0	0	0%	0	105	21	20%	84	105	21	20%	84
Agriculture	0	0	0	0	0	0	0%	0	8	4	50%	4	8	4	50%	4
Total All Ownerships	0	0	0	0	0	0	0%	0	114	25	22%	89	114	25	22%	89
Habitat	0	0	0	0	0	0	0%	0	1	0	0%	1	1	0	0%	1
Disturbed - Agric.	0	0	0	0	0	0	0%	0	113	25	22%	88	113	25	22%	88

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C 2 3 3 3

Table C-9.50a

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of National City

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of National City			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**19**	**19**	**19**	**0**	**0**	**19**	**100%**	**0**	**51**	**51**	**100%**	**0**	**69**	**69**	**100%**	**0**
Wetland	19	19	19	0	0	19	100%	0	51	51	100%	0	69	69	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	100%	0	0	0	100%	0
Class B	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**1**	**1**	**90%**	**0**	**1**	**1**	**90%**	**0**
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	1	1	90%	0	1	1	90%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**10**	**9**	**90%**	**1**	**10**	**9**	**90%**	**1**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	10	9	90%	1	10	9	90%	1
Class D	**0**	**0**	**0**	**0**	**0**	**0**	**89%**	**0**	**0**	**0**	**0%**	**0**	**0**	**0**	**89%**	**0**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	89%	0	0	0	0%	0	0	0	89%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	**19**	**19**	**19**	**0**	**0**	**19**	**100%**	**0**	**62**	**61**	**98%**	**1**	**82**	**80**	**99%**	**1**
Habitat	19	19	19	0	0	19	100%	0	62	61	98%	1	81	80	99%	1
Disturbed - Agric.	0	0	0	0	0	0	89%	0	0	0	0%	0	0	0	89%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C-134

Table C-9.50b

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of National City

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of National City			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	28	28	28	0	0	28	100%	0	17	17	100%	0	45	45	100%	0
Wetland	28	28	28	0	0	28	100%	0	14	14	100%	0	42	42	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	3	3	100%	0	3	3	100%	0
Class B	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class D	1	1	1	0	0	1	90%	0	24	6	25%	18	25	7	28%	18
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	1	1	1	0	0	1	90%	0	24	6	25%	18	25	7	28%	18
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Local Public	28	28	28	0	0	28	100%	0	41	23	57%	18	70	52	74%	18
Habitat	28	28	28	0	0	28	100%	0	17	17	100%	0	45	45	100%	0
Disturbed - Agric.	1	1	1	0	0	1	90%	0	24	6	25%	18	25	7	28%	18

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.50c

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of National City

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of National City			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**126**	**126**	**126**	**0**	**0**	**126**	**100%**	**0**	**10**	**10**	**100%**	**0**	**136**	**136**	**100%**	**0**
Wetland	126	126	126	0	0	126	100%	0	9	9	100%	0	135	135	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	100%	0	0	0	100%	0
Class B	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**11**	**0**	**0%**	**11**	**11**	**0**	**0%**	**11**
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	11	0	0%	11	11	0	0%	11
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**20**	**0**	**0%**	**20**	**20**	**0**	**0%**	**20**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	20	0	0%	20	20	0	0%	20
Class D	**13**	**4**	**4**	**0**	**0**	**4**	**34%**	**8**	**9**	**0**	**1%**	**9**	**22**	**4**	**20%**	**18**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	13	4	4	0	0	4	34%	8	5	0	2%	5	18	4	24%	14
Agriculture	0	0	0	0	0	0	0%	0	4	0	0%	4	4	0	0%	4
Total Private	**138**	**130**	**130**	**0**	**0**	**130**	**94%**	**8**	**50**	**10**	**20%**	**40**	**188**	**140**	**74%**	**48**
Habitat	126	126	126	0	0	126	100%	0	41	10	24%	31	166	136	82%	31
Disturbed - Agric.	13	4	4	0	0	4	34%	8	9	0	1%	9	22	4	20%	18

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

02130

Table C-9.50d

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of National City

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of National City			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**172**	**172**	**172**	**0**	**0**	**172**	**100%**	**0**	**78**	**78**	**100%**	**0**	**250**	**250**	**100%**	**0**
Wetland	172	172	172	0	0	172	100%	0	74	74	100%	0	246	246	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	4	4	100%	0	4	4	100%	0
Class B	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**12**	**1**	**10%**	**11**	**12**	**1**	**10%**	**11**
CSS-CSS/CHP	0	0	0	0	0	0	0%	0	12	1	10%	11	12	1	10%	11
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**0**	**0**	**0**	**0**	**0**	**0**	**0%**	**0**	**30**	**9**	**31%**	**21**	**30**	**9**	**31%**	**21**
Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Grassland	0	0	0	0	0	0	0%	0	30	9	31%	21	30	9	31%	21
Class D	**14**	**6**	**6**	**0**	**0**	**6**	**39%**	**9**	**33**	**6**	**18%**	**27**	**47**	**12**	**25%**	**36**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	14	6	6	0	0	6	39%	9	29	6	21%	23	43	12	27%	32
Agriculture	0	0	0	0	0	0	0%	0	4	0	0%	4	4	0	0%	4
Total All Ownerships	**186**	**177**	**177**	**0**	**0**	**177**	**95%**	**9**	**154**	**95**	**62%**	**59**	**340**	**272**	**80%**	**68**
Habitat	172	172	172	0	0	172	100%	0	121	89	74%	32	292	261	89%	32
Disturbed - Agric.	14	6	6	0	0	6	39%	9	33	6	18%	27	47	12	25%	36

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

68737

Table C-9.51a

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Poway

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Poway			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	62	62	62	0	0	62	100%	0	0	0	0%	0	62	62	100%	0
Wetland	62	62	62	0	0	62	100%	0	0	0	0%	0	62	62	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	187	187	187	0	0	187	100%	0	3	3	100%	0	189	189	100%	0
CSS-CSS/CHP	183	183	183	0	0	183	100%	0	3	3	100%	0	185	185	100%	0
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	4	4	4	0	0	4	100%	0	0	0	0%	0	4	4	100%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	54	54	54	0	0	54	100%	0	0	0	0%	0	54	54	100%	0
Chaparral	48	48	48	0	0	48	100%	0	0	0	0%	0	48	48	100%	0
Grassland	6	6	6	0	0	6	100%	0	0	0	0%	0	6	6	100%	0
Class D	0	0	0	0	0	0	100%	0	0	0	0%	0	0	0	100%	0
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	100%	0	0	0	0%	0	0	0	100%	0
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	302	302	302	0	0	302	100%	0	3	3	100%	0	305	305	100%	0
Habitat	302	302	302	0	0	302	100%	0	3	3	100%	0	305	305	100%	0
Disturbed - Agric.	0	0	0	0	0	0	100%	0	0	0	0%	0	0	0	100%	0

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

0 6 7 3 3

Table C-9.51b

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Poway

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Poway			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	88	88	88	0	0	88	100%	0	3	3	100%	0	90	90	100%	0
Wetland	88	88	88	0	0	88	100%	0	3	3	100%	0	90	90	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	349	328	328	0	0	328	94%	21	60	42	69%	19	409	369	90%	40
CSS-CSS/CHP	327	307	307	0	0	307	94%	20	60	42	69%	19	388	349	90%	39
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	22	20	20	0	0	20	94%	1	0	0	0%	0	22	20	94%	1
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	1,994	1,872	1,872	0	0	1,872	94%	121	18	16	86%	3	2,012	1,888	94%	124
Chaparral	1,982	1,861	1,861	0	0	1,861	94%	121	15	13	90%	1	1,997	1,875	94%	122
Grassland	12	11	11	0	0	11	94%	1	3	2	66%	1	15	13	88%	2
Class D	38	35	35	0	0	35	91%	3	45	27	61%	18	83	62	75%	21
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	33	30	30	0	0	30	91%	3	45	27	61%	18	78	58	74%	21
Agriculture	5	4	4	0	0	4	97%	0	0	0	0%	0	5	4	92%	0
Total Local Public	2,468	2,322	2,322	0	0	2,322	94%	146	126	87	69%	39	2,594	2,409	93%	185
Habitat	2,430	2,288	2,288	0	0	2,288	94%	143	81	60	74%	21	2,511	2,348	93%	164
Disturbed - Agric.	38	35	35	0	0	35	91%	3	45	27	61%	18	83	62	75%	21

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

53230

Table C-9.51c

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Poway

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Poway			
	Total	Gross Const.	Net Const.	Milig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**364**	**364**	**364**	**0**	**0**	**364**	**100%**	**0**	**107**	**107**	**100%**	**0**	**471**	**471**	**100%**	**0**
Wetland	364	364	364	0	0	364	100%	0	106	106	100%	0	470	470	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	100%	0	0	0	100%	0	1	1	100%	0
Class B	**5,855**	**4,518**	**3,801**	**430**	**648**	**4,879**	**83%**	**976**	**792**	**520**	**66%**	**273**	**6,647**	**5,399**	**81%**	**1,249**
CSS-CSS/CHP	5,742	4,429	3,726	422	637	4,785	83%	957	760	494	65%	265	6,502	5,279	81%	1,222
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	113	89	75	8	11	94	83%	19	33	25	77%	7	146	119	82%	26
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**2,781**	**2,165**	**1,821**	**204**	**292**	**2,318**	**83%**	**464**	**615**	**424**	**69%**	**191**	**3,397**	**2,742**	**81%**	**655**
Chaparral	2,314	1,806	1,519	170	239	1,928	83%	386	530	379	72%	151	2,843	2,307	81%	536
Grassland	468	359	302	34	54	390	83%	78	86	45	53%	40	553	435	79%	118
Class D	**1,167**	**381**	**381**	**0**	**0**	**381**	**33%**	**786**	**850**	**312**	**37%**	**538**	**2,017**	**693**	**34%**	**1,324**
Euc. Woodland	28	4	4	0	0	4	16%	23	5	0	0%	5	33	4	13%	28
Disturbed	507	186	186	0	0	186	37%	321	361	149	41%	212	868	335	39%	533
Agriculture	633	191	191	0	0	191	30%	442	484	163	34%	321	1,117	354	32%	762
Total Private	**10,168**	**7,428**	**6,367**	**635**	**940**	**7,942**	**78%**	**2,225**	**2,365**	**1,363**	**58%**	**1,002**	**12,532**	**9,305**	**74%**	**3,227**
Habitat	9,028	7,051	5,990	635	940	7,565	84%	1,462	1,520	1,051	69%	469	10,548	8,616	82%	1,931
Disturbed - Agric.	1,140	377	377	0	0	377	33%	763	845	312	37%	533	1,985	689	35%	1,295

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

03740

Table C-9.51d

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Poway

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Poway			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	514	514	514	0	0	514	100%	0	110	110	100%	0	623	623	100%	0
Wetland	513	513	513	0	0	513	100%	0	109	109	100%	0	622	622	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	100%	0	0	0	100%	0	1	1	100%	0
Class B	6,391	5,032	4,315	430	648	5,393	84%	997	855	564	66%	292	7,246	5,957	82%	1,289
CSS-CSS/CHP	6,252	4,919	4,216	422	637	5,275	84%	977	823	539	65%	284	7,075	5,814	82%	1,261
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	139	113	99	8	11	118	85%	20	33	25	77%	7	171	144	84%	28
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	4,829	4,091	3,747	204	292	4,244	88%	585	634	440	69%	194	5,462	4,684	86%	778
Chaparral	4,343	3,716	3,429	170	239	3,837	88%	506	544	392	72%	152	4,888	4,230	87%	658
Grassland	485	375	318	34	54	406	84%	79	89	48	53%	42	574	454	79%	120
Class D	1,205	416	416	0	0	416	35%	789	895	339	38%	555	2,100	756	36%	1,345
Euc. Woodland	28	4	4	0	0	4	16%	23	5	0	0%	5	33	4	13%	28
Disturbed	541	217	217	0	0	217	40%	324	405	176	43%	229	946	392	41%	554
Agriculture	637	195	195	0	0	195	31%	442	484	163	34%	321	1,122	359	32%	763
Total All Ownerships	12,938	10,053	8,992	635	940	10,567	82%	2,371	2,493	1,453	58%	1,041	15,431	12,020	78%	3,412
Habitat	11,760	9,641	8,580	635	940	10,155	86%	1,605	1,604	1,113	69%	490	13,364	11,268	84%	2,095
Disturbed - Agric.	1,178	412	412	0	0	412	35%	766	890	339	38%	550	2,068	751	36%	1,316

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C-274

Table C-9.52a

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of San Diego

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of San Diego			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**1,844**	**1,844**	**1,844**	**0**	**0**	**1,844**	**100%**	**0**	**254**	**254**	**100%**	**0**	**2,098**	**2,098**	**100%**	**0**
Wetland	1,553	1,553	1,553	0	0	1,553	100%	0	217	217	100%	0	1,769	1,769	100%	0
Upland	284	284	284	0	0	284	100%	0	7	7	100%	0	291	291	100%	0
Bay - Ocean - Other	8	8	8	0	0	8	100%	0	30	30	100%	0	38	38	100%	0
Class B	**4,744**	**4,744**	**4,744**	**0**	**0**	**4,744**	**100%**	**0**	**783**	**634**	**81%**	**150**	**5,528**	**5,378**	**97%**	**150**
CSS-CSS/CHP	3,425	3,425	3,425	0	0	3,425	100%	0	582	435	75%	147	4,007	3,860	96%	147
Mar. Succ. Scrub	843	843	843	0	0	843	100%	0	162	162	100%	0	1,005	1,005	100%	0
So. Maritime Chaparral	375	375	375	0	0	375	100%	0	10	10	100%	0	385	385	100%	0
Oak Woodland	24	24	24	0	0	24	100%	0	7	4	59%	3	31	28	91%	3
Beach - Saltpan	77	77	77	0	0	77	100%	0	23	23	100%	0	99	99	100%	0
Class C	**6,271**	**6,271**	**6,271**	**0**	**0**	**6,271**	**100%**	**0**	**9,014**	**5,599**	**62%**	**3,415**	**15,285**	**11,870**	**78%**	**3,415**
Chaparral	4,610	4,610	4,610	0	0	4,610	100%	0	8,328	5,301	64%	3,026	12,938	9,911	77%	3,026
Grassland	1,661	1,661	1,661	0	0	1,661	100%	0	686	297	43%	389	2,347	1,958	83%	389
Class D	**898**	**501**	**501**	**0**	**0**	**501**	**56%**	**397**	**1,814**	**559**	**31%**	**1,255**	**2,712**	**1,061**	**39%**	**1,651**
Euc. Woodland	25	16	16	0	0	16	63%	9	195	24	12%	171	220	40	18%	180
Disturbed	748	427	427	0	0	427	57%	321	1,373	416	30%	957	2,121	844	40%	1,277
Agriculture	125	58	58	0	0	58	46%	67	246	119	48%	127	371	177	48%	193
Total Federal / State	**13,758**	**13,362**	**13,362**	**0**	**0**	**13,362**	**97%**	**397**	**11,864**	**7,045**	**59%**	**4,819**	**25,623**	**20,407**	**80%**	**5,216**
Habitat	12,886	12,876	12,876	0	0	12,876	100%	9	10,245	6,510	64%	3,735	23,131	19,386	84%	3,745
Disturbed - Agric.	873	485	485	0	0	485	56%	387	1,619	535	33%	1,084	2,492	1,021	41%	1,471

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C7430

Table C-9.52b

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of San Diego

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of San Diego			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**3,678**	**3,678**	**3,678**	**0**	**0**	**3,678**	**100%**	**0**	**724**	**724**	**100%**	**0**	**4,402**	**4,402**	**100%**	**0**
Wetland	3,626	3,626	3,626	0	0	3,626	100%	0	512	512	100%	0	4,138	4,138	100%	0
Upland	28	28	28	0	0	28	100%	0	4	4	100%	0	32	32	100%	0
Bay - Ocean - Other	23	23	23	0	0	23	100%	0	208	208	100%	0	231	231	100%	0
Class B	**7,613**	**7,170**	**7,170**	**0**	**0**	**7,170**	**94%**	**443**	**2,837**	**2,289**	**81%**	**548**	**10,450**	**9,459**	**91%**	**991**
CSS-CSS/CHP	7,117	6,684	6,684	0	0	6,684	94%	433	2,527	1,979	78%	548	9,644	8,663	90%	981
Mar. Succ. Scrub	59	59	59	0	0	59	100%	0	8	8	100%	0	66	66	100%	0
So. Maritime Chaparral	246	246	246	0	0	246	100%	0	93	93	100%	0	339	339	100%	0
Oak Woodland	167	157	157	0	0	157	94%	10	1	1	92%	0	168	157	94%	10
Beach - Saltpan	25	25	25	0	0	25	100%	0	208	208	100%	0	233	233	100%	0
Class C	**4,318**	**4,055**	**4,055**	**0**	**0**	**4,055**	**94%**	**263**	**1,947**	**1,195**	**61%**	**752**	**6,265**	**5,250**	**84%**	**1,015**
Chaparral	2,444	2,295	2,295	0	0	2,295	94%	149	972	667	69%	306	3,416	2,962	87%	454
Grassland	1,874	1,760	1,760	0	0	1,760	94%	114	975	528	54%	446	2,848	2,288	80%	560
Class D	**3,383**	**1,928**	**1,928**	**0**	**0**	**1,928**	**57%**	**1,456**	**3,759**	**1,495**	**40%**	**2,264**	**7,142**	**3,423**	**48%**	**3,720**
Euc. Woodland	11	9	9	0	0	9	84%	2	150	84	56%	66	161	93	58%	68
Disturbed	1,547	1,236	1,236	0	0	1,236	80%	312	1,774	1,057	60%	717	3,322	2,293	69%	1,029
Agriculture	1,825	683	683	0	0	683	37%	1,142	1,834	354	19%	1,481	3,660	1,037	28%	2,623
Total Local Public	**18,992**	**16,831**	**16,831**	**0**	**0**	**16,831**	**89%**	**2,161**	**9,267**	**5,703**	**62%**	**3,564**	**28,259**	**22,534**	**80%**	**5,726**
Habitat	15,620	14,912	14,912	0	0	14,912	95%	708	5,658	4,292	76%	1,366	21,278	19,204	90%	2,074
Disturbed - Agric.	3,373	1,919	1,919	0	0	1,919	57%	1,454	3,609	1,411	39%	2,198	6,981	3,330	48%	3,652

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08743

Table C-9.52c

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of San Diego

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of San Diego			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**2,331**	**2,331**	**2,331**	**0**	**0**	**2,331**	**100%**	**0**	**924**	**924**	**100%**	**0**	**3,255**	**3,255**	**100%**	**0**
Wetland	**2,171**	2,171	2,171	0	0	2,171	100%	0	**854**	854	100%	0	**3,025**	3,025	100%	0
Upland	**9**	9	9	0	0	9	100%	0	**3**	3	100%	0	**12**	12	100%	0
Bay - Ocean - Other	**152**	152	152	0	0	152	100%	0	**67**	67	100%	0	**218**	218	100%	0
Class B	**8,234**	**5,373**	**4,528**	**597**	**1,934**	**7,059**	**86%**	**1,175**	**4,542**	**2,318**	**51%**	**2,224**	**12,775**	**9,377**	**73%**	**3,398**
CSS-CSS/CHP	**6,944**	4,508	3,811	510	1,465	5,786	83%	1,157	**4,144**	2,029	49%	2,115	**11,087**	7,815	70%	3,272
Mar. Succ. Scrub	**547**	346	276	40	231	547	100%	0	**39**	15	39%	24	**586**	562	96%	24
So. Maritime Chaparral	**526**	359	287	39	200	526	100%	0	**288**	219	76%	68	**813**	745	92%	68
Oak Woodland	**104**	48	41	8	38	87	83%	17	**38**	22	58%	16	**143**	109	77%	33
Beach - Saltpan	**113**	113	113	0	0	113	100%	0	**33**	33	100%	0	**146**	146	100%	0
Class C	**9,012**	**5,330**	**4,520**	**662**	**2,328**	**7,510**	**83%**	**1,502**	**7,215**	**2,300**	**32%**	**4,915**	**16,227**	**9,810**	**60%**	**6,417**
Chaparral	**3,923**	2,501	2,116	288	865	3,269	83%	654	**3,744**	1,317	35%	2,427	**7,667**	4,586	60%	3,080
Grassland	**5,089**	2,828	2,404	374	1,463	4,241	83%	848	**3,471**	983	28%	2,489	**8,560**	5,223	61%	3,337
Class D	**3,197**	**1,239**	**1,239**	**0**	**0**	**1,239**	**39%**	**1,958**	**7,923**	**1,818**	**23%**	**6,105**	**11,119**	**3,057**	**27%**	**8,062**
Euc. Woodland	**29**	14	14	0	0	14	49%	15	**248**	59	24%	189	**277**	73	26%	204
Disturbed	**1,814**	780	780	0	0	780	43%	1,034	**3,420**	1,102	32%	2,318	**5,233**	1,881	36%	3,352
Agriculture	**1,354**	445	445	0	0	445	33%	909	**4,256**	658	15%	3,598	**5,609**	1,103	20%	4,507
Total Private	**22,774**	**14,273**	**12,618**	**1,259**	**4,263**	**18,139**	**80%**	**4,634**	**20,603**	**7,360**	**36%**	**13,243**	**43,377**	**25,499**	**59%**	**17,878**
Habitat	**19,606**	13,048	11,393	1,259	4,263	16,915	86%	2,692	**12,928**	5,600	43%	7,328	**32,534**	22,515	69%	10,019
Disturbed - Agric.	**3,167**	1,225	1,225	0	0	1,225	39%	1,943	**7,675**	1,759	23%	5,916	**10,843**	2,984	28%	7,859

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08744

Table C-9.52d

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of San Diego

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of San Diego			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**7,853**	**7,853**	**7,853**	**0**	**0**	**7,853**	**100%**	**0**	**1,902**	**1,902**	**100%**	**0**	**9,755**	**9,755**	**100%**	**0**
Wetland	7,349	7,349	7,349	0	0	7,349	100%	0	1,583	1,583	100%	0	8,932	8,932	100%	0
Upland	322	322	322	0	0	322	100%	0	14	14	100%	0	336	336	100%	0
Bay - Ocean - Other	182	182	182	0	0	182	100%	0	305	305	100%	0	487	487	100%	0
Class B	**20,591**	**17,287**	**16,442**	**597**	**1,934**	**18,974**	**92%**	**1,618**	**8,162**	**5,240**	**64%**	**2,921**	**28,753**	**24,214**	**84%**	**4,539**
CSS-CSS/CHP	17,486	14,617	13,920	510	1,465	15,896	91%	1,590	7,253	4,443	61%	2,810	24,739	20,338	82%	4,400
Mar. Succ. Scrub	1,449	1,247	1,178	40	231	1,449	100%	0	209	185	89%	24	1,658	1,634	99%	24
So. Maritime Chaparral	1,147	980	908	39	200	1,147	100%	0	391	323	83%	68	1,538	1,469	96%	68
Oak Woodland	295	229	222	8	38	268	91%	28	46	27	59%	19	341	295	86%	46
Beach - Saltpan	214	214	214	0	0	214	100%	0	263	263	100%	0	478	478	100%	0
Class C	**19,601**	**15,656**	**14,846**	**662**	**2,328**	**17,837**	**91%**	**1,765**	**18,175**	**9,093**	**50%**	**9,082**	**37,777**	**26,930**	**71%**	**10,847**
Chaparral	10,977	9,407	9,022	288	865	10,175	93%	803	13,044	7,285	56%	5,758	24,021	17,460	73%	6,561
Grassland	8,624	6,249	5,824	374	1,463	7,662	89%	962	5,132	1,808	35%	3,324	13,756	9,470	69%	4,286
Class D	**7,478**	**3,668**	**3,668**	**0**	**0**	**3,668**	**49%**	**3,810**	**13,496**	**3,872**	**29%**	**9,623**	**20,974**	**7,540**	**36%**	**13,433**
Euc. Woodland	65	39	39	0	0	39	60%	26	593	167	28%	426	658	206	31%	452
Disturbed	4,109	2,443	2,443	0	0	2,443	59%	1,666	6,567	2,575	39%	3,992	10,676	5,018	47%	5,658
Agriculture	3,304	1,186	1,186	0	0	1,186	36%	2,118	6,336	1,130	18%	5,205	9,640	2,316	24%	7,323
Total All Ownerships	**55,524**	**44,465**	**42,810**	**1,259**	**4,263**	**48,332**	**87%**	**7,192**	**41,734**	**20,108**	**48%**	**21,627**	**97,258**	**68,439**	**70%**	**28,819**
Habitat	48,112	40,837	39,181	1,259	4,263	44,703	93%	3,408	28,831	16,402	57%	12,429	76,943	61,105	79%	15,838
Disturbed - Agric.	7,413	3,629	3,629	0	0	3,629	49%	3,784	12,903	3,706	29%	9,197	20,315	7,334	36%	12,981

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08745

Table C-9.53a

Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for City of Santee
Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for City of Santee			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	0	0	0	0	0	0	0%	0	3	3	100%	0	3	3	100%	0
Wetland	0	0	0	0	0	0	0%	0	3	3	100%	0	3	3	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	0	0	0	0	0	0	100%	0	12	0	2%	11	12	1	6%	11
CSS-CSS/CHP	0	0	0	0	0	0	100%	0	12	0	2%	11	12	1	6%	11
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	0	0	0	0	0	0	0%	0	41	1	3%	40	41	1	3%	40
Chaparral	0	0	0	0	0	0	0%	0	2	0	4%	2	2	0	4%	2
Grassland	0	0	0	0	0	0	0%	0	39	1	3%	38	39	1	3%	38
Class D	0	0	0	0	0	0	0%	0	35	1	3%	34	35	1	3%	34
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	0	0	0	0	0	0	0%	0	35	1	3%	34	35	1	3%	34
Agriculture	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Total Federal / State	0	0	0	0	0	0	100%	0	90	6	7%	85	91	6	7%	85
Habitat	0	0	0	0	0	0	100%	0	56	5	9%	51	56	5	9%	51
Disturbed - Agric.	0	0	0	0	0	0	0%	0	35	1	3%	34	35	1	3%	34

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

03745

Table C-9.53b

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Santee

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for City of Santee			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**20**	**20**	**20**	**0**	**0**	**20**	**100%**	**0**	**269**	**269**	**100%**	**0**	**288**	**288**	**100%**	**0**
Wetland	20	20	20	0	0	20	100%	0	269	269	100%	0	288	288	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	**6**	**6**	**6**	**0**	**0**	**6**	**94%**	**0**	**16**	**1**	**4%**	**16**	**23**	**7**	**29%**	**16**
CSS-CSS/CHP	6	6	6	0	0	6	94%	0	16	1	4%	16	23	7	29%	16
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	**177**	**166**	**166**	**0**	**0**	**166**	**94%**	**11**	**3**	**1**	**16%**	**3**	**180**	**167**	**92%**	**14**
Chaparral	152	143	143	0	0	143	94%	9	0	0	91%	0	152	143	94%	9
Grassland	25	23	23	0	0	23	94%	1	3	0	10%	3	28	23	84%	4
Class D	**3**	**2**	**2**	**0**	**0**	**2**	**90%**	**0**	**288**	**98**	**34%**	**191**	**291**	**100**	**34%**	**191**
Euc. Woodland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Disturbed	3	2	2	0	0	2	90%	0	284	98	34%	186	287	100	35%	187
Agriculture	0	0	0	0	0	0	0%	0	4	0	3%	4	4	0	3%	4
Total Local Public	**205**	**194**	**194**	**0**	**0**	**194**	**94%**	**11**	**577**	**368**	**64%**	**209**	**782**	**561**	**72%**	**221**
Habitat	203	192	192	0	0	192	95%	11	289	270	94%	19	491	462	94%	30
Disturbed - Agric.	3	2	2	0	0	2	90%	0	288	98	34%	191	291	100	34%	191

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C87427

Table C-9.53c

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Santee

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for City of Santee			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	42	42	42	0	0	42	100%	0	120	120	100%	0	162	162	100%	0
Wetland	42	42	42	0	0	42	100%	0	120	120	100%	0	162	162	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	2,050	1,485	1,251	151	306	1,708	83%	342	746	485	65%	261	2,796	2,193	78%	602
CSS-CSS/CHP	2,044	1,481	1,248	150	305	1,703	83%	341	746	485	65%	261	2,790	2,189	78%	602
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	6	4	3	0	1	5	83%	1	0	0	0%	0	6	5	83%	1
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	804	573	483	59	128	670	83%	134	448	285	64%	163	1,252	955	76%	297
Chaparral	331	265	223	24	29	275	83%	55	329	246	75%	82	659	522	79%	137
Grassland	473	308	261	35	99	394	83%	79	119	38	32%	81	593	433	73%	160
Class D	10	8	8	0	0	8	77%	2	223	75	33%	148	233	82	35%	151
Euc. Woodland	0	0	0	0	0	0	0%	0	3	0	0%	3	3	0	0%	3
Disturbed	10	8	8	0	0	8	77%	2	215	75	35%	140	225	82	37%	143
Agriculture	0	0	0	0	0	0	0%	0	6	0	0%	6	6	0	0%	6
Total Private	2,905	2,107	1,784	210	434	2,427	84%	478	1,537	965	63%	572	4,442	3,392	76%	1,050
Habitat	2,895	2,100	1,776	210	434	2,420	84%	476	1,317	890	68%	427	4,212	3,310	79%	902
Disturbed - Agric.	10	8	8	0	0	8	77%	2	220	75	34%	146	230	82	36%	148

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08743

Table C-9.53d

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for City of Santee

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for City of Santee			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	61	61	61	0	0	61	100%	0	393	393	100%	0	454	454	100%	0
Wetland	61	61	61	0	0	61	100%	0	393	393	100%	0	454	454	100%	0
Upland	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	2,056	1,491	1,258	151	306	1,715	83%	342	774	486	63%	288	2,831	2,201	78%	630
CSS-CSS/CHP	2,051	1,487	1,255	150	305	1,710	83%	341	774	486	63%	288	2,825	2,196	78%	629
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	6	4	3	0	1	5	83%	1	0	0	0%	0	6	5	83%	1
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	981	739	649	59	128	836	85%	145	492	286	58%	206	1,473	1,122	76%	350
Chaparral	483	408	365	24	29	418	87%	64	331	247	75%	84	813	665	82%	148
Grassland	498	331	284	35	99	418	84%	80	161	40	25%	122	659	457	69%	202
Class D	12	10	10	0	0	10	79%	3	546	173	32%	373	558	183	33%	375
Euc. Woodland	0	0	0	0	0	0	0%	0	3	0	0%	3	3	0	0%	3
Disturbed	12	10	10	0	0	10	79%	3	534	173	32%	360	546	183	34%	363
Agriculture	0	0	0	0	0	0	0%	0	10	0	1%	10	10	0	1%	10
Total All Ownerships	3,111	2,302	1,978	210	434	2,622	84%	489	2,205	1,338	61%	866	5,315	3,960	75%	1,355
Habitat	3,098	2,292	1,968	210	434	2,612	84%	487	1,661	1,165	70%	496	4,760	3,777	79%	983
Disturbed - Agric.	12	10	10	0	0	10	79%	3	543	173	32%	370	556	183	33%	373

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C1780 0345

Table C-9.54a

Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for Unincorporated
Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area								Outside PPA				Total for Unincorporated			
	Total	Gross Const.	Net Const.	Milig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	5,275	5,275	5,275	0	0	5,275	100%	0	18	18	100%	0	5,293	5,293	100%	0
Wetland	174	174	174	0	0	174	100%	0	18	18	100%	0	193	193	100%	0
Upland	5,100	5,100	5,100	0	0	5,100	100%	0	0	0	0%	0	5,100	5,100	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	5,890	5,890	5,890	0	0	5,890	100%	0	938	794	85%	145	6,829	6,684	98%	145
CSS-CSS/CHP	5,861	5,861	5,861	0	0	5,861	100%	0	874	738	84%	136	6,735	6,599	98%	136
Mar. Succ. Scrub	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	29	29	29	0	0	29	100%	0	64	55	86%	9	93	85	91%	9
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	13,347	13,347	13,347	0	0	13,347	100%	0	1,792	1,418	79%	374	15,139	14,765	98%	374
Chaparral	13,074	13,074	13,074	0	0	13,074	100%	0	1,716	1,410	82%	306	14,790	14,484	98%	306
Grassland	273	273	273	0	0	273	100%	0	76	8	11%	68	349	281	81%	68
Class D	124	38	38	0	0	38	31%	85	180	33	18%	147	303	71	23%	232
Euc. Woodland	0	0	0	0	0	0	89%	0	0	0	0%	0	0	0	89%	0
Disturbed	72	27	27	0	0	27	37%	45	104	31	30%	72	176	59	33%	117
Agriculture	51	10	10	0	0	10	21%	40	76	1	2%	75	127	12	9%	115
Total Federal / State	24,635	24,550	24,550	0	0	24,550	100%	85	2,928	2,263	77%	665	27,564	26,813	97%	751
Habitat	24,512	24,512	24,512	0	0	24,512	100%	0	2,749	2,230	81%	518	27,261	26,743	98%	518
Disturbed - Agric.	123	38	38	0	0	38	31%	85	180	33	18%	147	303	70	23%	232

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

08750

Table C-9.54b

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for Unincorporated

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area								Outside PPA				Total for Unincorporated			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	2,352	2,352	2,352	0	0	2,352	100%	0	218	218	100%	0	2,570	2,570	100%	0
Wetland	2,350	2,350	2,350	0	0	2,350	100%	0	218	218	100%	0	2,569	2,569	100%	0
Upland	2	2	2	0	0	2	100%	0	0	0	0%	0	2	2	100%	0
Bay - Ocean - Other	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class B	8,034	7,545	7,545	0	0	7,545	94%	489	558	438	79%	119	8,592	7,984	93%	608
CSS-CSS/CHP	7,578	7,117	7,117	0	0	7,117	94%	461	516	406	79%	110	8,093	7,522	93%	571
Mar. Succ. Scrub	2	2	2	0	0	2	100%	0	0	0	0%	0	2	2	100%	0
So. Maritime Chaparral	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Oak Woodland	455	427	427	0	0	427	94%	28	42	33	78%	9	497	460	93%	37
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	7,123	6,689	6,689	0	0	6,689	94%	433	485	350	72%	135	7,608	7,039	93%	569
Chaparral	6,461	6,068	6,068	0	0	6,068	94%	393	304	264	87%	39	6,765	6,332	94%	432
Grassland	662	622	622	0	0	622	94%	40	181	85	47%	96	843	707	84%	136
Class D	700	503	503	0	0	503	72%	197	620	360	58%	260	1,320	863	65%	457
Euc. Woodland	13	11	11	0	0	11	81%	3	31	24	75%	8	45	34	77%	10
Disturbed	347	196	196	0	0	196	56%	151	178	99	56%	79	525	295	56%	230
Agriculture	340	296	296	0	0	296	87%	43	411	237	58%	174	750	534	71%	217
Total Local Public	18,209	17,090	17,090	0	0	17,090	94%	1,119	1,881	1,366	73%	515	20,090	18,456	92%	1,634
Habitat	17,522	16,598	16,598	0	0	16,598	95%	925	1,292	1,030	80%	262	18,815	17,628	94%	1,187
Disturbed - Agric.	687	492	492	0	0	492	72%	194	589	336	57%	252	1,276	829	65%	447

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

Table C-9.54c

Biologically Preferred Alternative
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Total for Unincorporated
Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area								Outside PPA				Total for Unincorporated			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	5,705	5,705	5,705	0	0	5,705	100%	0	3,190	3,190	100%	0	8,895	8,895	100%	0
Wetland	5,095	5,095	5,095	0	0	5,095	100%	0	3,131	3,131	100%	0	8,226	8,226	100%	0
Upland	610	610	610	0	0	610	100%	0	0	0	0%	0	610	610	100%	0
Bay - Ocean - Other	1	1	1	0	0	1	100%	0	59	59	100%	0	59	59	100%	0
Class B	43,563	29,211	24,664	3,201	8,481	36,346	83%	7,217	24,015	10,400	43%	13,615	67,578	46,746	69%	20,832
CSS-CSS/CHP	42,044	28,128	23,759	3,090	8,189	35,037	83%	7,007	21,127	9,445	45%	11,682	63,171	44,482	70%	18,689
Mar. Succ. Scrub	259	222	178	19	62	259	100%	0	8	7	80%	2	267	266	99%	2
So. Maritime Chaparral	1	1	1	0	1	1	100%	0	71	39	55%	32	73	41	56%	32
Oak Woodland	1,258	860	726	92	230	1,049	83%	210	2,809	909	32%	1,900	4,067	1,957	48%	2,110
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	25,815	16,814	14,214	1,897	5,402	21,513	83%	4,302	46,192	17,167	37%	29,025	72,007	38,680	54%	33,327
Chaparral	20,756	13,435	11,359	1,525	4,412	17,297	83%	3,459	40,129	16,206	40%	23,923	60,885	33,503	55%	27,382
Grassland	5,059	3,379	2,855	372	990	4,216	83%	843	6,063	961	16%	5,102	11,122	5,177	47%	5,945
Class D	4,331	1,313	1,313	0	0	1,313	30%	3,018	17,655	3,012	17%	14,643	21,986	4,325	20%	17,662
Euc. Woodland	409	60	60	0	0	60	15%	349	426	51	12%	375	835	111	13%	724
Disturbed	1,582	516	516	0	0	516	33%	1,066	4,525	868	19%	3,657	6,107	1,384	23%	4,723
Agriculture	2,340	737	737	0	0	737	31%	1,603	12,704	2,093	16%	10,611	15,044	2,830	19%	12,215
Total Private	79,414	53,043	45,895	5,098	13,883	64,876	82%	14,537	91,052	33,769	37%	57,283	170,466	98,645	58%	71,821
Habitat	75,492	51,790	44,642	5,098	13,883	63,624	84%	11,868	73,823	30,807	42%	43,015	149,315	94,431	63%	54,883
Disturbed - Agric.	3,922	1,253	1,253	0	0	1,253	32%	2,669	17,229	2,961	17%	14,268	21,151	4,214	20%	16,937

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

C-1693

Table C-9.54d

Biologically Preferred Alternative

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Total for Unincorporated

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area								Outside PPA				Total for Unincorporated			
	Total	Gross Const.	Net Const.	Mitig. Acquis.	General Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	13,331	13,331	13,331	0	0	13,331	100%	0	3,427	3,427	100%	0	16,758	16,758	100%	0
Wetland	7,619	7,619	7,619	0	0	7,619	100%	0	3,368	3,368	100%	0	10,987	10,987	100%	0
Upland	5,711	5,711	5,711	0	0	5,711	100%	0	0	0	0%	0	5,711	5,711	100%	0
Bay - Ocean - Other	1	1	1	0	0	1	100%	0	59	59	100%	0	59	59	100%	0
Class B	57,488	42,647	38,100	3,201	8,481	49,782	87%	7,706	25,511	11,631	46%	13,879	82,998	61,414	74%	21,585
CSS-CSS/CHP	55,483	41,106	36,736	3,090	8,189	48,015	87%	7,468	22,517	10,589	47%	11,928	78,000	58,604	75%	19,396
Mar. Succ. Scrub	261	223	180	19	62	261	100%	0	8	7	80%	2	269	267	99%	2
So. Maritime Chaparral	1	1	1	0	1	1	100%	0	71	39	55%	32	73	41	56%	32
Oak Woodland	1,743	1,317	1,183	92	230	1,505	86%	237	2,915	997	34%	1,918	4,657	2,502	54%	2,155
Beach - Saltpan	0	0	0	0	0	0	0%	0	0	0	0%	0	0	0	0%	0
Class C	46,285	36,851	34,250	1,897	5,402	41,549	90%	4,736	48,469	18,935	39%	29,534	94,754	60,484	64%	34,269
Chaparral	40,291	32,576	30,501	1,525	4,412	36,438	90%	3,852	42,149	17,881	42%	24,268	82,439	54,319	66%	28,120
Grassland	5,994	4,274	3,749	372	990	5,111	85%	883	6,320	1,054	17%	5,266	12,315	6,165	50%	6,149
Class D	5,155	1,854	1,854	0	0	1,854	36%	3,301	18,455	3,405	18%	15,050	23,610	5,259	22%	18,351
Euc. Woodland	423	71	71	0	0	71	17%	352	458	75	16%	383	880	146	17%	735
Disturbed	2,002	739	739	0	0	739	37%	1,263	4,806	999	21%	3,808	6,808	1,738	26%	5,070
Agriculture	2,730	1,044	1,044	0	0	1,044	38%	1,686	13,191	2,331	18%	10,860	15,921	3,375	21%	12,546
Total All Ownerships	122,258	94,682	87,535	5,098	13,883	106,516	87%	15,742	95,861	37,396	39%	58,463	218,120	143,915	66%	74,205
Habitat	117,526	92,900	85,752	5,098	13,883	104,734	89%	12,793	77,864	34,068	44%	43,796	195,390	138,801	71%	56,589
Disturbed - Agric.	4,732	1,783	1,783	0	0	1,783	38%	2,949	17,997	3,330	19%	14,667	22,730	5,113	22%	17,616

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1993.

03453

Table C-9.55a

City of San Diego MSCP

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Public Lands Alternative

Multiple Species Conservation Program

Federal / State Government	Inside Preserve Planning Area							Outside PPA				Total for MSCP Study Area			
	Total	Gross Const.	Net Const.	Habitat Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**8,563**	**8,529**	**8,529**	**0**	**8,529**	**100%**	**34**	**709**	**709**	**100%**	**0**	**9,272**	**9,239**	**100%**	**34**
Wetland	2,721	2,687	2,687	0	2,687	99%	34	190	190	100%	0	2,911	2,878	99%	34
Upland	5,559	5,559	5,559	0	5,559	100%	0	34	34	100%	0	5,592	5,592	100%	0
Bay - Ocean - Other	283	283	283	0	283	100%	0	486	486	100%	0	769	769	100%	0
Class B	**13,162**	**12,911**	**12,911**	**0**	**12,911**	**98%**	**251**	**1,413**	**1,108**	**78%**	**305**	**14,575**	**14,019**	**96%**	**556**
CSS-CSS/CHP	11,198	10,949	10,949	0	10,949	98%	249	1,147	842	73%	304	12,345	11,792	96%	553
Mar. Succ. Scrub	742	742	742	0	742	100%	0	101	101	100%	0	843	843	100%	0
So. Maritime Chaparral	499	498	498	0	498	100%	0	3	3	100%	0	501	501	100%	0
Oak Woodland	80	78	78	0	78	98%	2	1	0	59%	0	81	79	98%	2
Beach - Saltpan	643	643	643	0	643	100%	0	161	161	100%	0	804	804	100%	0
Class C	**26,729**	**26,692**	**26,692**	**0**	**26,692**	**100%**	**37**	**2,085**	**1,145**	**55%**	**940**	**28,814**	**27,836**	**97%**	**978**
Chaparral	23,746	23,721	23,721	0	23,721	100%	25	1,741	1,064	61%	677	25,487	24,786	97%	702
Grassland	2,983	2,970	2,970	0	2,970	100%	13	344	81	23%	263	3,327	3,051	92%	276
Class D	**4,431**	**2,218**	**2,218**	**0**	**2,218**	**50%**	**2,213**	**1,101**	**242**	**22%**	**859**	**5,533**	**2,460**	**44%**	**3,072**
Euc. Woodland	68	68	68	0	68	100%	0	175	21	12%	154	244	90	37%	154
Disturbed	4,025	1,954	1,954	0	1,954	49%	2,071	809	219	27%	590	4,834	2,172	45%	2,662
Agriculture	338	196	196	0	196	58%	142	117	2	2%	115	455	198	44%	257
Total Federal / State	**52,885**	**50,350**	**50,350**	**0**	**50,350**	**95%**	**2,535**	**5,308**	**3,204**	**60%**	**2,104**	**58,193**	**53,554**	**92%**	**4,639**
Habitat	48,522	48,200	48,200	0	48,200	99%	322	4,382	2,983	68%	1,399	52,904	51,184	97%	1,721
Disturbed - Agric.	4,363	2,150	2,150	0	2,150	49%	2,213	926	221	24%	705	5,289	2,371	45%	2,918

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1994.

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Table C-9.55b

City of San Diego MSCP

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Public Lands Alternative

Multiple Species Conservation Program

Local Government	Inside Preserve Planning Area							Outside PPA				Total for MSCP Study Area			
	Total	Gross Const.	Net Const.	Habitat Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**7,819**	**7,801**	**7,801**	**0**	**7,801**	**100%**	**18**	**13,772**	**13,772**	**100%**	**0**	**21,591**	**21,573**	**100%**	**18**
Wetland	7,254	7,236	7,236	0	7,236	100%	18	110	110	100%	0	7,363	7,346	100%	18
Upland	33	33	33	0	33	100%	0	2	2	100%	0	35	35	100%	0
Bay - Ocean - Other	532	532	532	0	532	100%	0	13,660	13,660	100%	0	14,193	14,192	100%	0
Class B	**19,944**	**19,921**	**19,921**	**0**	**19,921**	**100%**	**23**	**1,048**	**677**	**65%**	**371**	**20,992**	**20,597**	**98%**	**394**
CSS-CSS/CHP	18,624	18,601	18,601	0	18,601	100%	23	842	478	57%	364	19,466	19,079	98%	387
Mar. Succ. Scrub	81	81	81	0	81	100%	0	5	5	100%	0	86	86	100%	0
So. Maritime Chaparral	357	357	357	0	357	100%	0	18	18	100%	0	375	375	100%	0
Oak Woodland	659	659	659	0	659	100%	0	12	5	43%	7	671	664	99%	7
Beach - Saltpan	223	223	223	0	223	100%	0	171	171	100%	0	394	394	100%	0
Class C	**16,099**	**16,092**	**16,092**	**0**	**16,092**	**100%**	**7**	**475**	**330**	**69%**	**145**	**16,575**	**16,422**	**99%**	**153**
Chaparral	12,073	12,067	12,067	0	12,067	100%	6	293	245	83%	49	12,366	12,312	100%	54
Grassland	4,026	4,024	4,024	0	4,024	100%	2	182	86	47%	96	4,208	4,110	98%	98
Class D	**8,403**	**4,327**	**4,327**	**0**	**4,327**	**51%**	**4,076**	**985**	**379**	**38%**	**607**	**9,388**	**4,706**	**50%**	**4,683**
Euc. Woodland	122	120	120	0	120	98%	2	107	49	46%	58	229	169	74%	60
Disturbed	4,128	2,797	2,797	0	2,797	68%	1,331	695	290	42%	405	4,823	3,087	64%	1,737
Agriculture	4,153	1,410	1,410	0	1,410	34%	2,743	183	40	22%	144	4,336	1,450	33%	2,886
Total Local Public	**52,265**	**48,140**	**48,140**	**0**	**48,140**	**92%**	**4,125**	**16,280**	**15,158**	**93%**	**1,123**	**68,545**	**63,298**	**92%**	**5,247**
Habitat	43,984	43,934	43,934	0	43,934	100%	51	15,402	14,828	96%	574	59,386	58,762	99%	625
Disturbed - Agric.	8,281	4,207	4,207	0	4,207	51%	4,074	879	330	38%	549	9,159	4,537	50%	4,623

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1994.

Table C-9.55c

City of San Diego MSCP

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Public Lands Alternative

Multiple Species Conservation Program

Private Ownership	Inside Preserve Planning Area							Outside PPA				Total for MSCP Study Area			
	Total	Gross Const.	Net Const.	Habitat Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**7,260**	**6,107**	**6,107**	**0**	**6,107**	**84%**	**1,153**	**6,388**	**6,388**	**100%**	**0**	**13,648**	**12,496**	**92%**	**1,153**
Wetland	6,919	5,877	5,877	0	5,877	85%	1,042	5,844	5,844	100%	0	12,763	11,721	92%	1,042
Upland	181	147	147	0	147	81%	34	441	441	100%	0	623	589	95%	34
Bay - Ocean - Other	160	83	83	0	83	52%	77	103	103	100%	0	263	186	71%	77
Class B	**42,590**	**31,393**	**28,819**	**2,574**	**31,393**	**74%**	**11,197**	**52,001**	**21,239**	**41%**	**30,762**	**94,591**	**52,632**	**56%**	**41,959**
CSS-CSS/CHP	40,639	29,579	27,006	2,574	29,579	73%	11,060	47,063	19,543	42%	27,520	87,702	49,122	56%	38,580
Mar. Succ. Scrub	460	460	460	0	460	100%	0	415	212	51%	203	874	671	77%	203
So. Maritime Chaparral	470	468	468	0	468	100%	2	431	219	51%	212	901	687	76%	214
Oak Woodland	879	745	745	0	745	85%	135	3,992	1,165	29%	2,826	4,871	1,910	39%	2,961
Beach - Saltpan	142	141	141	0	141	99%	1	100	100	100%	0	242	242	100%	1
Class C	**21,321**	**17,220**	**15,722**	**1,498**	**17,220**	**81%**	**4,101**	**71,881**	**24,944**	**35%**	**46,937**	**93,202**	**42,165**	**45%**	**51,038**
Chaparral	15,322	11,929	10,891	1,038	11,929	78%	3,393	57,015	22,682	40%	34,333	72,337	34,611	48%	37,726
Grassland	5,999	5,291	4,831	460	5,291	88%	708	14,866	2,262	15%	12,604	20,865	7,554	36%	13,312
Class D	**6,569**	**3,909**	**3,909**	**0**	**3,909**	**60%**	**2,660**	**31,719**	**4,677**	**15%**	**27,042**	**38,288**	**8,585**	**22%**	**29,702**
Euc. Woodland	211	167	167	0	167	79%	44	947	81	9%	866	1,158	248	21%	910
Disturbed	3,477	2,190	2,190	0	2,190	63%	1,287	9,849	1,962	20%	7,887	13,326	4,153	31%	9,174
Agriculture	2,880	1,551	1,551	0	1,551	54%	1,329	20,923	2,634	13%	18,290	23,803	4,185	18%	19,619
Total Private	**77,740**	**58,629**	**54,557**	**4,072**	**58,629**	**75%**	**19,111**	**161,990**	**57,249**	**35%**	**104,741**	**239,729**	**115,878**	**48%**	**123,851**
Habitat	71,382	54,888	50,816	4,072	54,888	77%	16,495	131,217	52,653	40%	78,564	202,600	107,540	53%	95,059
Disturbed - Agric.	6,357	3,741	3,741	0	3,741	59%	2,616	30,772	4,596	15%	26,176	37,130	8,337	22%	28,792

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1994.

03755

Table C-9.55d

City of San Diego MSCP

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Public Lands Alternative

Multiple Species Conservation Program

All Ownerships	Inside Preserve Planning Area							Outside PPA				Total for MSCP Study Area			
	Total	Gross Const.	Net Const.	Habitat Acquis.	Total Conserved	Percent Conserved	Potentially Developable	Total	Constrained	Percent Const.	Potentially Developable	Total	Conserv. or Constrained	Percent Const.	Potentially Developable
Class A	**23,642**	**22,438**	**22,438**	**0**	**22,438**	**95%**	**1,204**	**20,870**	**20,870**	**100%**	**0**	**44,511**	**43,307**	**97%**	**1,204**
Wetland	**16,893**	15,800	15,800	0	15,800	94%	1,093	**6,144**	6,144	100%	0	**23,037**	21,944	95%	1,093
Upland	**5,773**	5,739	5,739	0	5,739	99%	34	**477**	477	100%	0	**6,250**	6,216	99%	34
Bay - Ocean - Other	**975**	898	898	0	898	92%	77	**14,249**	14,249	100%	0	**15,224**	15,147	99%	77
Class B	**75,696**	**64,225**	**61,651**	**2,574**	**64,225**	**85%**	**11,471**	**54,461**	**23,024**	**42%**	**31,437**	**130,157**	**87,249**	**67%**	**42,909**
CSS-CSS/CHP	**70,462**	59,130	56,556	2,574	59,130	84%	11,332	**49,052**	20,863	43%	28,189	**119,514**	79,993	67%	39,521
Mar. Succ. Scrub	**1,283**	1,283	1,283	0	1,283	100%	0	**521**	318	61%	203	**1,803**	1,600	89%	203
So. Maritime Chaparral	**1,326**	1,323	1,323	0	1,323	100%	2	**451**	239	53%	212	**1,777**	1,563	88%	214
Oak Woodland	**1,618**	1,482	1,482	0	1,482	92%	136	**4,004**	1,171	29%	2,833	**5,622**	2,653	47%	2,969
Beach - Saltpan	**1,008**	1,007	1,007	0	1,007	100%	1	**433**	433	100%	0	**1,440**	1,440	100%	1
Class C	**64,149**	**60,004**	**58,505**	**1,498**	**60,004**	**94%**	**4,145**	**74,442**	**26,419**	**35%**	**48,022**	**138,591**	**86,423**	**62%**	**52,168**
Chaparral	**51,141**	47,718	46,680	1,038	47,718	93%	3,423	**59,049**	23,991	41%	35,058	**110,191**	71,709	65%	38,482
Grassland	**13,008**	12,286	11,826	460	12,286	94%	722	**15,392**	2,428	16%	12,964	**28,400**	14,714	52%	13,686
Class D	**19,403**	**10,454**	**10,454**	**0**	**10,454**	**54%**	**8,949**	**33,806**	**5,298**	**16%**	**28,508**	**53,209**	**15,751**	**30%**	**37,457**
Euc. Woodland	**402**	355	355	0	355	88%	47	**1,229**	151	12%	1,077	**1,631**	507	31%	1,124
Disturbed	**11,630**	6,941	6,941	0	6,941	60%	4,689	**11,354**	2,471	22%	8,883	**22,984**	9,412	41%	13,572
Agriculture	**7,371**	3,157	3,157	0	3,157	43%	4,213	**21,224**	2,675	13%	18,548	**28,594**	5,833	20%	22,762
Total All Ownerships	**182,890**	**157,120**	**153,048**	**4,072**	**157,120**	**86%**	**25,770**	**183,578**	**75,611**	**41%**	**107,968**	**366,468**	**232,730**	**64%**	**133,738**
Habitat	**163,889**	147,021	142,949	4,072	147,021	90%	16,867	**151,001**	70,464	47%	80,537	**314,890**	217,486	69%	97,404
Disturbed - Agric.	**19,001**	10,098	10,098	0	10,098	53%	8,903	**32,577**	5,146	16%	27,431	**51,578**	15,245	30%	36,333

Source: Onaka Planning and Economics, Ogden, SourcePoint, 1994.

C-9.55d

Table C-9.56a
Total for MHPA

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Public Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	601	576	25	475	145	185	145	1,075	720	355
Saltpan	101	101	0	21	21	0	0	123	123	0
Southern Foredunes	139	138	1	48	8	32	8	187	146	41
Southern Coastal Bluff Scrub	137	123	13	50	20	10	20	186	143	43
Coastal Sage Scrub	24,766	23,138	1,629	6,005	1,920	2,158	1,927	30,771	25,058	5,714
Maritime Succulent Shrub	458	413	44	472	183	105	183	929	596	333
Chaparral	26,767	25,863	903	10,903	3,574	3,746	3,583	37,670	29,437	8,232
Southern Maritime Chaparral	680	613	67	196	37	122	37	876	650	226
CSS / Chaparral	525	522	3	494	168	158	168	1,020	690	330
Grassland	3,928	3,628	300	3,597	568	2,460	570	7,525	4,196	3,329
Southern Coastal Saltmarsh	1,438	1,438	0	62	62	0	0	1,500	1,500	0
Freshwater Marsh	225	225	0	171	171	0	0	396	396	0
Riparian Forest	612	612	0	69	69	0	0	681	681	0
Oak Riparian Forest	790	790	0	76	76	0	0	866	866	0
Riparian Woodland	474	474	0	109	109	0	0	583	583	0
Riparian Scrub	2,511	2,511	0	243	243	0	0	2,754	2,754	0
Oak Woodland	729	702	27	24	7	10	7	753	709	44
Torrey Pine Forest	151	136	15	7	1	6	1	158	137	21
Tecate Cypress Forest	5,097	5,092	5	0	0	0	0	5,097	5,092	5
Eucalyptus Woodland	139	127	12	335	42	251	42	474	169	305
Open Water	3,177	3,177	0	204	204	0	0	3,381	3,381	0
Disturbed Wetlands	583	583	0	69	69	0	0	652	652	0
Natural Flood Channel	321	321	0	59	59	0	0	380	380	0
Shallow Bays	411	411	0	9,094	9,094	0	0	9,505	9,505	0
Pacific Ocean	0	0	0	4,887	4,887	0	0	4,887	4,887	0
Other	22	21	0	548	81	386	81	569	102	467
Subtotal	**74,761**	**71,736**	**3,045**	**38,217**	**21,817**	**9,630**	**6,770**	**112,998**	**93,553**	**19,445**
Disturbed Habitat	2,463	614	1,848	7,209	1,393	4,420	1,395	9,672	2,008	7,664
Agriculture	1,526	330	1,196	3,273	341	2,590	342	4,799	671	4,128
Total	**78,770**	**72,681**	**6,089**	**48,699**	**23,552**	**16,640**	**8,508**	**127,469**	**96,232**	**31,237**

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

C-1552

Table C-9.56b

Total for MHPA

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Private Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	27	26	0	104	37	31	37	131	63	68
Saltpan	110	110	0	2	2	0	0	112	112	0
Southern Foredunes	1	1	0	0	0	0	0	1	1	0
Southern Coastal Bluff Scrub	8	7	1	4	2	0	2	12	9	3
Coastal Sage Scrub	55,557	46,644	8,913	29,308	3,124	18,307	7,877	84,865	49,768	35,097
Maritime Succulent Shrub	543	511	32	332	31	270	31	874	542	333
Chaparral	32,281	26,612	5,669	40,240	1,516	26,200	12,523	72,521	28,128	44,393
Southern Maritime Chaparral	516	464	52	385	25	326	34	901	489	412
CSS / Chaparral	1,196	909	286	1,663	95	986	581	2,858	1,005	1,853
Grassland	7,618	6,761	857	13,258	575	11,920	763	20,876	7,336	13,540
Southern Coastal Saltmarsh	294	294	0	75	75	0	0	369	369	0
Freshwater Marsh	298	298	0	123	123	0	0	421	421	0
Riparian Forest	490	490	0	157	157	0	0	647	647	0
Oak Riparian Forest	2,263	2,263	0	2,253	2,253	0	0	4,516	4,516	0
Riparian Woodland	114	114	0	34	34	0	0	148	148	0
Riparian Scrub	1,767	1,767	0	874	874	0	0	2,641	2,641	0
Oak Woodland	2,369	1,901	468	2,500	135	1,810	556	4,870	2,036	2,833
Torrey Pine Forest	1	1	0	10	0	10	0	11	1	10
Tecate Cypress Forest	517	439	79	81	0	48	33	598	439	160
Eucalyptus Woodland	301	242	59	856	37	766	53	1,157	280	877
Open Water	2,045	2,045	0	300	300	0	0	2,346	2,346	0
Disturbed Wetlands	171	171	0	104	104	0	0	275	275	0
Natural Flood Channel	410	410	0	70	70	0	0	480	480	0
Shallow Bays	0	0	0	75	75	0	0	76	76	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	122	110	12	65	14	35	16	187	124	63
Subtotal	**109,018**	**92,590**	**16,428**	**92,874**	**9,661**	**60,708**	**22,506**	**201,892**	**102,251**	**99,641**
Disturbed Habitat	3,530	444	3,087	9,782	1,109	7,277	1,396	13,312	1,552	11,760
Agriculture	3,741	341	3,401	20,053	784	17,722	1,548	23,795	1,125	22,670
Total	**116,289**	**93,374**	**22,915**	**122,710**	**11,554**	**85,707**	**25,449**	**238,999**	**104,928**	**134,071**

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

C1539

Table C-9.56c
Total for MHPA

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

All Ownerships	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	627	602	25	579	181	216	181	1,206	783	423
Saltpan	212	212	0	23	23	0	0	235	235	0
Southern Foredunes	140	139	1	48	8	32	8	188	147	41
Southern Coastal Bluff Scrub	144	130	14	54	22	10	22	198	152	46
Coastal Sage Scrub	80,323	69,782	10,541	35,313	5,044	20,465	9,804	115,636	74,826	40,810
Maritime Succulent Shrub	1,000	924	76	803	214	375	214	1,803	1,138	665
Chaparral	59,047	52,475	6,572	51,143	5,091	29,947	16,106	110,191	57,566	52,625
Southern Maritime Chaparral	1,196	1,076	120	581	62	448	71	1,777	1,138	639
CSS / Chaparral	1,721	1,431	289	2,157	263	1,145	749	3,878	1,695	2,183
Grassland	11,546	10,389	1,157	16,854	1,142	14,379	1,333	28,400	11,532	16,869
Southern Coastal Saltmarsh	1,732	1,732	0	138	138	0	0	1,870	1,870	0
Freshwater Marsh	523	523	0	295	295	0	0	817	817	0
Riparian Forest	1,102	1,102	0	226	226	0	0	1,328	1,328	0
Oak Riparian Forest	3,053	3,053	0	2,329	2,329	0	0	5,382	5,382	0
Riparian Woodland	588	588	0	143	143	0	0	731	731	0
Riparian Scrub	4,278	4,278	0	1,118	1,118	0	0	5,395	5,395	0
Oak Woodland	3,098	2,604	495	2,524	142	1,820	562	5,622	2,745	2,877
Torrey Pine Forest	152	137	15	17	1	15	1	169	137	31
Tecate Cypress Forest	5,615	5,531	84	81	0	48	33	5,696	5,531	165
Eucalyptus Woodland	440	370	70	1,191	79	1,017	95	1,631	449	1,182
Open Water	5,222	5,222	0	504	504	0	0	5,726	5,726	0
Disturbed Wetlands	754	754	0	174	174	0	0	928	928	0
Natural Flood Channel	731	731	0	129	129	0	0	860	860	0
Shallow Bays	412	412	0	9,169	9,169	0	0	9,581	9,581	0
Pacific Ocean	0	0	0	4,888	4,888	0	0	4,888	4,888	0
Other	143	131	12	612	95	421	97	756	226	530
Subtotal	**183,799**	**164,326**	**19,473**	**131,091**	**31,478**	**70,338**	**29,275**	**314,890**	**195,804**	**119,086**
Disturbed Habitat	5,993	1,058	4,935	16,991	2,502	11,697	2,791	22,984	3,560	19,424
Agriculture	5,267	671	4,597	23,327	1,125	20,312	1,890	28,594	1,796	26,798
Total	**195,059**	**166,055**	**29,004**	**171,409**	**35,106**	**102,347**	**33,957**	**366,468**	**201,160**	**165,308**

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

08760

Table C-9.57a

City of Chula Vista

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Public Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	941	941	0	44	6	32	6	985	947	38
Maritime Succulent Shrub	10	10	0	0	0	0	0	10	10	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	252	250	2	42	7	28	7	293	257	37
Southern Coastal Saltmarsh	206	206	0	8	8	0	0	215	215	0
Freshwater Marsh	5	5	0	0	0	0	0	5	5	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	16	16	0	0	0	0	0	16	16	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	14	13	1	0	0	0	0	14	13	1
Open Water	24	24	0	18	18	0	0	42	42	0
Disturbed Wetlands	10	10	0	0	0	0	0	10	10	0
Natural Flood Channel	0	0	0	14	14	0	0	14	14	0
Shallow Bays	128	128	0	1,053	1,053	0	0	1,181	1,181	0
Pacific Ocean	0	0	0	116	116	0	0	116	116	0
Other	18	18	0	101	23	56	23	119	41	79
Subtotal	1,624	1,622	3	1,397	1,245	116	35	3,021	2,867	154
Disturbed Habitat	270	58	212	80	11	57	11	350	69	281
Agriculture	195	7	188	9	1	6	1	204	9	195
Total	2,089	1,687	403	1,485	1,258	179	48	3,575	2,944	630

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

C87961

Table C-9.57b
City of Chula Vista
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Multi-Habitat Planning Area
Multiple Species Conservation Program

Private Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	501	496	5	630	76	466	89	1,132	572	560
Maritime Succulent Shrub	11	11	0	6	2	3	2	17	13	4
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	151	146	4	896	59	778	60	1,047	205	842
Southern Coastal Saltmarsh	36	36	0	47	47	0	0	83	83	0
Freshwater Marsh	2	2	0	6	6	0	0	8	8	0
Riparian Forest	12	12	0	2	2	0	0	14	14	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	78	78	0	98	98	0	0	175	175	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	2	1	0	0	0	0	0	2	1	0
Open Water	2	2	0	50	50	0	0	52	52	0
Disturbed Wetlands	6	6	0	4	4	0	0	10	10	0
Natural Flood Channel	7	7	0	23	23	0	0	31	31	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	20	4	12	4	20	4	16
Subtotal	808	799	9	1,783	370	1,258	155	2,591	1,168	1,422
Disturbed Habitat	149	21	128	501	40	421	40	650	61	590
Agriculture	224	18	206	1,551	60	1,431	60	1,775	77	1,697
Total	1,181	837	344	3,834	469	3,111	255	5,016	1,306	3,709

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

08762

Table C-9.57c

City of Chula Vista

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

All Ownerships	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	1,442	1,437	5	674	82	497	95	2,116	1,519	598
Maritime Succulent Shrub	21	21	0	6	2	3	2	27	23	4
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	402	397	6	938	65	806	67	1,340	462	879
Southern Coastal Saltmarsh	243	243	0	56	56	0	0	298	298	0
Freshwater Marsh	7	7	0	6	6	0	0	13	13	0
Riparian Forest	12	12	0	2	2	0	0	14	14	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	94	94	0	98	98	0	0	192	192	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	15	14	1	0	0	0	0	15	14	1
Open Water	26	26	0	69	69	0	0	95	95	0
Disturbed Wetlands	16	16	0	4	4	0	0	20	20	0
Natural Flood Channel	7	7	0	37	37	0	0	45	45	0
Shallow Bays	129	129	0	1,053	1,053	0	0	1,182	1,182	0
Pacific Ocean	0	0	0	116	116	0	0	116	116	0
Other	18	18	0	121	27	68	27	139	44	95
Subtotal	2,432	2,420	12	3,180	1,615	1,375	190	5,612	4,035	1,577
Disturbed Habitat	419	79	341	581	51	479	51	1,000	130	871
Agriculture	419	25	394	1,559	61	1,436	62	1,978	86	1,892
Total	3,270	2,524	747	5,320	1,727	3,290	303	8,590	4,251	4,339

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

08153

Table C-9.58a

City of Coronado

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Public Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	219	219	0	252	50	152	50	470	268	202
Saltpan	0	0	0	21	21	0	0	21	21	0
Southern Foredunes	40	40	0	46	8	30	8	85	47	38
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	0	0	0	0	0	0	0
Maritime Succulent Shrub	0	0	0	34	5	24	5	34	5	29
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	122	4	113	4	122	4	118
Southern Coastal Saltmarsh	6	6	0	33	33	0	0	39	39	0
Freshwater Marsh	0	0	0	5	5	0	0	5	5	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	0	0	0	0	0	0	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	8	0	8	0	8	0	8
Open Water	12	12	0	16	16	0	0	28	28	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	5	5	0	3,725	3,725	0	0	3,729	3,729	0
Pacific Ocean	0	0	0	161	161	0	0	161	161	0
Other	0	0	0	208	9	190	9	208	9	199
Subtotal	**281**	**281**	**0**	**4,631**	**4,037**	**518**	**75**	**4,912**	**4,318**	**594**
Disturbed Habitat	4	2	2	381	24	332	24	385	26	359
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	**285**	**283**	**2**	**5,011**	**4,062**	**850**	**100**	**5,297**	**4,344**	**952**

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

09730

Table C-9.58b
City of Coronado
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Multi-Habitat Planning Area
Multiple Species Conservation Program

Private Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	9	1	6	1	9	1	7
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	1	1	0	0	0	0	0	1	1	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	0	0	0	0	0	0	0
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	0	0	0	0	0	0	0
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	0	0	0	0	0	0	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	0	0	0	0	0	0	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	174	174	0	1	1	0	0	174	174	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	7	7	0	0	7	7	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	174	174	0	17	10	6	1	192	184	7
Disturbed Habitat	0	0	0	1	0	1	0	1	0	1
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	174	174	0	18	10	7	2	193	184	9

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

5/13/96

Table C-9.58c
City of Coronado
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Multi-Habitat Planning Area
Multiple Species Conservation Program

All Ownerships	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	219	219	0	261	51	158	51	479	270	209
Saltpan	0	0	0	21	21	0	0	21	21	0
Southern Foredunes	41	41	0	46	8	30	8	86	48	38
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	0	0	0	0	0	0	0
Maritime Succulent Shrub	0	0	0	34	5	24	5	34	5	29
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	122	4	113	4	122	4	118
Southern Coastal Saltmarsh	6	6	0	33	33	0	0	39	39	0
Freshwater Marsh	0	0	0	5	5	0	0	5	5	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	0	0	0	0	0	0	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	8	0	8	0	8	0	8
Open Water	185	185	0	17	17	0	0	202	202	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	5	5	0	3,732	3,732	0	0	3,736	3,736	0
Pacific Ocean	0	0	0	162	162	0	0	162	162	0
Other	0	0	0	208	9	190	9	208	9	199
Subtotal	456	456	0	4,648	4,047	524	77	5,104	4,503	601
Disturbed Habitat	4	2	2	382	25	333	25	386	26	360
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	460	457	2	5,030	4,071	857	101	5,490	4,529	961

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

Table C-9.59a

City of Del Mar

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Public Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	15	15	0	18	9	0	9	33	24	9
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	1	1	0	0	0	0	0	1	1	0
Southern Coastal Bluff Scrub	2	2	0	0	0	0	0	2	2	0
Coastal Sage Scrub	8	8	0	0	0	0	0	8	8	0
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	7	7	0	1	0	1	0	8	7	1
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	0	0	0	0	0	0	0
Southern Coastal Saltmarsh	31	31	0	0	0	0	0	31	31	0
Freshwater Marsh	6	6	0	0	0	0	0	6	6	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	0	0	0	0	0	0	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	24	24	0	1	1	0	0	25	25	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	1	1	0	52	8	35	9	53	9	44
Subtotal	96	96	0	72	18	37	17	168	114	54
Disturbed Habitat	6	3	3	0	0	0	0	6	3	3
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	101	98	3	72	18	37	17	174	117	57

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

20130

Table C-9.59b

City of Del Mar

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Private Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	39	13	12	13	39	13	25
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	0	0	0	0	0	0	0
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	9	0	9	0	9	0	9
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	0	0	0	0	0	0	0
Southern Coastal Saltmarsh	20	20	0	9	9	0	0	29	29	0
Freshwater Marsh	0	0	0	0	0	0	0	0	0	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	0	0	0	0	0	0	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	14	14	0	12	12	0	0	27	27	0
Disturbed Wetlands	4	4	0	0	0	0	0	4	4	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	1	0	1	0	1	0	1
Subtotal	39	39	0	81	35	32	14	119	73	46
Disturbed Habitat	12	4	8	21	1	19	1	33	5	28
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	51	42	8	102	36	51	14	152	78	74

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

03780

Table C-9.59c

City of Del Mar

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

All Ownerships	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	15	15	0	57	22	12	22	72	37	35
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	1	1	0	0	0	0	0	1	1	0
Southern Coastal Bluff Scrub	2	2	0	0	0	0	0	2	2	0
Coastal Sage Scrub	8	8	0	0	0	0	0	8	8	0
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	7	7	0	10	0	10	0	17	7	10
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	0	0	0	0	0	0	0
Southern Coastal Saltmarsh	52	52	0	9	9	0	0	61	61	0
Freshwater Marsh	6	6	0	0	0	0	0	6	6	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	0	0	0	0	0	0	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	9	0	9	0	9	0	9
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	39	39	0	13	13	0	0	52	52	0
Disturbed Wetlands	4	4	0	0	0	0	0	4	4	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	1	1	0	54	8	37	9	55	9	45
Subtotal	135	135	0	153	53	69	31	287	187	100
Disturbed Habitat	17	6	11	21	1	20	1	39	7	32
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	152	141	11	174	54	88	32	326	195	131

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

Table C-9.60a

City of El Cajon

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Public Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	46	46	0	30	10	9	10	76	56	19
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	33	33	0	5	0	4	0	37	33	4
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	75	75	0	12	4	5	4	87	79	8
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	0	0	0	0	0	0	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	0	0	0	0	0	0	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	0	0	0	0	0	0	0	0	0	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	154	154	0	46	14	17	14	200	168	32
Disturbed Habitat	164	37	128	5	1	3	1	169	38	131
Agriculture	0	0	0	1	0	1	0	1	0	1
Total	318	190	128	52	15	21	15	370	206	164

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

04770

Table C-9.60b
City of El Cajon
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Multi-Habitat Planning Area
Multiple Species Conservation Program

Private Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	81	76	5	118	44	29	44	199	121	78
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	1	1	0	4	2	0	2	5	3	2
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	6	6	0	25	5	14	5	31	12	20
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	0	0	0	0	0	0	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	3	3	0	0	3	3	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	0	0	0	0	0	0	0	0	0	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	88	84	5	149	54	44	52	238	138	100
Disturbed Habitat	23	9	14	20	6	8	6	43	15	28
Agriculture	3	0	3	14	0	14	0	17	0	17
Total	114	92	21	184	60	66	58	298	153	145

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

T27683

Table C-9.60c

City of El Cajon

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

All Ownerships	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	127	122	5	148	55	38	55	275	177	98
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	33	33	0	8	2	4	2	42	36	6
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	82	82	0	37	9	19	9	118	90	28
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	0	0	0	0	0	0	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	3	3	0	0	3	3	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	0	0	0	0	0	0	0	0	0	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	242	237	5	196	69	61	66	437	306	132
Disturbed Habitat	187	46	142	25	7	11	7	212	53	159
Agriculture	3	0	3	15	0	15	0	18	0	18
Total	432	283	149	236	76	87	73	668	359	309

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

02790

Table C-9.61a

City of Escondido

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Public Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	6	1	2	2	6	1	5
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	1	0	1	0	1	0	1
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	4	1	1	2	4	1	3
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	0	0	0	0	0	0	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	0	0	0	0	0	0	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	0	0	0	0	0	0	0	0	0	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	12	3	5	4	12	3	9
Disturbed Habitat	0	0	0	7	1	6	1	7	1	6
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	20	4	11	5	20	4	16

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

C2730

Table C-9.61b
City of Escondido
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Multi-Habitat Planning Area
Multiple Species Conservation Program

Private Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	605	8	495	102	605	8	598
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	106	0	75	31	106	0	106
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	17	3	7	6	17	3	14
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	1	1	0	0	1	1	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	30	30	0	0	30	30	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	25	25	0	0	25	25	0
Oak Woodland	0	0	0	40	0	38	2	40	0	40
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	0	0	0	0	0	0	0	0	0	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	825	67	615	142	825	67	757
Disturbed Habitat	0	0	0	14	0	11	3	14	0	14
Agriculture	0	0	0	51	0	40	10	51	0	51
Total	0	0	0	890	68	666	156	890	68	822

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

Table C-9.61c

City of Escondido

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

All Ownerships	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	611	9	497	105	611	9	602
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	108	0	77	31	108	0	108
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	21	4	9	8	21	4	17
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	1	1	0	0	1	1	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	30	30	0	0	30	30	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	26	26	0	0	26	26	0
Oak Woodland	0	0	0	40	0	38	2	40	0	40
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	0	0	0	0	0	0	0	0	0	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	837	70	620	146	837	70	766
Disturbed Habitat	0	0	0	21	1	16	4	21	1	20
Agriculture	0	0	0	51	0	41	11	51	0	51
Total	0	0	0	909	72	677	160	909	72	837

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

08775

Table C-9.62a

City of Imperial Beach

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Public Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	117	117	0	14	4	5	4	131	122	9
Saltpan	73	73	0	0	0	0	0	73	73	0
Southern Foredunes	89	89	0	0	0	0	0	89	89	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	28	28	0	0	0	0	0	28	28	0
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	17	17	0	2	0	2	0	19	17	2
Southern Coastal Saltmarsh	436	436	0	0	0	0	0	436	436	0
Freshwater Marsh	5	5	0	0	0	0	0	5	5	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	177	177	0	0	0	0	0	177	177	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	77	77	0	0	0	0	0	77	77	0
Disturbed Wetlands	33	33	0	0	0	0	0	33	33	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	1	1	0	0	0	0	0	1	1	0
Subtotal	1,052	1,052	0	16	5	6	4	1,067	1,057	11
Disturbed Habitat	36	17	19	99	50	0	50	135	67	69
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	1,088	1,069	19	115	54	6	54	1,203	1,123	79

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

08776

Table C-9.62b

City of Imperial Beach

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Private Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	22	22	0	1	0	0	0	23	22	1
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	0	0	0	0	0	0	0
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	1	0	1	0	2	0	1
Southern Coastal Saltmarsh	6	6	0	0	0	0	0	6	6	0
Freshwater Marsh	0	0	0	0	0	0	0	0	0	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	1	1	0	0	1	1	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	9	9	0	11	11	0	0	21	21	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	37	37	0	15	13	2	0	52	50	2
Disturbed Habitat	4	0	4	4	0	4	0	8	0	8
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	41	37	4	19	13	6	0	60	50	10

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

11439

Table C-9.62c

City of Imperial Beach

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

All Ownerships	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	139	139	0	15	5	5	5	154	144	10
Saltpan	73	73	0	0	0	0	0	73	73	0
Southern Foredunes	89	89	0	0	0	0	0	89	89	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	28	28	0	0	0	0	0	28	28	0
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	17	17	0	3	0	3	0	20	17	3
Southern Coastal Saltmarsh	442	442	0	1	1	0	0	442	442	0
Freshwater Marsh	5	5	0	0	0	0	0	5	5	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	177	177	0	1	1	0	0	177	177	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	86	86	0	11	11	0	0	98	98	0
Disturbed Wetlands	33	33	0	0	0	0	0	33	33	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	1	1	0	0	0	0	0	1	1	0
Subtotal	1,089	1,089	0	31	18	8	5	1,120	1,107	13
Disturbed Habitat	40	17	23	103	50	4	50	143	67	76
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	1,129	1,106	23	134	67	12	54	1,263	1,173	89

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

Table C-9.63a

City of La Mesa

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Public Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	47	8	31	8	47	8	39
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	6	1	4	1	6	1	5
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	0	0	0	0	0	0	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	0	0	0	0	0	0	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	0	0	0	0	0	0	0	0	0	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	52	9	35	9	52	9	44
Disturbed Habitat	0	0	0	20	6	8	6	20	6	14
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	72	15	43	15	72	15	58

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

02780

Table C-9.63b

City of La Mesa

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Private Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	143	41	61	41	143	41	102
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	5	1	3	1	5	1	4
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	0	0	0	0	0	0	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	2	2	0	0	2	2	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	0	0	0	10	10	0	0	10	10	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	160	54	64	42	160	54	106
Disturbed Habitat	0	0	0	24	4	15	4	24	4	19
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	183	58	79	46	183	58	125

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

03780

Table C-9.63c

City of La Mesa

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

All Ownerships	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	189	49	92	49	189	49	141
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	10	2	7	2	10	2	8
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	0	0	0	0	0	0	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	2	2	0	0	2	2	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	0	0	0	10	10	0	0	10	10	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	212	62	99	50	212	62	149
Disturbed Habitat	0	0	0	44	10	23	10	44	10	33
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	256	73	122	61	256	73	183

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

C7831

Table C-9.64a

City of Lemon Grove

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Public Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	0	0	0	0	0	0	0
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	0	0	0	0	0	0	0
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	0	0	0	0	0	0	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	0	0	0	0	0	0	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	0	0	0	0	0	0	0	0	0	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0
Disturbed Habitat	0	0	0	4	1	3	1	4	1	3
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	4	1	3	1	4	1	3

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

03783

Table C-9.64b
City of Lemon Grove
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Multi-Habitat Planning Area
Multiple Species Conservation Program

Private Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	0	0	0	0	0	0	0
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	0	0	0	0	0	0	0
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	0	0	0	0	0	0	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	0	0	0	0	0	0	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	1	0	1	0	1	0	1
Open Water	0	0	0	0	0	0	0	0	0	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	1	0	1	0	1	0	1
Disturbed Habitat	0	0	0	99	12	74	12	99	12	86
Agriculture	0	0	0	10	5	0	5	10	5	5
Total	0	0	0	109	17	75	17	109	17	92

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

03783

Table C-9.64c

City of Lemon Grove

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

All Ownerships	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	0	0	0	0	0	0	0
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	0	0	0	0	0	0	0
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	0	0	0	0	0	0	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	0	0	0	0	0	0	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	1	0	1	0	1	0	1
Open Water	0	0	0	0	0	0	0	0	0	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	1	0	1	0	1	0	1
Disturbed Habitat	0	0	0	103	13	76	13	103	13	90
Agriculture	0	0	0	10	5	0	5	10	5	5
Total	0	0	0	113	18	78	18	113	18	96

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

08784

Table C-9.65a

City of National City

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Public Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	1	0	1	0	1	0	1
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	9	3	3	3	9	3	6
Southern Coastal Saltmarsh	39	39	0	0	0	0	0	39	39	0
Freshwater Marsh	1	1	0	0	0	0	0	2	2	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	25	25	0	19	19	0	0	44	44	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	21	21	0	7	7	0	0	27	27	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	15	15	0	387	387	0	0	402	402	0
Pacific Ocean	0	0	0	636	636	0	0	636	636	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	101	101	0	1,056	1,051	3	3	1,160	1,153	7
Disturbed Habitat	2	1	1	24	4	17	4	26	4	21
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	103	102	1	1,083	1,055	20	7	1,185	1,157	28

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

03430

Table C-9.65b
City of National City
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Multi-Habitat Planning Area
Multiple Species Conservation Program

Private Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	11	0	11	0	11	0	11
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	21	0	21	0	21	0	21
Southern Coastal Saltmarsh	5	5	0	5	5	0	0	10	10	0
Freshwater Marsh	0	0	0	0	0	0	0	0	0	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	0	0	0	0	0	0	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	118	118	0	8	8	0	0	126	126	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	124	124	0	44	13	31	0	169	137	31
Disturbed Habitat	0	0	0	18	3	11	3	18	3	14
Agriculture	0	0	0	4	0	4	0	4	0	4
Total	124	124	0	66	16	46	3	190	140	50

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

93130

Table C-9.65c

City of National City

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

All Ownerships	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	11	0	11	0	11	0	11
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	0	0	0	0	0	0	0
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	0	0	0	30	3	23	3	30	3	27
Southern Coastal Saltmarsh	44	44	0	5	5	0	0	48	48	0
Freshwater Marsh	1	1	0	0	0	0	0	2	2	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	26	26	0	19	19	0	0	44	44	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	139	139	0	15	15	0	0	154	154	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	16	16	0	387	387	0	0	402	402	0
Pacific Ocean	0	0	0	636	636	0	0	636	636	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	225	225	0	1,103	1,065	35	3	1,328	1,290	38
Disturbed Habitat	2	1	1	42	7	28	7	44	8	36
Agriculture	0	0	0	4	0	4	0	4	0	4
Total	227	226	1	1,149	1,072	66	11	1,376	1,298	78

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

Table C-9.66a

City of Poway

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Public Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	491	475	16	73	20	32	20	564	496	68
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	2,061	2,044	17	9	1	8	1	2,070	2,045	25
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	12	11	1	6	2	2	2	18	13	5
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	1	1	0	0	1	1	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	78	78	0	0	0	0	0	78	78	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	8	8	0	2	2	0	0	11	11	0
Oak Woodland	29	29	0	0	0	0	0	29	29	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	62	62	0	0	0	0	0	62	62	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	2,740	2,707	34	91	26	42	23	2,832	2,732	99
Disturbed Habitat	25	10	14	64	18	28	18	89	28	60
Agriculture	2	1	1	4	2	0	2	6	3	3
Total	2,767	2,718	49	159	46	70	43	2,926	2,764	162

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

8130

Table C-9.66b
City of Poway
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Multi-Habitat Planning Area
Multiple Species Conservation Program

Private Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	5,494	4,653	842	998	303	391	303	6,492	4,956	1,536
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	2,604	2,152	452	337	70	197	70	2,941	2,222	719
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	70	57	13	0	0	0	0	70	57	13
Grassland	450	408	42	159	39	82	39	610	447	162
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	3	3	0	0	3	3	0
Riparian Forest	8	8	0	0	0	0	0	8	8	0
Oak Riparian Forest	261	261	0	83	83	0	0	344	344	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	39	39	0	66	66	0	0	105	105	0
Oak Woodland	105	85	20	33	16	1	16	138	101	37
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	32	27	5	1	0	1	0	33	27	6
Open Water	3	3	0	4	4	0	0	7	7	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	23	23	0	0	0	0	0	23	23	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	9,090	7,716	1,374	1,685	585	672	428	10,775	8,301	2,474
Disturbed Habitat	453	110	343	827	120	586	120	1,280	231	1,049
Agriculture	203	22	181	835	193	449	193	1,038	215	823
Total	9,746	7,848	1,898	3,347	898	1,707	742	13,093	8,747	4,346

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

68180

Table C-9.66c
City of Poway
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Multi-Habitat Planning Area
Multiple Species Conservation Program

All Ownerships	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	5,985	5,128	857	1,071	323	424	323	7,056	5,451	1,604
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	4,665	4,196	469	347	71	205	71	5,011	4,267	745
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	70	57	13	0	0	0	0	70	57	13
Grassland	462	419	43	165	41	84	41	627	460	168
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	4	4	0	0	4	4	0
Riparian Forest	8	8	0	0	0	0	0	8	8	0
Oak Riparian Forest	339	339	0	84	84	0	0	422	422	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	47	47	0	68	68	0	0	115	115	0
Oak Woodland	134	114	20	33	16	1	16	167	130	37
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	32	27	5	1	0	1	0	33	27	6
Open Water	65	65	0	4	4	0	0	69	69	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	23	23	0	0	0	0	0	23	23	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	11,830	10,423	1,408	1,776	611	714	451	13,606	11,033	2,573
Disturbed Habitat	478	121	357	891	138	614	138	1,369	259	1,110
Agriculture	205	23	182	840	195	449	195	1,044	218	826
Total	12,513	10,566	1,947	3,506	944	1,777	785	16,019	11,511	4,508

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

08790

Table C-9.67a

City of San Diego

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Public Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	250	225	25	191	82	28	82	441	306	135
Saltpan	29	29	0	0	0	0	0	29	29	0
Southern Foredunes	10	9	1	2	0	2	0	12	9	3
Southern Coastal Bluff Scrub	135	121	13	50	20	10	20	184	141	43
Coastal Sage Scrub	9,256	8,333	924	1,785	531	724	531	11,042	8,864	2,178
Maritime Succulent Shrub	445	400	44	437	178	80	178	882	579	303
Chaparral	3,299	2,969	330	870	144	582	145	4,170	3,114	1,056
Southern Maritime Chaparral	672	605	67	194	37	121	37	866	641	224
CSS / Chaparral	6	6	1	52	20	12	20	58	26	33
Grassland	2,419	2,177	241	850	138	574	138	3,269	2,316	953
Southern Coastal Saltmarsh	720	720	0	20	20	0	0	740	740	0
Freshwater Marsh	116	116	0	84	84	0	0	200	200	0
Riparian Forest	363	363	0	22	22	0	0	385	385	0
Oak Riparian Forest	202	202	0	7	7	0	0	210	210	0
Riparian Woodland	469	469	0	11	11	0	0	480	480	0
Riparian Scrub	1,791	1,791	0	142	142	0	0	1,933	1,933	0
Oak Woodland	162	146	16	8	4	1	4	171	150	21
Torrey Pine Forest	151	136	15	7	1	6	1	158	137	21
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	87	78	9	282	36	210	36	369	114	255
Open Water	851	851	0	52	52	0	0	903	903	0
Disturbed Wetlands	365	365	0	40	40	0	0	405	405	0
Natural Flood Channel	225	225	0	18	18	0	0	242	242	0
Shallow Bays	263	263	0	3,930	3,930	0	0	4,193	4,193	0
Pacific Ocean	0	0	0	3,974	3,974	0	0	3,974	3,974	0
Other	1	1	0	186	41	104	41	188	42	145
Subtotal	**22,287**	**20,600**	**1,687**	**13,216**	**9,532**	**2,453**	**1,231**	**35,503**	**30,132**	**5,371**
Disturbed Habitat	1,117	300	817	2,796	725	1,346	725	3,913	1,025	2,888
Agriculture	966	215	751	3,016	322	2,372	322	3,982	537	3,445
Total	**24,369**	**21,114**	**3,255**	**19,029**	**10,579**	**6,171**	**2,278**	**43,398**	**31,693**	**11,704**

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

15231

Table C-9.67b

City of San Diego

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Private Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	5	4	0	55	21	12	21	60	26	34
Saltpan	110	110	0	2	2	0	0	112	112	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	8	7	1	4	2	0	2	12	9	3
Coastal Sage Scrub	7,007	6,308	699	4,195	789	2,617	789	11,202	7,097	4,105
Maritime Succulent Shrub	317	285	32	271	29	214	29	588	314	274
Chaparral	4,875	4,388	488	2,890	282	2,326	282	7,765	4,669	3,096
Southern Maritime Chaparral	512	461	51	312	9	294	9	823	470	354
CSS / Chaparral	85	76	8	27	0	27	0	111	76	35
Grassland	2,578	2,320	258	5,590	199	5,191	199	8,167	2,519	5,648
Southern Coastal Saltmarsh	226	226	0	14	14	0	0	241	241	0
Freshwater Marsh	62	62	0	24	24	0	0	86	86	0
Riparian Forest	116	116	0	30	30	0	0	146	146	0
Oak Riparian Forest	23	23	0	28	28	0	0	51	51	0
Riparian Woodland	100	100	0	28	28	0	0	128	128	0
Riparian Scrub	742	742	0	405	405	0	0	1,146	1,146	0
Oak Woodland	59	54	6	56	17	23	17	116	70	46
Torrey Pine Forest	1	1	0	0	0	0	0	1	1	1
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	60	54	6	223	18	188	18	283	71	212
Open Water	1,038	1,038	0	58	58	0	0	1,096	1,096	0
Disturbed Wetlands	59	59	0	37	37	0	0	95	95	0
Natural Flood Channel	25	25	0	2	2	0	0	28	28	0
Shallow Bays	0	0	0	67	67	0	0	67	67	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	122	110	12	27	10	6	10	149	120	29
Subtotal	**18,129**	**16,568**	**1,561**	**14,344**	**2,070**	**10,899**	**1,376**	**32,473**	**18,638**	**13,835**
Disturbed Habitat	1,149	108	1,041	4,277	610	3,058	610	5,425	717	4,708
Agriculture	1,385	171	1,214	4,308	170	3,969	170	5,693	340	5,353
Total	**20,662**	**16,846**	**3,816**	**22,929**	**2,849**	**17,925**	**2,155**	**43,591**	**19,695**	**23,896**

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

Table C-9.67c

City of San Diego

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

All Ownerships	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	255	229	25	246	103	40	103	501	332	169
Saltpan	139	139	0	2	2	0	0	141	141	0
Southern Foredunes	10	9	1	2	0	2	0	12	9	3
Southern Coastal Bluff Scrub	142	128	14	54	22	10	22	196	150	46
Coastal Sage Scrub	16,263	14,641	1,623	5,980	1,320	3,341	1,320	22,244	15,961	6,283
Maritime Succulent Shrub	761	685	76	709	207	294	207	1,470	893	577
Chaparral	8,175	7,357	817	3,760	426	2,908	426	11,935	7,783	4,152
Southern Maritime Chaparral	1,184	1,065	118	505	45	415	45	1,689	1,111	578
CSS / Chaparral	91	82	9	79	20	39	20	170	102	68
Grassland	4,996	4,497	499	6,439	337	5,764	338	11,436	4,835	6,601
Southern Coastal Saltmarsh	946	946	0	34	34	0	0	980	980	0
Freshwater Marsh	178	178	0	108	108	0	0	286	286	0
Riparian Forest	479	479	0	52	52	0	0	531	531	0
Oak Riparian Forest	225	225	0	35	35	0	0	260	260	0
Riparian Woodland	569	569	0	39	39	0	0	608	608	0
Riparian Scrub	2,533	2,533	0	547	547	0	0	3,080	3,080	0
Oak Woodland	222	200	22	65	20	24	20	286	220	67
Torrey Pine Forest	152	137	15	7	1	6	1	159	137	22
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	147	132	15	506	54	398	54	652	186	466
Open Water	1,889	1,889	0	110	110	0	0	1,999	1,999	0
Disturbed Wetlands	424	424	0	77	77	0	0	500	500	0
Natural Flood Channel	250	250	0	20	20	0	0	270	270	0
Shallow Bays	263	263	0	3,997	3,997	0	0	4,260	4,260	0
Pacific Ocean	0	0	0	3,974	3,974	0	0	3,974	3,974	0
Other	123	111	12	213	51	111	51	336	162	174
Subtotal	**40,415**	**37,167**	**3,248**	**27,561**	**11,602**	**13,352**	**2,607**	**67,976**	**48,769**	**19,206**
Disturbed Habitat	2,265	407	1,858	7,073	1,335	4,404	1,335	9,338	1,742	7,596
Agriculture	2,350	385	1,965	7,324	492	6,341	492	9,674	877	8,798
Total	**45,031**	**37,960**	**7,071**	**41,958**	**13,428**	**24,097**	**4,433**	**86,989**	**51,388**	**35,601**

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

Table C-9.68a

Miramar NAS

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Public Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	27	24	3	3,634	1,215	1,204	1,215	3,661	1,239	2,422
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	76	68	8	9,935	3,407	3,122	3,407	10,011	3,475	6,536
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	13	12	1	439	148	143	148	452	159	292
Grassland	4	4	0	2,385	390	1,606	390	2,390	393	1,996
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	75	75	0	0	75	75	0
Riparian Forest	0	0	0	23	23	0	0	23	23	0
Oak Riparian Forest	0	0	0	49	49	0	0	49	49	0
Riparian Woodland	1	1	0	98	98	0	0	98	98	0
Riparian Scrub	0	0	0	23	23	0	0	23	23	0
Oak Woodland	0	0	0	6	2	2	2	6	2	4
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	29	5	20	5	29	5	25
Open Water	0	0	0	37	37	0	0	37	37	0
Disturbed Wetlands	0	0	0	1	1	0	0	1	1	0
Natural Flood Channel	0	0	0	13	13	0	0	13	13	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	120	108	12	16,747	5,484	6,098	5,166	16,867	5,592	11,275
Disturbed Habitat	1	0	1	3,254	516	2,223	516	3,255	516	2,739
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	121	108	13	20,001	5,999	8,320	5,681	20,122	6,108	14,014

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

96189

Table C-9.68b

Miramar NAS

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Private Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	0	0	0	24	4	16	4	24	4	20
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	0	0	0	29	9	11	9	29	9	20
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	2	0	1	0	2	0	2
Grassland	2	1	0	101	14	73	14	103	16	87
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	3	3	0	0	3	3	0
Riparian Forest	0	0	0	0	0	0	0	0	0	0
Oak Riparian Forest	0	0	0	2	2	0	0	2	2	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	0	0	0	0	0	0	0	0	0	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	0	0	0	5	5	0	0	5	5	0
Disturbed Wetlands	0	0	0	0	0	0	0	0	0	0
Natural Flood Channel	0	0	0	0	0	0	0	0	0	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	2	1	0	166	38	101	27	168	39	129
Disturbed Habitat	0	0	0	15	2	11	2	15	2	13
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	2	1	0	182	40	112	30	183	41	142

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

Table C-9.68c

Miramar NAS

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

All Ownerships	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	27	24	3	3,658	1,219	1,220	1,219	3,685	1,243	2,442
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	76	68	8	9,964	3,415	3,133	3,415	10,039	3,484	6,556
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	13	12	1	441	148	145	148	454	160	294
Grassland	6	5	1	2,487	404	1,679	404	2,493	409	2,084
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	78	78	0	0	78	78	0
Riparian Forest	0	0	0	23	23	0	0	23	23	0
Oak Riparian Forest	0	0	0	51	51	0	0	51	51	0
Riparian Woodland	1	1	0	98	98	0	0	98	98	0
Riparian Scrub	0	0	0	23	23	0	0	23	23	0
Oak Woodland	0	0	0	6	2	2	2	6	2	4
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	29	5	20	5	29	5	25
Open Water	0	0	0	42	42	0	0	42	42	0
Disturbed Wetlands	0	0	0	1	1	0	0	1	1	0
Natural Flood Channel	0	0	0	13	13	0	0	13	13	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	122	110	12	16,913	5,521	6,199	5,193	17,035	5,631	11,404
Disturbed Habitat	1	0	1	3,270	518	2,234	518	3,270	518	2,752
Agriculture	0	0	0	0	0	0	0	0	0	0
Total	123	110	13	20,183	6,039	8,433	5,711	20,306	6,149	14,157

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

06780

Table C-9.69a

City of Santee

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Public Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	5	5	0	30	8	13	8	35	13	22
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	151	151	0	4	1	1	1	155	152	3
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	0	0	0	0	0	0	0	0	0	0
Grassland	7	7	0	60	13	33	13	67	21	46
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	2	2	0	6	6	0	0	8	8	0
Riparian Forest	0	0	0	20	20	0	0	20	20	0
Oak Riparian Forest	0	0	0	0	0	0	0	0	0	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	47	47	0	47	47	0	0	94	94	0
Oak Woodland	0	0	0	0	0	0	0	0	0	0
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	0	0	0	0	0	0	0
Open Water	35	35	0	73	73	0	0	108	108	0
Disturbed Wetlands	3	3	0	26	26	0	0	28	28	0
Natural Flood Channel	13	13	0	14	14	0	0	27	27	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	**263**	**263**	**1**	**278**	**208**	**48**	**23**	**542**	**470**	**71**
Disturbed Habitat	28	12	16	299	21	256	21	326	33	293
Agriculture	0	0	0	5	1	3	1	5	1	4
Total	**291**	**275**	**16**	**582**	**230**	**306**	**45**	**873**	**505**	**368**

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

Table C-9.69b
City of Santee
Estimated Conservation of Habitats and Potential Developable Land (Acres)
Multi-Habitat Planning Area
Multiple Species Conservation Program

Private Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	1,102	1,071	31	1,652	348	955	348	2,754	1,419	1,334
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	396	391	5	263	38	187	38	659	428	230
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	14	14	0	32	0	32	0	47	14	32
Grassland	194	191	3	407	28	352	28	601	219	383
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	0	0	0	1	1	0	0	1	1	0
Riparian Forest	1	1	0	7	7	0	0	8	8	0
Oak Riparian Forest	36	36	0	4	4	0	0	40	40	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	23	23	0	23	23	0	0	46	46	0
Oak Woodland	2	2	0	3	0	3	0	6	2	3
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	3	0	3	0	3	0	3
Open Water	37	37	0	16	16	0	0	53	53	0
Disturbed Wetlands	0	0	0	4	4	0	0	4	4	0
Natural Flood Channel	5	5	0	7	7	0	0	12	12	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	1,809	1,771	39	2,421	475	1,534	413	4,231	2,245	1,986
Disturbed Habitat	1	0	0	188	33	122	33	189	33	156
Agriculture	0	0	0	7	0	7	0	7	0	7
Total	1,810	1,771	39	2,616	507	1,662	446	4,427	2,279	2,148

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

66780

Table C-9.69c

City of Santee

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

All Ownerships	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	1,107	1,076	31	1,681	356	969	356	2,788	1,432	1,356
Maritime Succulent Shrub	0	0	0	0	0	0	0	0	0	0
Chaparral	547	542	5	267	39	188	39	814	581	233
Southern Maritime Chaparral	0	0	0	0	0	0	0	0	0	0
CSS / Chaparral	14	14	0	33	0	33	0	47	14	33
Grassland	201	198	3	467	41	385	41	669	239	429
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	2	2	0	6	6	0	0	8	8	0
Riparian Forest	1	1	0	26	26	0	0	27	27	0
Oak Riparian Forest	36	36	0	4	4	0	0	40	40	0
Riparian Woodland	0	0	0	0	0	0	0	0	0	0
Riparian Scrub	70	70	0	70	70	0	0	140	140	0
Oak Woodland	2	2	0	3	0	3	0	6	2	3
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	0	0	0	0	0	0	0	0	0	0
Eucalyptus Woodland	0	0	0	3	0	3	0	3	0	3
Open Water	72	72	0	88	88	0	0	161	161	0
Disturbed Wetlands	3	3	0	30	30	0	0	32	32	0
Natural Flood Channel	18	18	0	21	21	0	0	39	39	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	2,073	2,033	39	2,700	682	1,581	437	4,772	2,716	2,057
Disturbed Habitat	28	12	16	487	54	379	54	515	66	449
Agriculture	0	0	0	12	1	9	1	12	1	10
Total	2,101	2,046	56	3,198	737	1,969	492	5,299	2,783	2,516

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

03730

Table C-9.70a

Unincorporated

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Public Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	13,964	13,278	686	356	120	110	126	14,320	13,398	922
Maritime Succulent Shrub	3	3	0	0	0	0	0	3	3	0
Chaparral	21,147	20,598	549	79	21	28	29	21,226	20,619	607
Southern Maritime Chaparral	1	1	0	1	1	0	1	2	1	1
CSS / Chaparral	506	505	1	3	0	3	0	509	505	4
Grassland	1,143	1,088	55	99	5	89	6	1,242	1,092	150
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	90	90	0	0	0	0	0	90	90	0
Riparian Forest	249	249	0	5	5	0	0	254	254	0
Oak Riparian Forest	510	510	0	19	19	0	0	529	529	0
Riparian Woodland	3	3	0	0	0	0	0	3	3	0
Riparian Scrub	445	445	0	10	10	0	0	456	456	0
Oak Woodland	537	527	10	9	1	7	1	547	529	18
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	5,097	5,092	5	0	0	0	0	5,097	5,092	5
Eucalyptus Woodland	38	36	2	15	1	13	1	53	37	16
Open Water	2,072	2,072	0	0	0	0	0	2,072	2,072	0
Disturbed Wetlands	173	173	0	2	2	0	0	174	174	0
Natural Flood Channel	84	84	0	0	0	0	0	84	84	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Subtotal	46,062	44,753	1,309	601	186	251	164	46,663	44,939	1,724
Disturbed Habitat	811	176	636	176	16	142	18	987	192	795
Agriculture	363	107	256	238	14	208	15	601	121	480
Total	47,237	45,036	2,201	1,014	215	601	197	48,251	45,252	2,999

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

Table C-9.70b

Unincorporated

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

Private Ownership	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	41,371	34,039	7,332	20,932	1,511	13,265	6,156	62,304	35,551	26,753
Maritime Succulent Shrub	215	215	0	54	0	54	0	270	215	54
Chaparral	24,405	19,681	4,724	36,611	1,116	23,404	12,092	61,016	20,797	40,219
Southern Maritime Chaparral	4	3	1	64	16	23	25	68	19	49
CSS / Chaparral	1,026	762	265	1,601	95	926	580	2,628	857	1,771
Grassland	4,237	3,687	550	6,035	226	5,398	410	10,272	3,913	6,359
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	233	233	0	85	85	0	0	318	318	0
Riparian Forest	353	353	0	118	118	0	0	472	472	0
Oak Riparian Forest	1,943	1,943	0	2,107	2,107	0	0	4,050	4,050	0
Riparian Woodland	14	14	0	6	6	0	0	20	20	0
Riparian Scrub	886	886	0	252	252	0	0	1,138	1,138	0
Oak Woodland	2,203	1,761	442	2,368	103	1,744	521	4,571	1,863	2,708
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	517	439	79	81	0	48	33	598	439	160
Eucalyptus Woodland	208	160	47	628	20	572	36	835	180	655
Open Water	650	650	0	125	125	0	0	775	775	0
Disturbed Wetlands	103	103	0	60	60	0	0	163	163	0
Natural Flood Channel	349	349	0	38	38	0	0	387	387	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	17	0	15	2	17	0	17
Subtotal	**78,717**	**65,277**	**13,440**	**71,183**	**5,878**	**45,449**	**19,856**	**149,900**	**71,156**	**78,745**
Disturbed Habitat	1,739	192	1,548	3,773	277	2,936	561	5,513	468	5,045
Agriculture	1,927	130	1,796	13,274	357	11,808	1,109	15,201	487	14,714
Total	**82,384**	**65,599**	**16,784**	**88,231**	**6,512**	**60,193**	**21,526**	**170,614**	**72,111**	**98,503**

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.

Figures may not add to totals as shown due to rounding.

10880

Table C-9.570c

Unincorporated

Estimated Conservation of Habitats and Potential Developable Land (Acres)

Multi-Habitat Planning Area

Multiple Species Conservation Program

All Ownerships	Inside MHPA			Outside MHPA				Total MHPA		
	Total	Conserv. or Constrained	Potentially Developable	Total	Constrained	High Development Potential	Low Development Potential	Total	Conserv. or Constrained	Potentially Developable
Beach	0	0	0	0	0	0	0	0	0	0
Saltpan	0	0	0	0	0	0	0	0	0	0
Southern Foredunes	0	0	0	0	0	0	0	0	0	0
Southern Coastal Bluff Scrub	0	0	0	0	0	0	0	0	0	0
Coastal Sage Scrub	55,336	47,317	8,018	21,288	1,631	13,375	6,282	76,624	48,949	27,675
Maritime Succulent Shrub	218	218	0	55	0	55	0	273	218	55
Chaparral	45,552	40,279	5,273	36,690	1,137	23,432	12,121	82,242	41,416	40,826
Southern Maritime Chaparral	5	4	2	65	17	23	25	70	20	50
CSS / Chaparral	1,532	1,266	266	1,605	95	929	581	3,137	1,362	1,776
Grassland	5,379	4,774	605	6,134	231	5,487	416	11,514	5,005	6,508
Southern Coastal Saltmarsh	0	0	0	0	0	0	0	0	0	0
Freshwater Marsh	323	323	0	86	86	0	0	409	409	0
Riparian Forest	602	602	0	123	123	0	0	725	725	0
Oak Riparian Forest	2,454	2,454	0	2,126	2,126	0	0	4,579	4,579	0
Riparian Woodland	17	17	0	6	6	0	0	24	24	0
Riparian Scrub	1,331	1,331	0	262	262	0	0	1,593	1,593	0
Oak Woodland	2,740	2,288	452	2,378	104	1,751	522	5,118	2,392	2,726
Torrey Pine Forest	0	0	0	0	0	0	0	0	0	0
Tecate Cypress Forest	5,615	5,531	84	81	0	48	33	5,696	5,531	165
Eucalyptus Woodland	246	197	49	643	21	586	37	889	217	671
Open Water	2,722	2,722	0	125	125	0	0	2,846	2,846	0
Disturbed Wetlands	275	275	0	62	62	0	0	337	337	0
Natural Flood Channel	433	433	0	38	38	0	0	471	471	0
Shallow Bays	0	0	0	0	0	0	0	0	0	0
Pacific Ocean	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	17	0	15	2	17	0	17
Subtotal	124,780	110,030	14,749	71,784	6,064	45,700	20,020	196,563	116,094	80,469
Disturbed Habitat	2,551	368	2,183	3,949	292	3,078	579	6,500	660	5,840
Agriculture	2,290	238	2,052	13,512	371	12,016	1,125	15,802	609	15,193
Total	129,621	110,636	18,985	89,245	6,728	60,794	21,723	218,865	117,363	101,502

Source: 1994 MSCP GIS Database (Ogden, SourcePoint); OP/E.
Figures may not add to totals as shown due to rounding.

20880

APPENDIX C-10

BREAKDOWN OF RUIS PRIVATE PARCELS COMPARED TO HABITAT EVALUATION MODEL RESULTS

03833

CLEAN WATER PROGRAM
MULTIPLE SPECIES CONSERVATION PROGRAM

Costal Sage Scrub Alternative
Core and Linkage Areas

Breakdown of RUIS Private Parcels
Compared to Habitat Evaluation Model Results
(Very High and High)

SIZECODE	SIZE	PCCODE	PERCENT	FREQ	ACRES	ACRESVH	ACRESH
1	0-1 ac	1	0%	3045	1175.47	0.00	0.00
1	0-1 ac	2	0-10%	0	0.00	0.00	0.00
1	0-1 ac	3	10-20%	13	10.42	1.53	0.54
1	0-1 ac	4	20-30%	36	31.10	6.46	1.35
1	0-1 ac	5	30-40%	47	33.60	9.82	1.83
1	0-1 ac	6	40-50%	127	69.03	30.25	4.20
1	0-1 ac	7	50-60%	8	7.09	4.23	0.00
1	0-1 ac	8	60-70%	42	28.59	16.74	2.32
1	0-1 ac	9	70-80%	31	27.71	20.13	1.02
1	0-1 ac	10	80-90%	0	0.00	0.00	0.00
1	0-1 ac	11	90-99%	0	0.00	0.00	0.00
1	0-1 ac	12	100%	632	306.24	280.43	25.80
2	1-2 ac	1	0%	911	1237.18	0.00	0.00
2	1-2 ac	2	0-10%	0	0.00	0.00	0.00
2	1-2 ac	3	10-20%	83	123.61	16.07	3.36
2	1-2 ac	4	20-30%	36	54.82	11.90	2.06
2	1-2 ac	5	30-40%	70	97.39	30.43	4.19
2	1-2 ac	6	40-50%	58	79.42	32.85	5.65
2	1-2 ac	7	50-60%	33	47.05	22.34	5.12
2	1-2 ac	8	60-70%	29	42.75	23.11	5.00
2	1-2 ac	9	70-80%	45	60.42	39.47	7.04
2	1-2 ac	10	80-90%	27	41.92	31.15	4.67
2	1-2 ac	11	90-99%	0	0.00	0.00	0.00
2	1-2 ac	12	100%	242	347.25	275.16	72.08
3	2-4 ac	1	0%	514	1344.60	0.00	0.00
3	2-4 ac	2	0-10%	49	133.34	8.30	2.59
3	2-4 ac	3	10-20%	90	241.01	31.26	8.06
3	2-4 ac	4	20-30%	78	223.96	44.37	14.34
3	2-4 ac	5	30-40%	56	149.22	39.57	14.54
3	2-4 ac	6	40-50%	64	183.31	75.60	10.70
3	2-4 ac	7	50-60%	44	116.34	50.24	16.00
3	2-4 ac	8	60-70%	54	150.71	82.26	16.46
3	2-4 ac	9	70-80%	47	131.47	81.09	19.43
3	2-4 ac	10	80-90%	51	141.78	97.17	25.56
3	2-4 ac	11	90-99%	24	78.50	64.02	9.22
3	2-4 ac	12	100%	213	593.23	422.86	170.37
4	4-10 ac	1	0%	158	921.09	0.00	0.00
4	4-10 ac	2	0-10%	67	434.01	20.00	9.98
4	4-10 ac	3	10-20%	63	386.78	39.44	21.03
4	4-10 ac	4	20-30%	62	402.41	74.49	29.31
4	4-10 ac	5	30-40%	58	339.38	96.03	24.57
4	4-10 ac	6	40-50%	65	435.92	142.27	59.42
4	4-10 ac	7	50-60%	69	445.50	200.83	47.98
4	4-10 ac	8	60-70%	49	300.28	167.55	29.36
4	4-10 ac	9	70-80%	75	505.82	303.87	79.43
4	4-10 ac	10	80-90%	86	571.73	399.32	93.75
4	4-10 ac	11	90-99%	68	467.64	347.56	93.60
4	4-10 ac	12	100%	245	1600.89	1209.84	391.04

08804

SIZECODE	SIZE	PCCODE	PERCENT	FREQ	ACRES	ACRESVH	ACRESH
5	10-20 ac	1	0%	34	492.48	0.00	0.00
5	10-20 ac	2	0-10%	32	441.27	19.62	7.33
5	10-20 ac	3	10-20%	22	299.29	33.28	11.59
5	10-20 ac	4	20-30%	27	393.81	79.61	21.81
5	10-20 ac	5	30-40%	30	439.71	122.66	36.77
5	10-20 ac	6	40-50%	21	264.69	87.92	32.55
5	10-20 ac	7	50-60%	29	419.64	176.05	59.54
5	10-20 ac	8	60-70%	24	348.39	163.89	67.66
5	10-20 ac	9	70-80%	35	483.79	294.63	78.07
5	10-20 ac	10	80-90%	32	447.48	312.79	73.49
5	10-20 ac	11	90-99%	50	720.59	548.03	135.06
5	10-20 ac	12	100%	150	1989.43	1480.63	508.80
6	20-40 ac	1	0%	9	245.97	0.21*	0.00
6	20-40 ac	2	0-10%	10	281.23	11.56	3.04
6	20-40 ac	3	10-20%	12	379.52	46.42	19.51
6	20-40 ac	4	20-30%	10	264.88	36.44	30.60
6	20-40 ac	5	30-40%	14	451.65	108.54	51.24
6	20-40 ac	6	40-50%	17	505.86	157.92	76.56
6	20-40 ac	7	50-60%	31	970.02	376.27	161.18
6	20-40 ac	8	60-70%	15	394.89	191.20	63.61
6	20-40 ac	9	70-80%	20	605.65	361.49	103.22
6	20-40 ac	10	80-90%	33	1066.08	778.52	142.94
6	20-40 ac	11	90-99%	58	1642.68	1275.86	298.15
6	20-40 ac	12	100%	75	2155.13	1709.62	445.50
7	40-100 ac	1	0%	5	257.01	0.00	0.22*
7	40-100 ac	2	0-10%	9	464.69	16.34	9.06
7	40-100 ac	3	10-20%	6	331.92	47.44	8.51
7	40-100 ac	4	20-30%	7	442.07	105.62	7.41
7	40-100 ac	5	30-40%	11	681.36	214.37	34.05
7	40-100 ac	6	40-50%	16	968.74	381.71	76.17
7	40-100 ac	7	50-60%	22	1291.99	457.79	265.70
7	40-100 ac	8	60-70%	32	2018.91	1023.96	325.77
7	40-100 ac	9	70-80%	25	1440.80	805.75	289.48
7	40-100 ac	10	80-90%	35	2042.34	1459.80	281.54
7	40-100 ac	11	90-99%	54	3332.10	2195.07	1001.32
7	40-100 ac	12	100%	41	2333.16	1806.98	526.17
8	Over 100 ac	1	0%	1	107.81	0.00	0.00
8	Over 100 ac	2	0-10%	1	112.97	5.72	0.00
8	Over 100 ac	3	10-20%	2	265.24	39.97	3.24
8	Over 100 ac	4	20-30%	3	692.76	192.04	0.92
8	Over 100 ac	5	30-40%	7	931.46	241.66	101.62
8	Over 100 ac	6	40-50%	7	942.65	358.84	78.24
8	Over 100 ac	7	50-60%	9	1541.85	678.31	209.23
8	Over 100 ac	8	60-70%	12	2496.96	1239.82	402.16
8	Over 100 ac	9	70-80%	16	4382.73	2506.46	865.18
8	Over 100 ac	10	80-90%	32	9269.13	5929.32	2124.13
8	Over 100 ac	11	90-99%	37	8976.51	6723.23	1884.44
8	Over 100 ac	12	100%	13	2140.89	1773.75	367.15

SIZECODE: Parcel Size Code.
SIZE: Parcel Size.
PCCODE: Percent Code for Very High and High Habitats.
PERCENT: Percent of Parcel Area Covered by Very High and High Quality Habitats.
FREQ: Count of parcels.
ACRES: Total area of parcels.
ACRESVH: Total area of Very High value habitat.
ACRESH: Total area of High value habitat.

* Rounded down to 0%. Some parcels are covered by less than .5% of the Very High and High habitat.

08805

CLEAN WATER PROGRAM
MULTIPLE SPECIES CONSERVATION PROGRAM

Costal Sage Scrub Alternative
Core Areas

Breakdown of RUIS Private Parcels
Compared to Habitat Evaluation Model Results
(Very High and High)

SIZECODE	SIZE	PCCODE	PERCENT	FREQ	ACRES	ACRESVH	ACRESH
1	0-1 ac	1	0%	2601	1030.94	0.00	0.00
1	0-1 ac	2	0-10%	0	0.00	0.00	0.00
1	0-1 ac	3	10-20%	12	9.53	1.53	0.36
1	0-1 ac	4	20-30%	34	29.62	6.31	1.12
1	0-1 ac	5	30-40%	41	29.27	9.00	1.17
1	0-1 ac	6	40-50%	116	63.40	28.98	2.66
1	0-1 ac	7	50-60%	7	6.28	3.74	0.00
1	0-1 ac	8	60-70%	39	26.88	15.97	1.96
1	0-1 ac	9	70-80%	29	26.11	18.89	1.02
1	0-1 ac	10	80-90%	0	0.00	0.00	0.00
1	0-1 ac	11	90-99%	0	0.00	0.00	0.00
1	0-1 ac	12	100%	596	290.97	269.54	21.43
2	1-2 ac	1	0%	794	1078.55	0.00	0.00
2	1-2 ac	2	0-10%	0	0.00	0.00	0.00
2	1-2 ac	3	10-20%	76	112.82	15.01	2.65
2	1-2 ac	4	20-30%	34	52.76	11.65	1.80
2	1-2 ac	5	30-40%	66	91.51	29.91	2.74
2	1-2 ac	6	40-50%	56	76.34	31.30	5.65
2	1-2 ac	7	50-60%	30	43.60	21.72	3.70
2	1-2 ac	8	60-70%	28	41.35	22.18	5.00
2	1-2 ac	9	70-80%	44	59.30	39.47	6.15
2	1-2 ac	10	80-90%	26	40.53	29.99	4.67
2	1-2 ac	11	90-99%	0	0.00	0.00	0.00
2	1-2 ac	12	100%	226	324.49	264.19	60.30
3	2-4 ac	1	0%	426	1117.03	0.00	0.00
3	2-4 ac	2	0-10%	45	121.69	7.85	2.13
3	2-4 ac	3	10-20%	82	219.30	28.48	7.24
3	2-4 ac	4	20-30%	72	207.78	41.69	12.65
3	2-4 ac	5	30-40%	51	134.25	36.40	12.34
3	2-4 ac	6	40-50%	63	180.45	74.41	10.70
3	2-4 ac	7	50-60%	37	98.71	46.76	9.35
3	2-4 ac	8	60-70%	51	140.14	77.77	14.26
3	2-4 ac	9	70-80%	45	126.59	79.00	17.65
3	2-4 ac	10	80-90%	46	129.41	91.96	20.09
3	2-4 ac	11	90-99%	24	78.50	64.02	9.22
3	2-4 ac	12	100%	180	489.96	400.27	89.68
4	4-10 ac	1	0%	123	714.95	0.00	0.00
4	4-10 ac	2	0-10%	62	401.86	19.32	8.84
4	4-10 ac	3	10-20%	57	349.78	35.89	18.80
4	4-10 ac	4	20-30%	58	375.89	69.36	26.88
4	4-10 ac	5	30-40%	53	301.47	88.28	19.17
4	4-10 ac	6	40-50%	58	390.81	132.03	48.73
4	4-10 ac	7	50-60%	61	398.55	181.99	41.36
4	4-10 ac	8	60-70%	45	276.35	156.94	23.49
4	4-10 ac	9	70-80%	69	467.73	291.52	62.94
4	4-10 ac	10	80-90%	83	556.43	394.16	85.76
4	4-10 ac	11	90-99%	66	454.21	341.61	87.27
4	4-10 ac	12	100%	220	1445.90	1170.21	275.69

08806

SIZECODE	SIZE	PCCODE	PERCENT	FREQ	ACRES	ACRESVH	ACRESH
5	10-20 ac	1	0%	29	407.18	0.00	0.00
5	10-20 ac	2	0-10%	31	422.74	19.39	7.33
5	10-20 ac	3	10-20%	19	258.57	27.65	9.40
5	10-20 ac	4	20-30%	23	342.83	65.90	21.81
5	10-20 ac	5	30-40%	29	425.33	118.39	35.20
5	10-20 ac	6	40-50%	19	233.00	80.59	25.99
5	10-20 ac	7	50-60%	28	406.76	176.05	51.77
5	10-20 ac	8	60-70%	22	320.21	159.03	52.93
5	10-20 ac	9	70-80%	34	473.36	291.97	72.30
5	10-20 ac	10	80-90%	30	411.33	283.41	72.32
5	10-20 ac	11	90-99%	50	720.59	548.03	135.06
5	10-20 ac	12	100%	141	1883.00	1448.45	434.55
6	20-40 ac	1	0%	6	160.75	0.00	0.00
6	20-40 ac	2	0-10%	9	257.31	9.30	3.04
6	20-40 ac	3	10-20%	10	323.13	37.28	17.95
6	20-40 ac	4	20-30%	8	221.21	29.82	25.93
6	20-40 ac	5	30-40%	13	415.40	108.09	38.49
6	20-40 ac	6	40-50%	15	437.38	140.51	62.99
6	20-40 ac	7	50-60%	28	886.52	367.60	122.89
6	20-40 ac	8	60-70%	15	394.89	191.20	63.61
6	20-40 ac	9	70-80%	19	582.46	345.38	101.03
6	20-40 ac	10	80-90%	33	1066.08	778.52	142.94
6	20-40 ac	11	90-99%	55	1532.98	1213.08	257.92
6	20-40 ac	12	100%	74	2116.67	1708.18	408.49
7	40-100 ac	1	0%	3	160.67	0.00	0.22*
7	40-100 ac	2	0-10%	8	405.29	15.42	9.06
7	40-100 ac	3	10-20%	6	331.92	47.44	8.51
7	40-100 ac	4	20-30%	7	442.07	105.62	7.41
7	40-100 ac	5	30-40%	11	681.36	214.37	34.05
7	40-100 ac	6	40-50%	16	968.74	381.71	76.17
7	40-100 ac	7	50-60%	20	1176.58	442.09	218.16
7	40-100 ac	8	60-70%	30	1882.09	1023.96	232.65
7	40-100 ac	9	70-80%	24	1368.59	783.46	258.83
7	40-100 ac	10	80-90%	35	2042.34	1459.80	281.54
7	40-100 ac	11	90-99%	53	3277.12	2158.57	983.98
7	40-100 ac	12	100%	40	2264.66	1740.77	523.89
8	Over 100 ac	1	0%	1	107.81	0.00	0.00
8	Over 100 ac	2	0-10%	1	112.97	5.72	0.00
8	Over 100 ac	3	10-20%	2	265.24	39.97	3.24
8	Over 100 ac	4	20-30%	3	692.76	192.04	0.92
8	Over 100 ac	5	30-40%	7	931.46	241.66	101.62
8	Over 100 ac	6	40-50%	7	942.65	358.84	78.24
8	Over 100 ac	7	50-60%	8	1438.62	623.01	209.23
8	Over 100 ac	8	60-70%	12	2496.96	1239.82	402.16
8	Over 100 ac	9	70-80%	15	4236.44	2423.45	832.39
8	Over 100 ac	10	80-90%	30	8946.32	5752.22	2025.40
8	Over 100 ac	11	90-99%	37	8976.51	6723.23	1884.44
8	Over 100 ac	12	100%	13	2140.89	1773.75	367.15

SIZECODE: Parcel Size Code.
SIZE: Parcel Size.
PCCODE: Percent Code for Very High and High Habitats.
PERCENT: Percent of Parcel Area Covered by Very High and High Quality Habitats.
FREQ: Count of parcels.
ACRES: Total area of parcels.
ACRESVH: Total area of Very High value habitat.
ACRESH: Total area of High value habitat.

* Rounded down to 0%. Some parcels are covered by less than .5% of the Very High and High habitat.

08807

CLEAN WATER PROGRAM
MULTIPLE SPECIES CONSERVATION PROGRAM

Costal Sage Scrub Alternative
Linkage Areas

Breakdown of RUIS Private Parcels
Compared to Habitat Evaluation Model Results
(Very High and High)

SIZECODE	SIZE	PCCODE	PERCENT	FREQ	ACRES	ACRESVH	ACRESH
1	0-1 ac	1	0%	444	144.53	0.00	0.00
1	0-1 ac	2	0-10%	0	0.00	0.00	0.00
1	0-1 ac	3	10-20%	1	0.88	0.00	0.18
1	0-1 ac	4	20-30%	2	1.48	0.15	0.22
1	0-1 ac	5	30-40%	6	4.34	0.82	0.66
1	0-1 ac	6	40-50%	11	5.63	1.27	1.55
1	0-1 ac	7	50-60%	1	0.81	0.49	0.00
1	0-1 ac	8	60-70%	3	1.71	0.78	0.36
1	0-1 ac	9	70-80%	2	1.60	1.24	0.00
1	0-1 ac	10	80-90%	0	0.00	0.00	0.00
1	0-1 ac	11	90-99%	0	0.00	0.00	0.00
1	0-1 ac	12	100%	36	15.27	10.89	4.38
2	1-2 ac	1	0%	117	158.63	0.00	0.00
2	1-2 ac	2	0-10%	0	0.00	0.00	0.00
2	1-2 ac	3	10-20%	7	10.79	1.06	0.71
2	1-2 ac	4	20-30%	2	2.06	0.25	0.26
2	1-2 ac	5	30-40%	4	5.88	0.52	1.44
2	1-2 ac	6	40-50%	2	3.08	1.54	0.00
2	1-2 ac	7	50-60%	3	3.45	0.62	1.42
2	1-2 ac	8	60-70%	1	1.40	0.93	0.00
2	1-2 ac	9	70-80%	1	1.12	0.00	0.89
2	1-2 ac	10	80-90%	1	1.39	1.16	0.00
2	1-2 ac	11	90-99%	0	0.00	0.00	0.00
2	1-2 ac	12	100%	16	22.76	10.97	11.78
3	2-4 ac	1	0%	88	227.57	0.00	0.00
3	2-4 ac	2	0-10%	4	11.65	0.46	0.46
3	2-4 ac	3	10-20%	8	21.71	2.78	0.83
3	2-4 ac	4	20-30%	6	16.18	2.68	1.69
3	2-4 ac	5	30-40%	5	14.96	3.18	2.21
3	2-4 ac	6	40-50%	1	2.86	1.19	0.00
3	2-4 ac	7	50-60%	7	17.63	3.48	6.65
3	2-4 ac	8	60-70%	3	10.57	4.48	2.19
3	2-4 ac	9	70-80%	2	4.88	2.09	1.78
3	2-4 ac	10	80-90%	5	12.37	5.22	5.47
3	2-4 ac	11	90-99%	0	0.00	0.00	0.00
3	2-4 ac	12	100%	33	103.27	22.58	80.69
4	4-10 ac	1	0%	35	206.15	0.00	0.00
4	4-10 ac	2	0-10%	5	32.15	0.68	1.14
4	4-10 ac	3	10-20%	6	37.01	3.56	2.23
4	4-10 ac	4	20-30%	4	26.51	5.13	2.43
4	4-10 ac	5	30-40%	5	37.91	7.75	5.40
4	4-10 ac	6	40-50%	7	45.10	10.24	10.69
4	4-10 ac	7	50-60%	8	46.95	18.84	6.62
4	4-10 ac	8	60-70%	4	23.93	10.62	5.86
4	4-10 ac	9	70-80%	6	38.08	12.35	16.49
4	4-10 ac	10	80-90%	3	15.29	5.16	7.99
4	4-10 ac	11	90-99%	2	13.43	5.95	6.33
4	4-10 ac	12	100%	25	154.99	39.64	115.35

08808

SIZECODE	SIZE	PCCODE	PERCENT	FREQ	ACRES	ACRESVH	ACRESH
5	10-20 ac	1	0%	5	85.31	0.00	0.00
5	10-20 ac	2	0-10%	1	18.53	0.23	0.00
5	10-20 ac	3	10-20%	3	40.71	5.63	2.19
5	10-20 ac	4	20-30%	4	50.98	13.71	0.00
5	10-20 ac	5	30-40%	1	14.38	4.27	1.57
5	10-20 ac	6	40-50%	2	31.69	7.33	6.56
5	10-20 ac	7	50-60%	1	12.88	0.00	7.77
5	10-20 ac	8	60-70%	2	28.19	4.86	14.72
5	10-20 ac	9	70-80%	1	10.43	2.66	5.77
5	10-20 ac	10	80-90%	2	36.15	29.38	1.17
5	10-20 ac	11	90-99%	0	0.00	0.00	0.00
5	10-20 ac	12	100%	9	106.43	32.18	74.25
6	20-40 ac	1	0%	3	85.23	0.21*	0.00
6	20-40 ac	2	0-10%	1	23.92	2.26	0.00
6	20-40 ac	3	10-20%	2	56.39	9.14	1.56
6	20-40 ac	4	20-30%	2	43.67	6.61	4.67
6	20-40 ac	5	30-40%	1	36.25	0.45	12.76
6	20-40 ac	6	40-50%	2	68.48	17.41	13.57
6	20-40 ac	7	50-60%	3	83.50	8.67	38.29
6	20-40 ac	8	60-70%	0	0.00	0.00	0.00
6	20-40 ac	9	70-80%	1	23.19	16.11	2.20
6	20-40 ac	10	80-90%	0	0.00	0.00	0.00
6	20-40 ac	11	90-99%	3	109.70	62.78	40.23
6	20-40 ac	12	100%	1	38.46	1.44	37.02
7	40-100 ac	1	0%	2	96.34	0.00	0.00
7	40-100 ac	2	0-10%	1	59.40	0.92	0.00
7	40-100 ac	3	10-20%	0	0.00	0.00	0.00
7	40-100 ac	4	20-30%	0	0.00	0.00	0.00
7	40-100 ac	5	30-40%	0	0.00	0.00	0.00
7	40-100 ac	6	40-50%	0	0.00	0.00	0.00
7	40-100 ac	7	50-60%	2	115.42	15.70	47.54
7	40-100 ac	8	60-70%	2	136.82	0.00	93.12
7	40-100 ac	9	70-80%	1	72.21	22.29	30.65
7	40-100 ac	10	80-90%	0	0.00	0.00	0.00
7	40-100 ac	11	90-99%	1	54.97	36.50	17.34
7	40-100 ac	12	100%	1	68.49	66.21	2.28
8	Over 100 ac	1	0%	0	0.00	0.00	0.00
8	Over 100 ac	2	0-10%	0	0.00	0.00	0.00
8	Over 100 ac	3	10-20%	0	0.00	0.00	0.00
8	Over 100 ac	4	20-30%	0	0.00	0.00	0.00
8	Over 100 ac	5	30-40%	0	0.00	0.00	0.00
8	Over 100 ac	6	40-50%	0	0.00	0.00	0.00
8	Over 100 ac	7	50-60%	1	103.22	55.31	0.00
8	Over 100 ac	8	60-70%	0	0.00	0.00	0.00
8	Over 100 ac	9	70-80%	1	146.30	83.01	32.79
8	Over 100 ac	10	80-90%	2	322.81	177.11	98.74
8	Over 100 ac	11	90-99%	0	0.00	0.00	0.00
8	Over 100 ac	12	100%	0	0.00	0.00	0.00

SIZECODE: Parcel Size Code.
SIZE: Parcel Size.
PCCODE: Percent Code for Very High and High Habitats.
PERCENT: Percent of Parcel Area Covered by Very High and High Quality Habitats.
FREQ: Count of parcels.
ACRES: Total area of parcels.
ACRESVH: Total area of Very High value habitat.
ACRESH: Total area of High value habitat.

* Rounded down to 0%. Some parcels are covered by less than .5% of the Very High and High habitat.

08809

CLEAN WATER PROGRAM
MULTIPLE SPECIES CONSERVATION PROGRAM

Multiple Habitat Alternative
Core and Linkage Areas

Breakdown of RUIS Private Parcels
Compared to Habitat Evaluation Model Results
(Very High and High)

SIZECODE	SIZE	PCCODE	PERCENT	FREQ	ACRES	ACRESVH	ACRESH
1	0-1 ac	1	0%	7355	2489.62	0.00	0.00
1	0-1 ac	2	0-10%	0	0.00	0.00	0.00
1	0-1 ac	3	10-20%	21	17.42	2.48	0.90
1	0-1 ac	4	20-30%	46	38.73	7.65	2.07
1	0-1 ac	5	30-40%	67	46.69	13.25	2.95
1	0-1 ac	6	40-50%	188	97.33	39.28	9.32
1	0-1 ac	7	50-60%	10	8.97	4.82	0.54
1	0-1 ac	8	60-70%	61	42.05	23.90	4.13
1	0-1 ac	9	70-80%	38	32.82	23.05	1.93
1	0-1 ac	10	80-90%	1	0.90	0.75	0.00
1	0-1 ac	11	90-99%	0	0.00	0.00	0.00
1	0-1 ac	12	100%	851	409.25	354.41	54.84
2	1-2 ac	1	0%	1466	2003.83	0.00	0.00
2	1-2 ac	2	0-10%	2	3.76	0.17	0.19
2	1-2 ac	3	10-20%	119	177.46	22.55	5.04
2	1-2 ac	4	20-30%	50	76.58	15.82	3.77
2	1-2 ac	5	30-40%	92	127.86	38.89	6.74
2	1-2 ac	6	40-50%	76	105.18	42.06	8.75
2	1-2 ac	7	50-60%	41	57.16	27.59	5.85
2	1-2 ac	8	60-70%	39	56.81	29.13	8.30
2	1-2 ac	9	70-80%	65	86.68	52.94	13.63
2	1-2 ac	10	80-90%	38	59.32	42.29	8.62
2	1-2 ac	11	90-99%	0	0.00	0.00	0.00
2	1-2 ac	12	100%	328	466.38	358.43	107.95
3	2-4 ac	1	0%	849	2257.16	0.00	0.00
3	2-4 ac	2	0-10%	73	201.29	10.83	5.59
3	2-4 ac	3	10-20%	120	329.56	39.73	12.92
3	2-4 ac	4	20-30%	106	305.83	57.41	22.72
3	2-4 ac	5	30-40%	90	245.41	58.31	30.34
3	2-4 ac	6	40-50%	89	253.49	95.13	23.13
3	2-4 ac	7	50-60%	54	145.13	60.27	21.99
3	2-4 ac	8	60-70%	69	191.58	98.57	27.69
3	2-4 ac	9	70-80%	53	147.70	86.62	26.40
3	2-4 ac	10	80-90%	58	162.76	106.96	34.29
3	2-4 ac	11	90-99%	26	85.26	66.57	12.98
3	2-4 ac	12	100%	265	743.79	502.29	241.51
4	4-10 ac	1	0%	290	1722.96	0.00	0.00
4	4-10 ac	2	0-10%	103	666.60	29.64	15.37
4	4-10 ac	3	10-20%	94	600.59	64.49	29.72
4	4-10 ac	4	20-30%	91	584.02	106.55	44.52
4	4-10 ac	5	30-40%	79	480.10	136.48	34.48
4	4-10 ac	6	40-50%	83	552.89	179.70	75.54
4	4-10 ac	7	50-60%	98	625.21	279.36	71.51
4	4-10 ac	8	60-70%	75	481.09	259.58	57.67
4	4-10 ac	9	70-80%	99	654.46	372.45	124.74
4	4-10 ac	10	80-90%	106	706.95	460.44	148.85
4	4-10 ac	11	90-99%	91	622.50	457.84	130.55
4	4-10 ac	12	100%	300	1937.09	1422.89	514.21

08810

SIZECODE	SIZE	PCCODE	PERCENT	FREQ	ACRES	ACRESVH	ACRESH
5	10-20 ac	1	0%	61	861.76	0.00	0.00
5	10-20 ac	2	0-10%	57	794.29	33.98	14.40
5	10-20 ac	3	10-20%	43	595.08	64.07	27.55
5	10-20 ac	4	20-30%	43	622.28	116.33	42.90
5	10-20 ac	5	30-40%	40	582.22	164.36	48.54
5	10-20 ac	6	40-50%	28	361.65	114.60	49.42
5	10-20 ac	7	50-60%	41	582.21	237.57	88.47
5	10-20 ac	8	60-70%	38	533.38	203.56	152.38
5	10-20 ac	9	70-80%	48	661.38	372.83	135.80
5	10-20 ac	10	80-90%	42	586.51	387.18	118.45
5	10-20 ac	11	90-99%	67	992.64	712.53	232.64
5	10-20 ac	12	100%	177	2387.19	1764.14	623.05
6	20-40 ac	1	0%	16	439.94	0.21*	0.00
6	20-40 ac	2	0-10%	16	434.49	18.84	3.26
6	20-40 ac	3	10-20%	17	514.63	62.54	24.13
6	20-40 ac	4	20-30%	22	627.83	88.61	75.30
6	20-40 ac	5	30-40%	22	694.48	180.51	67.01
6	20-40 ac	6	40-50%	24	725.31	196.69	138.48
6	20-40 ac	7	50-60%	43	1330.74	506.61	237.15
6	20-40 ac	8	60-70%	24	666.47	316.50	122.29
6	20-40 ac	9	70-80%	34	1057.29	593.94	211.81
6	20-40 ac	10	80-90%	42	1325.51	935.16	212.35
6	20-40 ac	11	90-99%	79	2256.02	1649.81	520.21
6	20-40 ac	12	100%	105	3076.96	2427.80	649.16
7	40-100 ac	1	0%	15	871.71	0.00	1.33*
7	40-100 ac	2	0-10%	17	978.21	18.88	27.63
7	40-100 ac	3	10-20%	14	878.50	105.71	38.07
7	40-100 ac	4	20-30%	14	859.90	206.61	21.58
7	40-100 ac	5	30-40%	17	1090.26	280.90	113.28
7	40-100 ac	6	40-50%	24	1418.94	474.78	193.09
7	40-100 ac	7	50-60%	35	2211.03	764.93	470.07
7	40-100 ac	8	60-70%	38	2341.47	1118.48	439.61
7	40-100 ac	9	70-80%	34	1914.44	1036.29	415.28
7	40-100 ac	10	80-90%	48	2860.23	1932.10	514.05
7	40-100 ac	11	90-99%	78	4706.44	3056.77	1463.69
7	40-100 ac	12	100%	68	3844.46	3045.27	799.19
8	Over 100 ac	1	0%	2	307.13	0.00	0.00
8	Over 100 ac	2	0-10%	4	512.81	5.72	18.45
8	Over 100 ac	3	10-20%	8	1422.10	175.89	35.82
8	Over 100 ac	4	20-30%	5	1008.74	237.07	38.94
8	Over 100 ac	5	30-40%	12	1814.53	487.65	173.81
8	Over 100 ac	6	40-50%	9	1257.42	432.02	155.72
8	Over 100 ac	7	50-60%	16	2913.81	1097.87	526.75
8	Over 100 ac	8	60-70%	14	2892.44	1387.17	499.65
8	Over 100 ac	9	70-80%	25	7101.17	3375.48	2061.58
8	Over 100 ac	10	80-90%	38	10358.91	6414.27	2563.25
8	Over 100 ac	11	90-99%	50	11557.83	8473.85	2597.11
8	Over 100 ac	12	100%	23	4248.19	3725.24	522.95

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08811

CLEAN WATER PROGRAM
MULTIPLE SPECIES CONSERVATION PROGRAM

Multiple Habitat Alternative
Core Areas

Breakdown of RUIS Private Parcels
Compared to Habitat Evaluation Model Results
(Very High and High)

SIZECODE	SIZE	PCCODE	PERCENT	FREQ	ACRES	ACRESVH	ACRESH
1	0-1 ac	1	0%	6802	2319.08	0.00	0.00
1	0-1 ac	2	0-10%	0	0.00	0.00	0.00
1	0-1 ac	3	10-20%	18	14.95	2.03	0.90
1	0-1 ac	4	20-30%	45	37.91	7.44	2.07
1	0-1 ac	5	30-40%	63	44.40	12.80	2.58
1	0-1 ac	6	40-50%	183	95.46	38.66	9.00
1	0-1 ac	7	50-60%	10	8.97	4.82	0.54
1	0-1 ac	8	60-70%	58	39.90	23.13	3.47
1	0-1 ac	9	70-80%	37	32.09	22.51	1.93
1	0-1 ac	10	80-90%	1	0.90	0.75	0.00
1	0-1 ac	11	90-99%	0	0.00	0.00	0.00
1	0-1 ac	12	100%	820	394.41	344.01	50.39
2	1-2 ac	1	0%	1378	1888.82	0.00	0.00
2	1-2 ac	2	0-10%	1	1.88	0.00	0.19
2	1-2 ac	3	10-20%	119	177.46	22.55	5.04
2	1-2 ac	4	20-30%	49	75.06	15.82	3.39
2	1-2 ac	5	30-40%	90	125.28	37.96	6.74
2	1-2 ac	6	40-50%	73	100.66	39.80	8.75
2	1-2 ac	7	50-60%	39	54.35	25.93	5.85
2	1-2 ac	8	60-70%	36	52.05	27.12	7.12
2	1-2 ac	9	70-80%	63	84.05	52.68	11.92
2	1-2 ac	10	80-90%	36	56.32	40.08	8.22
2	1-2 ac	11	90-99%	0	0.00	0.00	0.00
2	1-2 ac	12	100%	312	444.41	343.09	101.32
3	2-4 ac	1	0%	793	2093.98	0.00	0.00
3	2-4 ac	2	0-10%	70	193.74	10.16	5.59
3	2-4 ac	3	10-20%	116	317.90	38.66	12.25
3	2-4 ac	4	20-30%	100	288.47	53.40	22.29
3	2-4 ac	5	30-40%	87	238.29	55.76	30.34
3	2-4 ac	6	40-50%	87	247.20	92.26	22.94
3	2-4 ac	7	50-60%	51	136.49	59.79	17.50
3	2-4 ac	8	60-70%	69	191.58	98.57	27.69
3	2-4 ac	9	70-80%	52	144.65	86.62	24.01
3	2-4 ac	10	80-90%	54	152.12	101.35	30.70
3	2-4 ac	11	90-99%	26	85.26	66.57	12.98
3	2-4 ac	12	100%	258	724.13	493.11	231.01
4	4-10 ac	1	0%	260	1521.26	0.00	0.00
4	4-10 ac	2	0-10%	98	632.22	28.56	14.94
4	4-10 ac	3	10-20%	89	570.36	62.09	27.49
4	4-10 ac	4	20-30%	84	537.38	96.17	42.65
4	4-10 ac	5	30-40%	73	430.95	123.87	29.46
4	4-10 ac	6	40-50%	76	500.60	163.13	68.51
4	4-10 ac	7	50-60%	91	582.68	257.99	69.03
4	4-10 ac	8	60-70%	70	443.83	238.35	54.31
4	4-10 ac	9	70-80%	93	618.76	352.84	116.88
4	4-10 ac	10	80-90%	104	694.69	450.28	148.37
4	4-10 ac	11	90-99%	88	601.21	439.86	128.50
4	4-10 ac	12	100%	296	1911.85	1405.72	506.14

08812

SIZECODE	SIZE	PCCODE	PERCENT	FREQ	ACRES	ACRESVH	ACRESH
5	10-20 ac	1	0%	55	769.19	0.00	0.00
5	10-20 ac	2	0-10%	52	721.92	29.97	14.19
5	10-20 ac	3	10-20%	39	530.41	52.91	27.55
5	10-20 ac	4	20-30%	42	603.62	111.16	42.90
5	10-20 ac	5	30-40%	38	551.32	154.82	46.69
5	10-20 ac	6	40-50%	26	335.19	109.41	42.86
5	10-20 ac	7	50-60%	41	582.21	237.57	88.47
5	10-20 ac	8	60-70%	36	504.93	202.20	134.30
5	10-20 ac	9	70-80%	48	661.38	372.83	135.80
5	10-20 ac	10	80-90%	38	524.04	348.87	105.43
5	10-20 ac	11	90-99%	64	943.63	683.24	214.46
5	10-20 ac	12	100%	173	2328.22	1743.33	584.89
6	20-40 ac	1	0%	14	390.17	0.21	0.00
6	20-40 ac	2	0-10%	14	389.43	17.52	3.26
6	20-40 ac	3	10-20%	16	480.29	57.41	22.79
6	20-40 ac	4	20-30%	22	627.83	88.61	75.30
6	20-40 ac	5	30-40%	21	656.51	165.55	67.01
6	20-40 ac	6	40-50%	24	725.31	196.69	138.48
6	20-40 ac	7	50-60%	40	1240.82	460.58	231.16
6	20-40 ac	8	60-70%	24	666.47	316.50	122.29
6	20-40 ac	9	70-80%	31	973.20	532.51	207.10
6	20-40 ac	10	80-90%	42	1325.51	935.16	212.35
6	20-40 ac	11	90-99%	74	2079.78	1559.00	443.08
6	20-40 ac	12	100%	102	2987.27	2380.95	606.32
7	40-100 ac	1	0%	13	775.36	0.00	1.33
7	40-100 ac	2	0-10%	16	934.01	18.88	25.80
7	40-100 ac	3	10-20%	13	811.88	95.14	34.69
7	40-100 ac	4	20-30%	14	859.90	206.61	21.58
7	40-100 ac	5	30-40%	16	1010.57	261.80	106.75
7	40-100 ac	6	40-50%	24	1418.94	474.78	193.09
7	40-100 ac	7	50-60%	34	2155.05	734.77	467.79
7	40-100 ac	8	60-70%	38	2341.47	1118.48	439.61
7	40-100 ac	9	70-80%	34	1914.44	1036.29	415.28
7	40-100 ac	10	80-90%	47	2819.93	1903.55	509.91
7	40-100 ac	11	90-99%	76	4593.14	2985.70	1429.59
7	40-100 ac	12	100%	67	3802.75	3015.00	787.75
8	Over 100 ac	1	0%	2	307.13	0.00	0.00
8	Over 100 ac	2	0-10%	4	512.81	5.72	18.45
8	Over 100 ac	3	10-20%	8	1422.10	175.89	35.82
8	Over 100 ac	4	20-30%	4	849.30	209.29	17.93
8	Over 100 ac	5	30-40%	12	1814.53	487.65	173.81
8	Over 100 ac	6	40-50%	9	1257.42	432.02	155.72
8	Over 100 ac	7	50-60%	15	2790.27	1041.36	513.71
8	Over 100 ac	8	60-70%	14	2892.44	1387.17	499.65
8	Over 100 ac	9	70-80%	25	7101.17	3375.48	2061.58
8	Over 100 ac	10	80-90%	37	10247.22	6355.26	2527.08
8	Over 100 ac	11	90-99%	48	11126.81	8332.36	2329.15
8	Over 100 ac	12	100%	23	4248.19	3725.24	522.95

SIZECODE: Parcel Size Code.
SIZE: Parcel Size.
PCCODE: Percent Code for Very High and High Habitats.
PERCENT: Percent of Parcel Area Covered by Very High and High Quality Habitats.
FREQ: Count of parcels.
ACRES: Total area of parcels.
ACRESVH: Total area of Very High value habitat.
ACRESH: Total area of High value habitat.

* Rounded down to 0%. Some parcels are covered by less than .5% of the Very High and High habitat.

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CLEAN WATER PROGRAM
MULTIPLE SPECIES CONSERVATION PROGRAM

Multiple Habitat Alternative
Linkage Areas

Breakdown of RUIS Private Parcels
Compared to Habitat Evaluation Model Results
(Very High and High)

SIZECODE	SIZE	PCCODE	PERCENT	FREQ	ACRES	ACRESVH	ACRESH
1	0-1 ac	1	0%	553	170.54	0.00	0.00
1	0-1 ac	2	0-10%	0	0.00	0.00	0.00
1	0-1 ac	3	10-20%	3	2.47	0.44	0.00
1	0-1 ac	4	20-30%	1	0.82	0.20	0.00
1	0-1 ac	5	30-40%	4	2.29	0.45	0.36
1	0-1 ac	6	40-50%	5	1.87	0.62	0.32
1	0-1 ac	7	50-60%	0	0.00	0.00	0.00
1	0-1 ac	8	60-70%	3	2.16	0.78	0.66
1	0-1 ac	9	70-80%	1	0.73	0.55	0.00
1	0-1 ac	10	80-90%	0	0.00	0.00	0.00
1	0-1 ac	11	90-99%	0	0.00	0.00	0.00
1	0-1 ac	12	100%	31	14.85	10.40	4.45
2	1-2 ac	1	0%	88	115.01	0.00	0.00
2	1-2 ac	2	0-10%	1	1.88	0.17	0.00
2	1-2 ac	3	10-20%	0	0.00	0.00	0.00
2	1-2 ac	4	20-30%	1	1.52	0.00	0.38
2	1-2 ac	5	30-40%	2	2.58	0.94	0.00
2	1-2 ac	6	40-50%	3	4.52	2.26	0.00
2	1-2 ac	7	50-60%	2	2.81	1.66	0.00
2	1-2 ac	8	60-70%	3	4.76	2.00	1.17
2	1-2 ac	9	70-80%	2	2.63	0.26	1.71
2	1-2 ac	10	80-90%	2	3.01	2.21	0.39
2	1-2 ac	11	90-99%	0	0.00	0.00	0.00
2	1-2 ac	12	100%	16	21.97	15.34	6.63
3	2-4 ac	1	0%	56	163.18	0.00	0.00
3	2-4 ac	2	0-10%	3	7.55	0.67	0.00
3	2-4 ac	3	10-20%	4	11.67	1.07	0.66
3	2-4 ac	4	20-30%	6	17.36	4.01	0.43
3	2-4 ac	5	30-40%	3	7.12	2.55	0.00
3	2-4 ac	6	40-50%	2	6.29	2.87	0.18
3	2-4 ac	7	50-60%	3	8.64	0.48	4.49
3	2-4 ac	8	60-70%	0	0.00	0.00	0.00
3	2-4 ac	9	70-80%	1	3.05	0.00	2.39
3	2-4 ac	10	80-90%	4	10.64	5.61	3.59
3	2-4 ac	11	90-99%	0	0.00	0.00	0.00
3	2-4 ac	12	100%	7	19.66	9.17	10.49
4	4-10 ac	1	0%	30	201.70	0.00	0.00
4	4-10 ac	2	0-10%	5	34.38	1.08	0.42
4	4-10 ac	3	10-20%	5	30.23	2.40	2.23
4	4-10 ac	4	20-30%	7	46.64	10.38	1.87
4	4-10 ac	5	30-40%	6	49.15	12.61	5.02
4	4-10 ac	6	40-50%	7	52.29	16.57	7.03
4	4-10 ac	7	50-60%	7	42.53	21.37	2.49
4	4-10 ac	8	60-70%	5	37.26	21.22	3.35
4	4-10 ac	9	70-80%	6	35.70	19.60	7.86
4	4-10 ac	10	80-90%	2	12.26	10.16	0.48
4	4-10 ac	11	90-99%	3	21.30	17.98	2.05
4	4-10 ac	12	100%	4	25.24	17.17	8.07

SIZECODE	SIZE	PCCODE	PERCENT	FREQ	ACRES	ACRESVH	ACRESH
5	10-20 ac	1	0%	6	92.57	0.00	0.00
5	10-20 ac	2	0-10%	5	72.37	4.01	0.21
5	10-20 ac	3	10-20%	4	64.68	11.16	0.00
5	10-20 ac	4	20-30%	1	18.66	5.17	0.00
5	10-20 ac	5	30-40%	2	30.90	9.54	1.85
5	10-20 ac	6	40-50%	2	26.46	5.19	6.56
5	10-20 ac	7	50-60%	0	0.00	0.00	0.00
5	10-20 ac	8	60-70%	2	28.45	1.36	18.09
5	10-20 ac	9	70-80%	0	0.00	0.00	0.00
5	10-20 ac	10	80-90%	4	62.47	38.31	13.01
5	10-20 ac	11	90-99%	3	49.00	29.28	18.19
5	10-20 ac	12	100%	4	58.97	20.81	38.16
6	20-40 ac	1	0%	2	49.77	0.00	0.00
6	20-40 ac	2	0-10%	2	45.06	1.32	0.00
6	20-40 ac	3	10-20%	1	34.34	5.13	1.34
6	20-40 ac	4	20-30%	0	0.00	0.00	0.00
6	20-40 ac	5	30-40%	1	37.97	14.96	0.00
6	20-40 ac	6	40-50%	0	0.00	0.00	0.00
6	20-40 ac	7	50-60%	3	89.92	46.03	6.00
6	20-40 ac	8	60-70%	0	0.00	0.00	0.00
6	20-40 ac	9	70-80%	3	84.10	61.43	4.70
6	20-40 ac	10	80-90%	0	0.00	0.00	0.00
6	20-40 ac	11	90-99%	5	176.24	90.81	77.13
6	20-40 ac	12	100%	3	89.69	46.85	42.84
7	40-100 ac	1	0%	2	96.34	0.00	0.00
7	40-100 ac	2	0-10%	1	44.20	0.00	1.82
7	40-100 ac	3	10-20%	1	66.62	10.58	3.38
7	40-100 ac	4	20-30%	0	0.00	0.00	0.00
7	40-100 ac	5	30-40%	1	79.69	19.11	6.52
7	40-100 ac	6	40-50%	0	0.00	0.00	0.00
7	40-100 ac	7	50-60%	1	55.97	30.16	2.28
7	40-100 ac	8	60-70%	0	0.00	0.00	0.00
7	40-100 ac	9	70-80%	0	0.00	0.00	0.00
7	40-100 ac	10	80-90%	1	40.30	28.56	4.15
7	40-100 ac	11	90-99%	2	113.30	71.07	34.10
7	40-100 ac	12	100%	1	41.71	30.27	11.44
8	Over 100 ac	1	0%	0	0.00	0.00	0.00
8	Over 100 ac	2	0-10%	0	0.00	0.00	0.00
8	Over 100 ac	3	10-20%	0	0.00	0.00	0.00
8	Over 100 ac	4	20-30%	1	159.44	27.78	21.01
8	Over 100 ac	5	30-40%	0	0.00	0.00	0.00
8	Over 100 ac	6	40-50%	0	0.00	0.00	0.00
8	Over 100 ac	7	50-60%	1	123.55	56.51	13.04
8	Over 100 ac	8	60-70%	0	0.00	0.00	0.00
8	Over 100 ac	9	70-80%	0	0.00	0.00	0.00
8	Over 100 ac	10	80-90%	1	111.69	59.01	36.18
8	Over 100 ac	11	90-99%	2	431.02	141.49	267.96
8	Over 100 ac	12	100%	0	0.00	0.00	0.00

SIZECODE: Parcel Size Code.
SIZE: Parcel Size.
PCCODE: Percent Code for Very High and High Habitats.
PERCENT: Percent of Parcel Area Covered by Very High and High Quality Habitats.
FREQ: Count of parcels.
ACRES: Total area of parcels.
ACRESVH: Total area of Very High value habitat.
ACRESH: Total area of High value habitat.

* Rounded down to 0%. Some parcels are covered by less than .5% of the Very High and High habitat.

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APPENDIX C-11

WORKING GROUP DISCUSSION PAPERS ON FINANCING AND ACQUISITION STRATEGY

The following issues were identified for discussion by the MSCP Working Group:

Issue No. 1	Private open space dedication and development constraints
Issue No. 2	Federal and state contributions to the preserve system
Issue No. 3	Use of local general revenues to acquire and maintain the preserve system
Issue No. 4	Use of mitigation fees to acquire, restore, or enhance habitat in the preserve system
Issue No. 5	Potential economic and fiscal impacts on individual jurisdictions

Discussion papers were prepared and approved for issues 2 through 5. Issue No. 1 was referred for resolution to the Jurisdiction Technical Committee of the Working Group. Individual jurisdictions resolved this issue by defining a focused planning area with percent of habitat targeted for conservation.

MSCP Financing and Acquisition Strategy
PRINCIPLES

In order to ensure successful implementation of the MSCP all of the following components of the financing and acquisition strategy must be approved prior to or concurrent with adoption of the MSCP.

1. Private Dedication and Constraints
   Land use regulations should continue to be utilized to provide for mitigation of the biological impacts of new development.

2. Federal/State Contributions
   The federal and state governments have a responsibility to participate in the financing of the habitat conservation program because the benefits are regional and national. Participation should be in the form of commitments of federal and state lands and in financing acquisition of private lands. Federal lands evaluated for incorporation should include military bases, Bureau of Land Management property, lands held in trust by the Resolution Trust Corporation and other sources.

3. Local Sources of Funds/Land
   The San Diego region has the responsibility to obtain broad-based funding from existing development because existing development has historically displaced habitat and because existing residents, businesses and other land uses will benefit from the preserve system. However, the region should commit an appropriate share to implement the regional preserve system only after guarantees of state and federal participation are obtained. Additionally, it is recommended that any new local funding source for habitat conservation receive voter approval, including voter approval of any regional open space bond measure.

4. Mitigation Fees
   If mitigation fees are provided as an option in lieu of purchasing off-site mitigation lands, the design of a fee structure should occur as a cooperative action among local jurisdictions to assure equity and provide incentives to conserve lands of highest biological quality.

5. Financial Impacts
   Local jurisdictions shall address the differing direct and indirect fiscal benefits and costs of a habitat conservation program to resolve any financial inequities among jurisdictions caused by implementation of the MSCP. These decisions need to be made in the context of regional public facilities and open space plans, in conjunction with consideration of the regional habitat conservation program.

MSCP Policy Committee 5/26/94 ATTACHMENT 1
City of San Diego, 8/1/94 Adopted Revisions (underlined)

MSCP Working Group
Financing and Acquisition
Strategy—Issue No. 2

STATEMENTS OF RESPONSIBILITY FOR FEDERAL AND STATE GOVERNMENT CONTRIBUTION TO THE MSCP PRESERVE SYSTEM

February 16, 1994

Introduction

The MSCP Working Group recommends the following statements of responsibility for federal and state participation in the financing and acquisition of the MSCP preserve system. These recommendations will be integrated into the Public Review Draft of the MSCP. This report lists a group of overall statements which characterize how action by the federal and state governments should be undertaken relative to the preserve system. These reflect concepts already contained in the Working Draft of the MSCP or from recent funding coordination meetings held with the Regional Open Space Citizens' Advisory Committee and the California Resources Agency. This is followed by a set of specific recommendations for gaining access to both federal and state cash and non-cash sources of contribution.

- The purpose of the MSCP is to mitigate for the secondary impacts of the Metropolitan Sewerage System upgrade and thereby comply with federal and state mandates for the protection of species of fauna and flora, and communities of such species, which are currently listed or have been proposed for listing under the federal and state Endangered Species Acts. Another is to enter into pre-listing agreements for conservation of species which are not now subjects of federal or state action. Since the benefits of habitat conservation accrue both to the San Diego region and to the other regions of the U.S. and the state, the federal and state governments should participate in the financing of this program.

- For planning purposes, the target extent of federal and state participation in the MSCP is one-third of the final preserve system, including one-half of the total habitat to be purchased from private ownership. This is based on considerations of benefit and the requirement for local matching funds.

- Federal and state participation may consist of either protection of habitat lands currently owned by the U.S. and the state, or the acquisition and protection of privately owned habitat lands for integration into a preserve system.

- Federal and state participation in the acquisition of privately owned habitat lands may be accomplished through acquisition grants, land exchanges, or interagency land transfers or sales.

- Habitats of high biological value currently owned by the federal or state governments should be protected to the maximum extent permitted by law.

- Habitat value should be one of the primary considerations for land exchanges and consolidation of lands owned by the agencies responsible for resource management, such as the Forest Service and the Bureau of Land Management.

- In the event that federal and state governments cannot participate in the MSCP to the extent targeted, federal, state, and local governments should jointly review and reduce the extent of the preserve system.

Contributions from Cash Sources

Federal and state governments should undertake the following actions to contribute acquisition and maintenance funds to the MSCP:

- The federal government should appropriate funds from the Land and Water Conservation Trust Fund for the conservation purposes for which the fund was originally established.

- The federal and state governments should appropriate categorical grant funds from other currently established and dedicated sources for open space and habitat acquisition. (See Section 6.8 of the Working Draft.)

- The state government should help finance NCCP enrolled regional conservation programs by assisting in the application for federal and state open space and

habitat acquisition funds. These applications will be coordinated at the regional level.

- To the extent practicable, environmental mitigation and habitat conservation should be a part of federal and state grants related to the North American Free Trade Agreement (NAFTA), Environmental Enhancement and Mitigation Program (EEMP), and Intermodal Surface Transportation Efficiency Act (ISTEA).

- The state should initiate a series of bond acts for open space and habitat conservation, such as the California Parks and Wildlife Initiative.

- The federal government should establish a habitat acquisition fund from the revenues generated from the sale, lease, or conversion of public agency lands, including base closures, and conversion to civilian or commercial use.

- The federal government should reduce or eliminate capital gains and/or income taxes on the sale of land to a resource agency, local jurisdiction, or nonprofit organization for the purpose of habitat conservation.

- The federal and state governments should continue to maintain habitat lands which they initially own. Federal, state, and local governments should jointly resolve the management and maintenance responsibility for habitat lands which are newly acquired under the MSCP.

Contributions from Non-Cash Sources

The federal and state governments should undertake the following actions to provide non-cash or in-kind contributions to the preserve system:

- Lands in the Southern California region owned by the Resolution Trust Corporation (RTC) which contain habitat of high biological value should be segregated from other lands and transferred to or offered for installment sale at no or low interest rate to a resource management agency, a local

jurisdiction, a nonprofit organization, or others for the purpose of habitat conservation.

- If not sold for habitat conservation, the RTC should place a permanent conservation easement on portions of lands which contain habitat of high biological value, prior to the sale of such lands.

- Federal and state agencies responsible for the construction of public works projects should place priority on habitat conservation as environmental mitigation for both direct and indirect impacts of such projects.

- The Bureau of Land Management (or other federal or state agencies) should place priority on habitat conservation which contributes to the preserve system in conducting land exchanges.

- Disposition or reuse of federal lands, such as through base closures or realignment, should be conducted in ways which benefit habitat conservation, such as through land exchanges involving habitat lands or the purchase and transfer of development rights from habitat to disturbed areas.

- Habitat restoration programs undertaken in response to natural disasters, such as fires, should enhance the preserve system.

POLICIES REGARDING THE USE OF LOCAL GENERAL REVENUES TO ACQUIRE AND MAINTAIN THE MSCP PRESERVE SYSTEM

February 16, 1994

Introduction

The following policies regarding the use of local general revenues to acquire and maintain the MSCP preserve system were reviewed by the MSCP Working Group at a meeting on February 2, 1994, and will be integrated into the Public Review Draft of the MSCP. The policies reflect those contained in the Working Draft and are intended to guide the selection and use of appropriate sources of general revenues for acquisition and maintenance. For purposes of this discussion, *local general revenues* refer to revenues which are collected predominantly from existing development in the MSCP subregion.

Policies for Local General Revenues

The following policies should be applied to the use of local general revenues for the MSCP:

- Local general revenues should be used in part to purchase and maintain habitat lands, because existing development has historically displaced habitat and because existing residents and businesses would benefit from the preserve system.

- Revenues selected should be *general,* both in the types and locations of entities, land uses, or activities from which the revenues are collected.

- Local general revenues should be collected uniformly, if possible throughout San Diego County, or at least throughout the subregion included in the MSCP. If specific revenues are collected only in the MSCP subregion, there should be close coordination with the revenue sources collected in the other subregional

habitat conservation programs, i.e., the North County MHCP and the County of San Diego MHCOS.

- If the revenues are collected by individual jurisdictions, they should be pooled and expended to meet the subregional goals of the MSCP.

- Once appropriate target amounts are established for local revenues, the MSCP financing program should contain flexibility to meet unforeseen circumstances, such as options for supplemental revenues.

- One or more sources of revenue with fixed terms, e.g., 30 years, should be identified to fund the purchase of habitat lands. Such a revenue should be collected at a uniform rate over the selected term or with a rate escalation of no greater than 2% per year.

- One or more long-term sources of revenue, or sources which are amenable to reauthorization, should be identified to fund the maintenance of habitat lands.

The accompanying table summarizes alternative revenue sources which may be used for habitat acquisition and/or maintenance.

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POTENTIAL LOCAL FUNDING SOURCES FOR HABITAT ACQUISITION AND MAINTENANCE

Funding Source	Legal Authority	Financing Mechanism	Estimated Revenue Generating Capacity	Notes / Limitations
Property Tax Increase	2 / 3 voter approval required for bonded indebtedness	General obligation bond	$0.10 per $1,000 of asessed value (.01% additional) funds approx. $110 Million of bonds in MSCP area	Low historical rate of success for voter approval; may fund acquisition and maintenance
Sales Tax Increase	2 / 3 voter approval; or simple majority (if authorized by new state legislation and state-authorized regional agency established)	Limited obligation or revenue bond	0.10 % addition to sales tax produces $250 Million in bond funding countywide thru 2008. 1 / 3 to MSCP = $83 Million	Potentially high voter resistance; may be applied to acquisition and maintenance
Mello-Roos Special Tax	2 / 3 voter approval required	Limited obligation bond	Similar to benefit assessment; some flexibility in tax structure	Potential voter resistance; may fund acq. and maint.
Parcel Tax - Benefit Assessment AB 2007 (Existing)	Simple majority voter approval under AB 2007 - "one - time" authorization	Limited obligation bond	$0.20 per EDU per month would service approx. $20 Million of bonds in MSCP area	Limited term (30 years); requires coordination of projects selected for ballot
Parcel Tax - Benefit Assessment New Legislation	Simple majority voter approval under additional special legislation	Limited obligation bond	$1.00 per EDU per month would service approx. $100 Million of bonds in MSCP area	Requires special legislation
Habitat Maintenance Assessment (SB 445)	Requires notification of all owners subject to assessment; approval by simple majority; or legislative body	Primarily pay-as-you-go; may issue bonds	Similar to maintenance and operation funding raised from benefit assessment	Generally limited to long term maintenance activities for 30 years
Sewer Service Charge	Approval by each jurisdiction; based on mitigation for direct and indirect impacts	Revenue bond	1% increase in sewer charges ($0.20 increase in $20 per month charge) funds $18 Million of bonds	Requires approval by all MSSSA jurisdictions
Property Transfer Tax	Special legislation reguired to increase existing authorization of $1.10 per $1,000 transfer value	Revenue Bond or Pay-as-you-go	$1.00 per each $1,000 in transfer value bonds approx. $170 Million countywide; 1/3 to MSCP = $57 Mil.	Opposition can be expected to the required special legislation

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MSCP Working Group
Financing and Acquisition
Strategy - Issue No. 4

POLICIES REGARDING THE USE OF MITIGATION FEES TO ACQUIRE, RESTORE, OR ENHANCE HABITAT IN THE MSCP PRESERVE SYSTEM

March 15, 1994

The MSCP Working Group recommends that the following policies regarding the use of mitigation fees to acquire habitat in the MSCP preserve system be incorporated into the Public Review Draft of the MSCP Plan.

To aid the in understanding of these recommendations the Working Group developed some basic tenants which should be applied by the regions elected officials in evaluation of mitigation fees as a tool for preserve creation.

Off-site mitigation requirements would be established after exactions and set-asides for other public purposes which result from local ordinances have been determined, and after appropriate credit has been given for on-site conservation of habitat resources. For habitats protected by federal and state regulations, payment of fees or contribution of land in the preserve system should be determined on a "no net loss of habitat value" basis. Mitigation within the approved preserve system should be counted on a gross basis and both "in kind" and "out-of-kind" mitigation should be acceptable within the preserve.

Mitigation fees should be applied when vacant land is converted from its existing use to a new use. Fees would be structured and applied so that property owners have an incentive to conserve land of highest biological quality and to focus development on low quality land.

Fees generated through mitigation should be spent to acquire, restore, or enhance habitat lands in the preserve system. Design of a fee structure should occur as a cooperative action among local jurisdictions, and local decision-makers should consider the fee structure in the overall context of assuring equity among those jurisdictions who will implement the MSCP.

1. New public and private developments should be responsible for mitigation in proportion to their project-specific impacts on species and their habitats which are protected by federal and/or state laws or by local ordinance.

2. The option to purchase land within the preserve system or the payment of mitigation fees should be available as methods of meeting off-site mitigation requirements except where other specific mitigation actions are required by federal or state laws, or where a no net loss of habitat goal has been adopted by a local jurisdictions.

3. Mitigation actions, including the purchase of habitat lands with mitigation fees, should conserve biologically important habitat inside a Focused Planning Area, unless otherwise directed by the USFWS or CDFG.

4. Each jurisdiction should establish its individual mitigation program, adopt and administer mitigation fees, and/or undertake other methods of habitat conservation, such as transfer of development rights, which would meet the equivalent mitigation goals. Alternatively, two or more jurisdictions may cooperatively establish a mitigation program.

5. Each jurisdiction should determine its own mitigation fees, and should consider both a fixed fee or a graduated fee based on habitat type or other factors.

6. Jurisdictions should cooperate in setting mitigation fees to avoid unintended subregional and regional disparities in costs of land development.

7. To the extent practicable and consistent with the Regional Growth Management Strategy, mitigation fees should be adopted to encourage patterns of development which accommodate regional growth and minimize impact to sensitive biological resources.

8. Mitigation fees collected for habitat acquisition from public and new private developments should be earmarked for preserve acquisition purposes and strictly segregated from general revenues.

DISCUSSION PAPER AND AVAILABLE OPTIONS CONCERNING THE POTENTIAL ECONOMIC AND FISCAL IMPACTS OF MSCP ON INDIVIDUAL JURISDICTIONS

March 24, 1994

Introduction

Discussions to date of the financing and acquisition strategy for the MSCP have focused on the region-wide needs for habitat acquisition and alternative methods of financing this acquisition. This paper examines potential, differential fiscal impacts of the MSCP on the participating local jurisdictions. Such impacts can be divided into two types:

- Direct impacts of program implementation; and
- Indirect impacts from a potential alteration in the distribution of future land uses in the region.

Issue Paper #7 addressed these issues within the context of equity among the public and private sectors which are responsible for habitat conservation. This paper addresses potential impacts to the local jurisdictions. For this discussion, the underlying general and community plans and other land use policies comprise an important basis for estimating the direct and indirect impacts of MSCP implementation.

A. Direct fiscal impacts.

In implementing the MSCP, participating jurisdictions may incur costs in conducting, among others, the following activities:

- Preparation of subarea plans
- Review and amendment, if appropriate, of general and community plans and other ordinances and policies
- Habitat acquisition
- Habitat maintenance
- Administration and management of the habitat conservation program.

Aggregate, regional costs of these activities are estimated in the MSCP Framework Plan. Potential sources of revenues to fund those activities are also described in the Framework Plan. In practice, there will likely be a substantial variation in costs to the participating jurisdictions, and there will be a need to distribute program funds among them. Issue Paper #10 and Section 7.0 of the Working Draft identify various coordinating functions

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required for MSCP implementation and optional institutional arrangements to carry out those functions.

B. Indirect fiscal impacts from potential alteration in the future distribution of land uses in the MSCP area.

Implementation of the MSCP Framework and Subarea Plans may affect the pattern of development in the participating jurisdictions. For a jurisdiction with a large quantity of biologically important habitat, conservation may reduce the supply of developable land and redirect future development. For a jurisdiction with disturbed and developable lands, habitat conservation elsewhere in the region may create additional pressures for growth. A different pattern of future growth may in turn impact the local jurisdiction in the following ways:

1. General fund operating budget.

The presence or absence of new development may affect the costs and revenues of a jurisdiction's general fund operating budget, such as revenues to fund general public services. For example, acquisition of private land for habitat preservation will affect the total assessed valuation subject to the property tax. Different types of development impact the general fund differently, hence the potential redirection of future development resulting from the implementation of MSCP may also affect the participating jurisdictions.

It should be noted that the potential impact of the MSCP implementation on the general fund operating budget is likely to be limited in comparison with the existing fiscal issues faced by the local jurisdictions, such as state mandates for public services, reallocation of property tax revenues, and other fiscal constraints.

2. Capital costs of infrastructure construction.

The cost of providing regional infrastructure to serve new development differs substantially by location and jurisdiction. This is reflected in part by the differences in development impact fees levied by the jurisdictions and the types of facilities that are financed through impact fees. This issue is important, since existing fee structures tend to discourage patterns of development which could improve the region's quality of life and reduce the impact on habitats.

C. Available options for future action.

Although the specific fiscal impacts on participating jurisdictions will not be known until the Subarea Plans are adopted, the Working Group recommends that the participating jurisdictions should jointly consider the following options to address potential differences in fiscal impacts:

- Establish priorities and decision procedures to identify and select habitat areas that will be acquired using federal and state funds.

- Select decision procedures for the distribution and uses of funds that are collected primarily from the existing developments in the region in support of subregional and subarea planning, habitat acquisition, and preserve maintenance.

- Agree on methods of identifying and resolving potential financial inequities among jurisdictions which may arise as a result of MSCP implementation. Examples of such effects include a net loss of property or other tax revenues from the acquisition of private land for habitat preservation.

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APPENDIX C-12

PUBLIC LANDS ALTERNATIVE: ASSUMPTIONS UNDERLYING ESTIMATES OF PRESERVATION AND ACQUISITION

08831

MSCP — PUBLIC LANDS SCENARIO
ASSUMPTIONS UNDERLYING THE ESTIMATES OF PRESERVATION AND ACQUISITION

The Public Lands (PL) scenario contains assumptions about habitat preservation and acquisition which differ markedly from those of the other scenarios illustrated and analyzed in the Resource Document. The other scenarios are identified as Coastal Sage Scrub (CSS), Multiple Habitat (MH), and Biologically Preferred (BP) scenarios. Principal differences in assumptions are summarized below.

1. Preservation of Habitat Owned by Federal and State Governments

   The PL scenario assumes 100% preservation of approximately 48,500 acres of habitat currently in federal ownership. The other scenarios assume 100% preservation of biologically important habitat, excluding Eucalyptus woodland, from 9,600 to 39,700 acres.

2. Preservation of Habitat Owned by Local Governments

   The PL scenario assumes 100% preservation of approximately 44,000 acres of habitat currently owned by local governments in the MSCP study area. The other scenarios assume approximately 95% preservation of habitat owned by the local governments. Total on-site preservation by local governments ranges from 19,400 to 35,100 acres in the previous scenarios.

3. On-Site Preservation of Privately Owned Habitat

   The PL scenario assumes 100% preservation of 38,400 acres of privately owned habitat in the so-called "blue" areas. It is assumed that these privately owned habitat lands will be permanently dedicated as open space, without monetary compensation, by the respective owners. The dedication would occur as part of an open space exaction required for the approval of development plans. In addition, the PL scenario assumes that up to 50% of the 33,000 acres of privately owned habitat will also be dedicated for open space. In total, approximately 50,800 acres, or 71% of privately owned habitat in the FPA, are assumed to be dedicated as open space. In the previous scenarios, between 39,900 and 65,400 acres, representing from 60% to 62% of privately owned habitat in the FPA, are assumed to be dedicated for open space.

4. Acquisition of Privately Owned Habitat

   In the PL scenario, approximately 4,100 acres of privately owned habitat are estimated to be acquired for preserve purposes. They represent a mixture of biologically important habitat found in some private parcels of less than 10 acres, where on-site dedication may represent a hardship, and the potential need for "connections" between habitat areas which are preserved through open space dedication. In the other scenarios, privately owned habitat to be acquired ranges from 16,000 to 27,000 acres. The bulk of the estimated habitat acquisition in the other scenarios represents the so-called "gap habitats," which are biologically important habitat areas which would otherwise not be dedicated for open space. These gap habitats are expected to require acquisition, in order to meet the approximately 85% overall conservation objectives for privately owned habitat.

08832

MSCP Working Group
PUBLIC LANDS SCENARIO — ESTIMATED ON-SITE PRESERVATION AND ACQUISITION OF PRIVATELY OWNED HABITAT

Ownership of habitat lands in the Public Lands (PL) focused planning area (FPA):

	Acres	Acres
Federal and State Governments		48,522
Local Governments		43,984
Private Owners		
Inside Core (Blue) Areas	38,393	
Inside Linkage (Orange) Areas	32,989	
Total Private		71,382
Total All Ownerships		163,889

Estimated acquisition of private habitat:

	Acres	$ Million
Inside Core (Blue) Areas (Note 1)	0	$0
Inside Linkage (Orange) Areas (Note 2)		
Small Parcels (≤10 Ac.)	1,880	44.2
Complete Linkages Between Large Parcels (> 10 Ac.)	2,192	51.5
Total	4,072	$95.7

Estimated on-site preservation of private habitat:

	Acres
Inside Core (Blue) Areas (Note 3)	38,393
Inside Linkage (Orange) Areas (Note 4)	12,423
Total	50,816

08833

NOTES TO PUBLIC LANDS SCENARIO—ESTIMATED ON-SITE PRESERVATION AND ACQUISITION OF PRIVATELY OWNED HABITAT

Note 1.

Inside the core areas, it is assumed in the PL scenario that 100% of habitat would be preserved on-site without compensation. Under this assumption, there is no acquisition necessary in the core areas.

However, it is possible that some compensation may be required to achieve 100% conservation of privately owned habitat in the core areas. Based on parcel data for the Coastal Sage Scrub scenario, in about one-fifth of the parcels in private ownership, over 90% of the parcel area is covered with either Very High or High quality habitat. If the owners of these parcels do not intend to dedicate all such habitat, 100% preservation on these parcels may not leave sufficient economic use and therefore require acquisition. The total Very High and High quality habitat area on these parcels with over-90% habitat coverage represents approximately 34.5% of all such habitat in private ownership. If one-half of such parcels were to be acquired, then 50% of 34.5% of 35,407 acres of currently undedicated privately owned habitat in the core areas, or 6,108 acres, would need to be acquired. (The private habitat in the core areas consists of 2,986 acres of habitat currently dedicated for reserve or open space and 35,407 acres of undedicated habitat, or a total of 38,393 acres.)

The per-acre value of this land, however, would be low, since most (86%) of the privately owned habitat in the core areas are currently designated for open space by the applicable general or community plan. The estimated average land value of these lands is $6,284, say, $6,500, based on an analysis of historical land sales in the region. Total acquisition budget may therefore be 6,108 acres times $6,500, or $39.7 million.

Note 2.

Inside the linkage areas, it is intended that 50% of privately owned habitat would be preserved, based on local land use regulation and environmental review. Although the total acreage preserved through these procedures may be sufficient to meet the numerical target for habitat conservation, public acquisition may be required under the following conditions.

(1) For parcels under 10 acres in size, on-site preservation of 50% of habitat may sometimes pose difficulty in economic use of the parcel. Based on the parcel data, total Very High or High quality habitat on private parcels less than 10 acres represents 11.4% of all such habitat in private ownership. If 50% of such habitat must be acquired, then the estimated acquisition is 50% of 11.4% of 32,989 acres, or 1,880 acres.

(2) For parcels over 10 acres in size, on-site preservation of 50% would leave sufficient area for economic use of the parcel. However, on-site preservation efforts on different ownerships may result in uncoordinated or inadequate linkages. Total privately owned, Very High and High quality habitat on parcels over 10 acres represents 88.6% of all such habitat, 50% of which is to be conserved. Acquisition for linkages is assumed to be 15% of this amount. The estimated acquisition is then 15% of 50% of 88.6% of 32,989 acres, or 2,192 acres.

Estimated total habitat acquisition is 1,880 acres plus 2,192 acres, or 4,072 acres. This represents 7.4% of all private habitat to be conserved. For comparison, under the Coastal Sage Scrub and Multiple Habitat scenarios, total acquisitions represent 28.6% and 28.8%, respectively, of the total private habitat to be conserved. The latter percentages, however, include acquisitions of gap habitats, as well as acquisitions of small parcels and linkages.

08834

For preliminary analysis, the average land price of $23,500 per acre is used. This is the same as the average land price used for estimated acquisitions under the CSS and MH scenarios. In fact, acquisitions for the latter scenarios are largely gap acquisitions, with a limited component of small parcel and linkage acquisitions. Acquisitions under the PL scenario, however, will be directed entirely to small parcels and completion of linkages. It is likely that acquisition prices of these areas may be substantially higher than for gap acquisition.

Note 3.

All private habitat in the core areas (38,393 acres) are assumed to be preserved on-site.

Note 4.

50% of the total private habitat in the linkage areas (50% of 32,989 acres, or 16,495 acres), less habitat to be acquired in the linkage areas (4,072 acres).

08035

APPENDIX C-13

U.S. AND STATE OF CALIFORNIA FUNDING PROGRAMS FOR HABITAT CONSERVATION

Prepared by:

The Rick Alexander Company

May 18, 1994

08836

FEDERAL FUNDING SOURCES

1 Land and Water Conservation Trust Fund

- 2 National Park Service
- 3 United States Forest Service
- 4 Bureau of Land Management
- 5 United States Fish and Wildlife Service

6 National Fish and Wildlife Challenge Grants

7 U.S. Fish and Wildlife Service - Partners for Wildlife

8 USDA Conservation Reserve Program

9 Additional Federal Programs

Public Purposes and Recreation Act
Pittman/Robertson Wildlands Acquisition Program
Intermodal Surface Transportation Efficiency Act of 1991
Congestion Mitigation and Air Quality Improvement Program

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STATE FUNDING SOURCES

10 California Resources Agency

11 Wildlife Conservation Board

Wildlife Restoration Fund
1984 Fish and Wildlife Habitat Enhancement Fund
California Wildlife, Coastal and Park Land Conservation Fund
Wildlife and Natural Areas Conservation Fund
California Environmental License Plate Fund
Habitat Conservation Fund

13 State Coastal Conservancy

14 Habitat Conservation Fund

15 Additional Information on Funding Sources

Bureau of Land Management
Resolution Trust Corporation
State Lands Commission
Balcones Canyonlands Conservation Plan
Army Corps of Engineers, Section 1135 Funds

17 Appendix A - Funding Spreadsheet Summary

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SOURCE: Land and Water Conservation Trust Fund

LAND AND WATER CONSERVATION FUND FISCAL HISTORY:

	Total Budget	Forest Service	USFWS	BLM	NPS
1994	$254.277 m[1]	$64.250	$ 82.655	$12.122	$ 95.250
1993	$283.652	$62.412	$ 75.544	$27.796	$117.900
1992	$317.392	$88.306	$ 98.858	$25.003	$105.227
1991	$341.871	$88.695	$100.619	$15.567	$136.791
1990	$231.481	$63.433	$ 67.990	$12.556	$ 87.502
1989	$206.233	$63.805	$ 57.529	$12.290	$ 72.609
1988	$170.464	$49.076	$ 51.754	$ 8.885	$ 60.749
1987	$210.626	$49.236	$ 48.240	$ 3.020	$110.130
1986	$168.209	$31.358	$ 41.061	$ 2.188	$ 93.604
1985	$286.612	$50.535	$ 64.218	$ 2.695	$169.164
1984	$301.890	$40.052	$ 52.297	$ 5.891	$203.650
1983	$335.093	$63.077	$ 35.200	$ .311	$238.505
1982	$179.927	$26.262.	$ 16.491	$ 3.712	$133.462
1981	$288.593	$34,498	$ 9.303	$ 1.002	$243.790
1980	$509.194	$22.373	$ 11.750	$ 2.750	$472.321

FINANCIAL DISTRIBUTION:

The following sections identify how the allocations to the National Park Service (NPS), the United States Forest Service (USFS), the Bureau of Land Management (BLM), and the United States Fish and Wildlife Service (USFWS) were spent in California. For comparison purposes, the total budget and agency portion is listed as well as California distributions.

FISCAL CONTACTS:

Ken Martin - NPS, Sacramento	(916) 653-8837
Jim Hiatt- NPS, San Francisco	(415) 744-3972
Mike Rogers - NPS, Washington, D.C.	(202) 343-3700
Karen Dolch, USFS, Washington, D.C.	(202) 205-1146
Deanie Zigwolf, USFS, Sacramento	(415) 705-2797
Scott Eubanks, BLM, Riverside	(909) 697-5377
Dave McIlmay, BLM, Sacramento	(916) 978-4730
Dave Beaver, BLM, Washington, D.C.	(202) 452-7780
Mary Lynn Fryly, USFWS	(503) 231-6154
Ron Crete, USFWS, Washington, D.C.	(703) 358-2161
Clyde Schnack, USFWS, Washington, D.C.	(703) 358-1713

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[1] (m) Abbreviation denotes millions of dollars and is used throughout the document.

SOURCE: Land and Water Conservation Fund (continued)

FISCAL CONTACTS:

Ken Martin - NPS, Sacramento	(916) 653-8837
Mike Rogers - NPS, Washington, D.C.	(202) 343-3700

NPS FISCAL HISTORY:

	Total NPS	Land Acquisition	State Grants	California[2]
1994	$ 95.250 m	$ 67.197 m	$ 28.053 m	$4,000.000.[3]
1993	$117.900	$ 89.886	$ 24.788	$1,884.468.
1992	$105.227	$ 82.023	$ 19.748	$1,495,061.
1991	$136.791	$103.566	$ 29.843	$2,503,954.
1990	$ 87.502	$ 67.740	$ 3.261	$1,277,323.
1989	$ 72.609	$ 52.609	$ 16.700	$ 999,980.
1988	$ 60.749	$ 40.763	$ 16.567	$1,288,551.
1987	$110.130	$ 75.160	$ 32.700	$2,540,102.
1986	$ 93.604	$ 46.041	$ 45.993	$3,572,421.
1985	$169.154	$ 95.682	$ 71.853	$5,770,681.
1984	$203.650	$128.650	$ 72.919	$5,643,205.
1983	$238.505	$121.505	$110.619	$3,995,700.
1982	$133.482	$129.081	NONE	NONE
1981	$243.790	$ 63.479	$173.745	$12,437,364.
1980	$472.321	$165.667	$299.703	$21,801,545.

PROJECT EXAMPLES:

Project Name	Year	Applicant	Amount Funded
San Dieguito Lagoon Wildlife Area	1979	Wildlife Conservation Board	$294,010.00
Lake Murray, Cowles and Fortuna Mountain	1979	City of San Diego	$310,388.50
Lake Murray, Cowles and Fortuna Mountain	1980	City of San Diego	$472,639.00
Anza Borrego Acquisition III	1980	CA Dept of Parks and Rec	$369,696.25
Santee Lakes Development	1983	Wildlife Conservation Board	$ 39,894.00
Anza Borrego State Park Acq.	1985	CA Dept of Parks and Rec	$ 25,552.00
Anza Borrego State Park Acq.5	1986	CA Dept of Parks and Rec	$ 48,598.33
Anza Borrego State Park Acq.6	1987	CA Dept of Parks and Rec	$ 35,000.00
Mission Trail Regional Park Dev	1987	County of San Diego	$165,803.00

[2] This figure represents the money spent in California on land acquisition and state grants. The NPS funds are divided as follows: **40%** divided - 55% to Parks and Recreation, 35% to Wildlife Conservation Board, 5% Boating and Waterways, 5% Water Resources. **60%** divided - 40% to Northern California and 60% to Southern California.

[3] Does not reflect exact amount spent in CA as figures from 1993 - past represent.

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SOURCE: Land and Water Conservation Fund (continued)

FISCAL CONTACTS:

Karen Dolch, **USFS**, Washington, D.C.	(202) 205-1146
Deanie Zigwolf, **USFS**, Sacramento	(415) 705-2797

USFS FISCAL HISTORY& PROJECT EXAMPLES:

	Total Budget	Forest Service	California	Projects and Allocation[4]
1994	$254.277	$64.250	$6 million	$2 m Cleveland Natl Forest $2 m Lake Tahoe[5] $1 m San Bernardino Mts $1 m Toiyabe Natl Forest
1993	$283.652	$62.412	$8 million	$3 m Lake Tahoe $2 m Big Sur $2 m Cleveland Natl Forest $1 m San Bernardino Mts
1992	$317.392	$88.306	$13.139	$4.9 Lake Tahoe $1.9 Las Padres Natl Forest $1.3 Pacific Crest Trail $3.4 Toiyabe Natl Forest $1.5 Cleveland Natl Forest
1991	$341.871	$88.695	$ 8.430	$2.8 Lake Tahoe $1.7 Las Padres $3.4 Toiyabe Natl Forest $1.9 Pacific Crest Trail
1990	$231.481	$63.433	$12.2	$7 m Lake Tahoe $1 m Pacific Crest Trail $4 m Toiyabe Natl Forest $200,000 Ventana Wildnerness
1989	$206.233	$63.805	$13.0	$11 Lake Tahoe $1 m San Bernardino Mts $1.1 Toiyabe Natl Forest

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[4] These figures are estimates not actual figures. Therefore, when totalled, they may not be exact reflections of amounts dispersed to the project.

[5] Lake Tahoe covers land in both California and Nevada but is classified here as money spent in California.

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SOURCE: Land and Water Conservation Fund (continued)

FISCAL CONTACTS:

Scott Eubanks, BLM, Riverside	(909) 697-5377
Dave McIlmay, BLM, Sacramento	(916) 978-4730
Dave Beaver, BLM, Washington, D.C.	(202) 452-7780

BLM FISCAL HISTORY & PROJECT EXAMPLES:

	Total Budget	BLM	California	Projects and Allocation[6]
1994	$254.277	$12.122	$2.6 m	$1 m Santa Rosa Mts $900,000 Central Valley Wetlands
1993	$283.652	$27.796	$8.4 m	$2 m Santa Rosa Mts $1 m Central Valley Wetlands $1 m Dos Palmas/Salt Creek $1 m East Mojave $1 m Upper Sacramento Rvr
1992	$317.392	$25.003	$6.42	$2.02 Carrizo Plains $1 m Santa Rosa Mts $750,000 Upper Sac River
1991	$341.871	$15.567	$5.9 m	$3.5 Carrizo Plains $800,000 Upper Sac. Rive
1990	$231.481	$12.556	$6.75 m	$4.5 Carrizo Plains $1 m Desert Tortoise Habitat
1989	$206.233	$12.290	$7.46 m	$1 m Desert Tortoise Habitat $1.3 Chuckwalla Bench $5 m Carrizo Plains
1988	$170.464	$ 8.885	$6.6 m	$1 m King Range $1 m Warner Basin Potholes $4 m Carrizo Plains

[6] Projects and Allocations demonstrate a sampling of the projects funded. Included in this category are those projects funded over $750,000.

SOURCE: Land and Water Conservation Fund (continued)

FISCAL CONTACTS:

Mary Lynn Fryly, **USFWS**	(503) 231-6154
Ron Crete, **USFWS**, Washington, D.C.	(703) 358-2161
Clyde Schnack, **USFWS**, Washington, D.C.	(703) 358-1713

USFWS FISCAL HISTORY:

	Total Budget	USFWS	California[7]
1994	$254.277 m	$ 82.655 m	$ 9,600,000.
1993	$283.652	$ 75.544	$ 7,965,235.
1992	$317.392	$ 98.858	$16,623,167
1991	$341.871	$100.619	$19,582,775.
1990	$231.481	$ 67.990	$ 4,234,000.
1989	$206.233	$ 57.529	$ 1,001,000.
1988	$170.464	$ 51.754	$ 1,080,500.
1987	$210.626	$ 48.240	$ 7,415,950.
1986	$168.209	$ 41.061	$ 4,263,535.
1985	$286.612	$ 64.218	$ 5,408,424.
1984	$301.890	$ 52.297	$ 2,950.

PROJECT EXAMPLES:

Project Name	Year	Acres[8]	Land Cost to USFWS
Bitter Creek	1985	873	$ 612,200
Coachella Valley	1985	1,364	$4,793,224
Coachella Valley	1986	1,165	$4,260,835
Bitter Creek	1987	12,634	$3,924,600
Coachella Valley	1987	70	$ 255,350
Sacramento River	1987	218	$2,220,000
San Joaquin River	1987	777	$1,000,000
Bitter Creek	1988	120	$ 35,000
Butte Sink	1988	1,000	$1,000,000
Blunt-nosed Leopard Lizard	1990	100	$ 153,000
East Grasslands	1990	636	$ 493,000
Sacramento River	1990	1,679	$3,394,000
San Francisco Bay	1991	267	$8,626,458
San Francisco Bay	1992	2,177	$3,466,048
TOTALS		**42,731.56**	**$67,577,536[9]**

[7] Fund obligations in California only.

[8] Acres have been rounded up.

SOURCE: National Fish and Wildlife Challenge Grants

FISCAL CONTACTS: Jonathon Davis - National Fish and Wildlife Foundation
Washington, D.C. (202) 857-0166

FINANCIAL DISTRIBUTION:

This program is a matching program and matching funds are required in order to obtain their grants. Since 1985-86, the National Fish and Wildlife Foundation has awarded 78 projects impacting areas of California funds totaling $18.7 million and of the $18.7 million, $6.99 million came directly from the National Fish and Wildlife Foundation grants.

PROJECT EXAMPLES:

Project Name	Organization Funded to:	(a) (b)	Grant Amount NFWCG funds
California Coastal Sage Conservation Fund	National Fish and Wildlife Foundation	(a) (b)	$1 million NONE
California Coastal Sage Conservation - I	California Department of Fish and Game	(a) (b)	$1.172 million $200,000.00
California Coastal Sage Conservation - II	California Department of Fish and Game	(a) (b)	$2 million $800,000.00
California Gnatcatcher Research	Manomet Bird Observatory	(a) (b)	$ 75,000.00 $ 25,000.00
Coastal Sage Scrub Ecology	Manomet Bird Observatory for Conservation Sciences	(a) (b)	$ 90,000.00 $ 30,000.00
Endangered Plant Recovery Program	Center for Plant Conservation	(a) (b)	$161,000.00 $ 65,000.00
Private Land Management and Shorebirds	Wetlands for the Americas	(a) (b)	$320,000.00 $ 80,000.00
Upland Covers Conservation	Quail Unlimited, Inc.	(a) (b)	$400,000.00 $100,000.00

FISCAL HISTORY:

1994	$7.5 million
1993	$7.5
1992	$5.0
1991	$5.0
1990	$5.0

Project Total: 60 projects in California

[9] Total for California from 1984 - 1993.

SOURCE: *U.S. Fish and Wildlife Service - Partners for Wildlife*

FISCAL CONTACTS:

Jeff Manning, USFWS - Carlsbad	(619) 431-9440
Mary Lynn Fryly, USFWS - Portland	(503) 231-6154

FINANCIAL DISTRIBUTION:

Funds analyzed under this category are only through Partners for Wildlife Program. Contained in this program is the Private Lands Easement Program which has just been started in Southern California. It would be advantageous to research other programs under the U.S. Fish and Wildlife Service through the Farm Home Administration Lands and the Coastal Coordinator for additional programs with greater funding. This program is not designed for acquisition but for permanent easements and the Service prefers projects with many participants and matching funds for the project.

PROJECT EXAMPLES:

Project Location	Year	Type of Habitat	Amount Funded[10]
Orange County	1994	*Riparian/Vernal Pool*	
Orange County	1994	Riparian/Vernal Pool	$22,000.00
San Diego County	1994	Riparian/Vernal Pool	
San Diego County	1994	Riparian/Vernal Pool	$13,000.00
Total Funded	1994		$35,000.00

FISCAL HISTORY:

	Region One Total[11]	California Total
1994	$2.8 million	$ 475,000.00
1993	$2.7 million	$ 445,000.00
1992	$ 990,000.00	$ 486,000.00
1991	$ 684,000.00	No breakdown available
1990	$ 560,000.00	No breakdown available

[10] 1993-94 is the first year for funding to Southern California through this program.

[11] This is only Partners for Wildlife funding.

SOURCE: USDA Conservation Reserve Program

FISCAL CONTACTS:

	Stewart Castin, Office of Management and Budget	(202) 395-3446
	Ken Cooke, Environmental Working Group	(202) 667-6982
	Andrew Art, Environmental Working Group	(202) 667-6982

FISCAL DISTRIBUTION:

This program is mandated for 10 years (1985-1995) for conservation, primarily soil erosion, through temporary easements and conditions. Farmers receive annual rental payments for land conserved over the10 year period. Additionally, there is a Wetlands Reserve Program, mandated in 1990 through the Food, Agriculture, Conservation and Trade Act, that follows the same principles as the conservation reserve program and should be investigated.

PROJECT EXAMPLES:

California County	# of Contracts	Acres	Total Value of Contracts[12]
Los Angeles	1	40 ac	$ 18,800
San Luis Obispo	221	104,743	$51,925,265
Santa Barbara	2	1,763	$ 695,135
San Diego	0		
California Totals	511	167,499	$94,236,158

Enrolled Acres include: 187,355 of HEL acres and 144 wetland acres.
Conservation Practice installed (acres in use in California) include: introduced grasses, native grasses, tree planting, permanent wildlife habitat, and others not named.

FISCAL PROJECTIONS:

	Acres	California Contract Payments[13]
1996	23,118	$1,095,260
1997	101,206	$4,894,744
1998	32,509	$1,600,957
1999	18,940	$ 943,097.
2000	7,280	$ 363,397
TOTAL	**187,499**	**$9,111,130**[14]

12 Total is over a ten year contract period.
13 Amount to complete current contracts. Future of this program after 2008 is uncertain.
14 Amount of acres and payments through 2008.

SOURCE: Additional Federal Programs

SOURCE: California Resources Agency

FISCAL CONTACTS:

Hal Warass, Sacramento	(916) 653-5656
Rick Gunz, Sacramento	(916) 654-4245

FINANCIAL DISTRIBUTION:

The Environmental Enhancement and Mitigation Program and License Plate funds are distributed by the California Resources Agency. Working in cooperation with the California Transportation Commission projects are recommended by CRA and reviewed and funded by CTC.

FINANCIAL RESOURCES: Environmental License Plate Fund, Highway Gas Tax

PROJECT EXAMPLES:

Project Name	Year	Applicant	Cost
San Luis Rey River Revegetation	1994	City of Oceanside	$ 341,400.00
Ostrich Farms Creek Acquisition	1992	Fallbrook Land Conservancy	$ 320,000.00
Guajome Lake and Marsh Enhancement	1992	County of San Diego	$ 420,000.00
Gomper's Habitat Restoration and Outdoor Environmental Lab	1993	Environmental Health Coalition	$ 204,032.00
Coastal Dune Scrub Habitat Restoration	1993	CA Department of Fish and Game	$ 195,700.00
Sweetwater River Multiple Use Pathway and Mitigation	1993	County of San Diego	$ 193,000.00

FISCAL HISTORY:

	Budget Amount	San Diego County[15]
1991	$10 million	
1992	$10 million	
1993	$10 million	$3,945,468.00
1994	$10 million	
1995 - 2001	$60 million	

[15] Each year the $10 million is divided approximately 40% to Northern California and 60% to Southern California. The aggregate number shown is San Diego County's share.

SOURCE: Wildlife Conservation Board

FISCAL CONTACTS: Clyde Edon, Department of Fish and Game
Sacramento (916) 445-8448

FINANCIAL DISTRIBUTION:

There are many different propositions that add to the funds distributed to the Wildlife Conservation Board. The revenue/funds are described in the *Project Examples* and *Fiscal History* below. The Inland Wetlands Conservation Program does not apply to San Diego County. The Wildlife Conservation Board is one of the identified funding sources that will contribute to the acquisition as well as restoration, enhancement and management of conservation lands.

FINANCIAL RESOURCES: Please see the attached *Fiscal History* except for the Habitat Conservation Fund which is listed separately as well.

PROJECT EXAMPLES:

Project Name	Year	Purpose	Fund	Cost
Blue Sky Ranch WA	1989	Riparian Habitat	Prop 70	$1,800,000.00
Dairy Mart Ponds	1988	Riparian Habitat	'84 Bond	$ 420,000.00
Dairy Mart Ponds	1988	Riparian Habitat	ELPF[16]	$ 300,000.00
Escondido Creek ER	1993	Riparian Habitat	Prop 70	$1,385,000.00
Escondido Creek ER, Expansion #1	1993	Riparian Habitat	Prop 70	$ 319,000.00
McGinty Mountain ER	1989	Habitat Preservtn	Prop 70	$ 150,000.00
McGinty Mountain ER, Expansion #1	1991	Habitat Preservtn	Prop 70	$ 173,000.00
Plaisted Creek ER	1991	Riparian Habitat	Prop 70	$1,000,000.00
San Elijo Lagoon ER, Expansion, #3	1990	Coastal Wetlands	'84 Bond	$ 2,000.00
Sweetwater River ER	1992	Riparian Habitat	Prop 70	$1,820,000.00
Sycamore Valley ER	1991	Habitat Preservtn	Prop 70	$ 900,000.00

[16] Environmental License Plate Fund

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SOURCE: Wildlife Conservation Board (continued)

FISCAL HISTORY:

Wildlife Restoration Fund
Fiscal Resource: Horse racing revenue

1989	1990	1991	1992	1993	1994[17]
$750,000	$702,000	$1.164 m	$477,000	$704,000	$749,000

1984 Fish and Wildlife Habitat Enhancement Fund
Fiscal Resource: Proposition 19, funds have been expended.

1989	1990	1991	1992	1993	1994
$13.621	$3.067 m	$665,000	$440,000	$1.364 m	- 0 -

California Wildlife, Coastal and Park Land Conservation Fund
Fiscal Resource: Proposition 70

1989	1990	1991	1992	1993	1994
$11.566 m	$13.304 m	$15.012 m	$12.981 m	$5.013 m	$3.518 m

Wildlife and Natural Areas Conservation Fund
Fiscal Resource: Proposition 70

1989	1990	1991	1992	1993	1994
$3.300 m	$7.041 m	$5.960 m	$6.844 m	$6.924 m	$1.595 m

California Environmental License Plate Fund
Fiscal Resource: Personalized motor vehicle license plates by DMV

1989	1990	1991	1992	1993	1994
$2.045 m	NONE[18]	$953,000	$416,000	$515,000	$572,000

Habitat Conservation Fund[19]
Fiscal Resource: None identified, funds primarily from Proposition 117.

1990	1991	1992	1993	1994
$2.059 m	$8.828 m	$2.364 m	$2.598 m	$1.459 m

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17 Figures for 1994 are proposed and not final figures.

18 Denotes no figure available for the referenced year.

19 This fund is administered, to my knowledge, by the Wildlife Conservation Board as part of the Department of Fish and Game. In addition, this document also lists the Habitat Conservation Fund under The Department of Parks and Recreation with more detail and different figures.

SOURCE: State Coastal Conservancy

FISCAL CONTACTS:

Regina Serano, Administration	(510) 286-1015
Neil Fishman, Prop 180	(510) 286-4181
Reed Holderman, Enhancement Grants	(510) 286-4183
Carol Arnold, Agriculture Preservation	(510) 286-4173

FINANCIAL DISTRIBUTION:

The State Coastal Conservancy funds coastal restoration, enhancement, site preservation and agriculture preservation separately. It would be advantageous to research each of these areas for specific funding process, programs, and application processes. Much of the quoted funds in *Fiscal History* are earmarked when appropriated.

FINANCIAL RESOURCES: Primarily bond-funded. See footnote #20.

FISCAL HISTORY:

Area of Allocation	1989	1990	1991	1992	1993[20]
Coastal Restoration	$970,000	$4.009 m	$3.252 m	$1.980 m	$207,000
Enhancement	$2.872 m	$7.764 m	$6.007 m	$5.902 m	$506,000
Site Preservation	$921,000	$535,000	$900,000	NONE	$208,000
Agricultural Preservation	$795,000	$382,000	$923,000	$ 80,000	$104,000
TOTALS	**$5.495 m**	**$12.690 m**	**$11.082 m**	**$7.962 m**	**$1.025 m**

PROJECT EXAMPLES: Need to contact Steve Horn, (510) 286-1015. Information not available at time of this report.[21]

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[20] The notable decrease in 1993 is due to funding problems and difficulty passing bond acts to continue funding the State Coastal Conservancy and their work. Their funds have decreased significantly from $20 million to currently, $6 million. This year their initiative is Proposition 180.

[21] Mr. Horn has been on vacation the duration of this research assignment and will be returning on May 23. He could give us information regarding projects undertaken in California with these funds.

SOURCE: Habitat Conservation Fund

FISCAL CONTACTS: Odel King, Department of Parks and Recreation
Sacramento (916) 653-7423

FINANCIAL DISTRIBUTION:

This fund distributes monies to six specific habitats:

1. Deer and mountain lion habitat including oak woodlands
2. Rare, threatened or endangered species
3. Anadromous/trout
4. Trails
5. Acquisition and development of wetlands
6. Rehabilitation and acquisition of riparian habitats

Four of the six are funded every year resulting in each area of concern being funded twice in a three year period. The fund has $2 million each year and it is split four ways ($500,000 each) between the year's projects. Fund is mandated through 2020.

FINANCIAL RESOURCES: Primarily funded by Proposition 117.

PROJECT EXAMPLES:

Southern California Counties Funded	Number of Projects	Year
MissionTrails Regional Park[22]	1 @ $800,000	1990-91
Laguna/Laurel Beach	1	1991-92
Riverside County	1	1992-93
Santa Clarita County	1	1992-93
Ventura County	1	1992-93
Laguna	1	1993-94[23]
Riverside County	1	1993-94
Santa Clarita County	1	1993-94
Moreno Valley	1	1993-94
Hisparia	2	1993-94
Rancho Simi Valley	1	1993-94

FISCAL HISTORY:

1990 - 2020 $2 million per year (see footnote 17)

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[22] The only project identified in San Diego County.

[23] The Governor has proposed to withhold funds from the Habitat Conservation Fund this year in order to balance the budget. The listed projects will not be funded unless the funds are released.

SOURCE: Additional Information on Funding Sources

PROGRAM: Bureau of Land Management

FISCAL CONTACTS: Joan Oxendine, Chief of Resources (619) 251-0812

FISCAL UPDATE: The program to exchange land is authorized under the South Coast Proposed Resource Management Plan (to be signed and recorded at the end of May 1994). This planning document outlines the areas where the BLM is interested in expanding their acquisitions for habitat and biologically sensitive areas. Their focus may be changing with the active degree and quality of planning in San Diego.

PROGRAM: Resolution Trust Corporation (RTC)

FISCAL CONTACTS:

Joe Lamphere, RTC Environmental Section	(714) 263-4951
Mike Schindell, The Nature Conservancy California RTC Coordinator	(916) 324-3956
RTC Holding Hotline (to order holdings)	(800) 466-6288

FISCAL UPDATE: The Nature Conservancy has been reviewing and evaluating lands that BLM maintains on its holding list (published bi-monthly) for environmental value. The Nature Conservancy has placed an offer for five parcels and intends to place another offer in the near future for additional lands. The first offer consists of the following areas 1) Rancho San Diego - 2100 acres, 2) Willow Glen Sandpit - 200 acres, 3) Sweetwater II - 131 acres, 4) Inland Pacific Sycamore - 339 acres and San Bernardino Flats - 423 acres, and 5) Carmel Valley Ranch - 1200 acres.

PROGRAM: State Lands Commission

FISCAL CONTACTS: Don Reece, Sacramento (916) 322-7808

FISCAL UPDATE: The State Lands Commission only had six parcels listed under USFWS exchange and unencumbered that would fit into some kind of land swap program for a total of 954 acres with no biological information.

PROGRAM: Balcones Canyonlands Conservation Plan

FISCAL CONTACTS: Tom Tollefson, U.S. Fish and Wildlife (512) 482-5700

FISCAL UPDATE: The BCCP has not received any funding from the federal government for their planning efforts, however, in cooperation with the newly established Balcones Wildlife Refuge land is being acquired with Land and Water Conservation Fund money. This land is separate from the BCCP and owned and operated by the federal government. From its establishment in 1992, Balcones Refuge has received $8 million and has acquired 10,938 acres of land.

APPENDIX A
MSCP
POTENTIAL SOURCES OF FUNDS FOR HABITAT CONSERVATION

Federal Sources

Land and Water Conservation Fund
Average Appropriation (per year) - $247 million[1]

	Average CA Budget per Agency
- National Park Service	$ 2.532 m[2]
- US Forest Service	$10.128 m
- Bureau of Land Management	$ 6.304 m
- US Fish and Wildlife Service	$ 7.717 m
Total Land and Water Conservation CA Estimate	*$26.681 million*

Categorical Grants

- National Fish and Wildlife Challenge Grants	$ 7.5 m[3]
- Partners for Wildlife	$35,000[4]
- Pittman/Robertson Wildlands Acquisition	$ needs to be determined
Total Categorical Grants CA Estimate	*$*

New Federal Presence
- See Balcones explanation, page 16 of research document.

Land Exchanges and Other Methods
- USDA Conservation Reserve Program
- Public Purposes and Recreation Act
- Intermodal Surface Transportation Efficiency Act

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1 Reached average number by adding 10 most current years of allocated funds and dividing by 10.
2 California average for NPS reached by adding 10 most current year budgets and dividing by 10.
3 NFWCG annual budget is $7.5 million with an average of at least $1 million to CA (matching program).
4 First year funded in California at $35,000. Good argument for larger funding in future.

APPENDIX A
MSCP
POTENTIAL SOURCES OF FUNDS FOR HABITAT CONSERVATION

State Sources

Categorical Grants

-	California Resources Agency	$ 1 m[5]
-	Wildlife Restoration Fund	$750,000
-	California License Plate Fund	$896,000
Total Categorical Grants CA Estimate		*$2.646 million*

State Bond Acts

		Average Yearly Funds	Proposition Bond
-	Wildlife Conservation Board		
	1984 Fish and Wildlife Habitat Enhancement Fund	$ 0.00[6]	
	California Wildlife, Coastal and Park Land Conservation Fund	$10.6 m	Proposition 70
	Wildlife and Natural Areas Conservation Fund	$ 5.2 m	Proposition 70
	Habitat Conservation Fund[7]	$ 3.46 m[8]	
	Habitat Conservation Fund[9]	$ 2.0 m	Proposition 117
-	State Coastal Conservancy	$ 7.65 m[10]	
Total State Bond Act Funds Estimate		*$25.36 million*[11]	

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5 Based on the $3 million dollars allocated over the past three years at approximately $1 million per year.

6 Funds have been expended on Proposition 19.

7 Numbers obtained from the Wildlife Conservation Board.

8 There were no new funds identified for the Habitat Conservation Fund. This figure is the average spent over the last five years. Most of the funds are derived from Proposition 117.

9 Numbers obtained from the Department of Parks and Recreation administrator.

10 Primarily bond funded although no specific bonds were identified in my research. This year their bond initiative is Proposition 180. Funding has drastically reduced in the past 3 years due to the availability of the bond funds.

11 Using the conservative Habitat Conservation Fund number of $2.0 million for calculation purposes.

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APPENDIX C-14

ALTERNATIVE LOCAL FINANCING APPROACHES ASSUMPTIONS AND ANALYSIS

Prepared by:

Douglas Ford & Associates
3427 Bumann Road
Encinitas, CA 92024

Prepared for:

Ogden Environmental and Energy Services Co., Inc.
5510 Morehouse Drive
San Diego, CA 92121

January 1995

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APPENDIX C-14

ALTERNATIVE LOCAL FINANCING APPROACHES ASSUMPTIONS AND ANALYSIS

The Draft MSCP Plan develops two cases to illustrate potential preserve acquisition and funding requirements. In these cases, total acquisition requirements are estimated at $271 million for Case A (Low Cost Alternative) and $513 million for Case B (High Cost Alternative). In these illustrations the local public sector assumes cost for a portion of these overall acquisition budgets, along with responsibility for certain operations and maintenance costs. The Draft MHPA Plan illustrations indicate the following components of overall land acquisition:

SOURCES OF ACQUISITION

	Preserve Cost Alternative	
	Case A - Low	Case B - High
Federal/State - 50% Share	$135.5 M	$256.5 M
Local - 50% Share		
Private Mitigation	$103 M	$103 M
Local Acquisition	$32.5 M	$153.5 M
Total - 100%	$271 M	$513 M

The cost allocation shown above requires Local Acquisition obligations of 11,400 acres ($153.5 Million - High Cost Alternative) and 2,700 acres ($32.5 Million - Low Cost Alternative). The impacts of financing the local acquisition obligation shown, along with operations and maintenance costs, were estimated using a thirty year cash flow model.

Financial analysis was conducted to determine the levels of local program cost which would be required to support the assumptions used in these two preserve alternatives, and to assess a series of local funding sources for supporting local share program costs. Use of the following local revenue sources were examined to project impacts on households and businesses:

Potential Local Revenue Sources

1. Parcel Tax (Benefit Assessment on Parcels)
2. Community Facility District ("Mello-Roos" Tax)
3. Property Tax Rate Override
4. Water or Sewer Fee Increase
5. Regionwide Utility Tax Levy
6. Sales Tax Increase

A financial model was developed to assess the impacts of funding the local Case A and B acquisition and operations costs, using a combination of annual revenues and long term bonds. For each of the listed revenue sources, a thirty year cash flow was developed for the required financing and the cost on households and businesses was projected.

All revenue alternatives were examined with the provision that voter approval of any local tax or fee increase would be required - even if the voter approval was not a statutory requirement. The voter approvals which would apply to the listed revenue alternatives range from advisory votes (in the case of certain fee increases, where voter approval is not a legal requirement) to simple majority and two-thirds majority approvals for tax increases.

Major Parameters Used in the Financing Analysis

The financial model used to evaluate alternative revenue sources incorporates a series of assumptions regarding the structure and timing of the required preserve assembly. These assumptions remain constant through the comparison of revenue sources:

1. Timing and Structure of Preserve Assembly - Completion of overall preserve assembly occurs by year 2015. Multiple funding sources for preserve acquisition are used during this period and include federal/state acquisition funding, private off-site mitigation, private project open space dedications and the acquisition program funded by local tax or fee revenues. Each acquisition component has its own financial schedule, with land acquisition costs subject to an annual inflation rate of four per cent.

Local Acquisition Program - The local acquisition program timing is driven by the capacity of funding generated from an annual tax or fee revenue base. The capacity of borrowing against an ongoing local revenue stream allows the local acquisition component to complete acquisition of its share of lands over a shorter period than the acquisitions by other revenue sources. The local acquisition program occurs over a fifteen year period, with the majority of activity in the initial years.

In each local revenue alternative, the local acquisition program is funded from a combination of bond issues and cash expenditures generated by the local tax or fee. The local acquisition program is structured to fund one-half of its acquisition target within the initial three program years and reaches ninety-five per cent of total acquisition funding by the tenth program year. The timing of local acquisition used in the financial analysis is shown graphically in Figure 1.

Private Participation - Private funding of preserve assembly occurs as a result of two components: 1) open space dedications from projects proceeding in the MHPA and 2) mitigation for habitat impacts from projects primarily outside MHPA. In the financial modelling, private dedications occur in proportion with the pace of private sector buildout through the year 2015, and are spread evenly

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TIMING OF LOCAL ACQUISITION

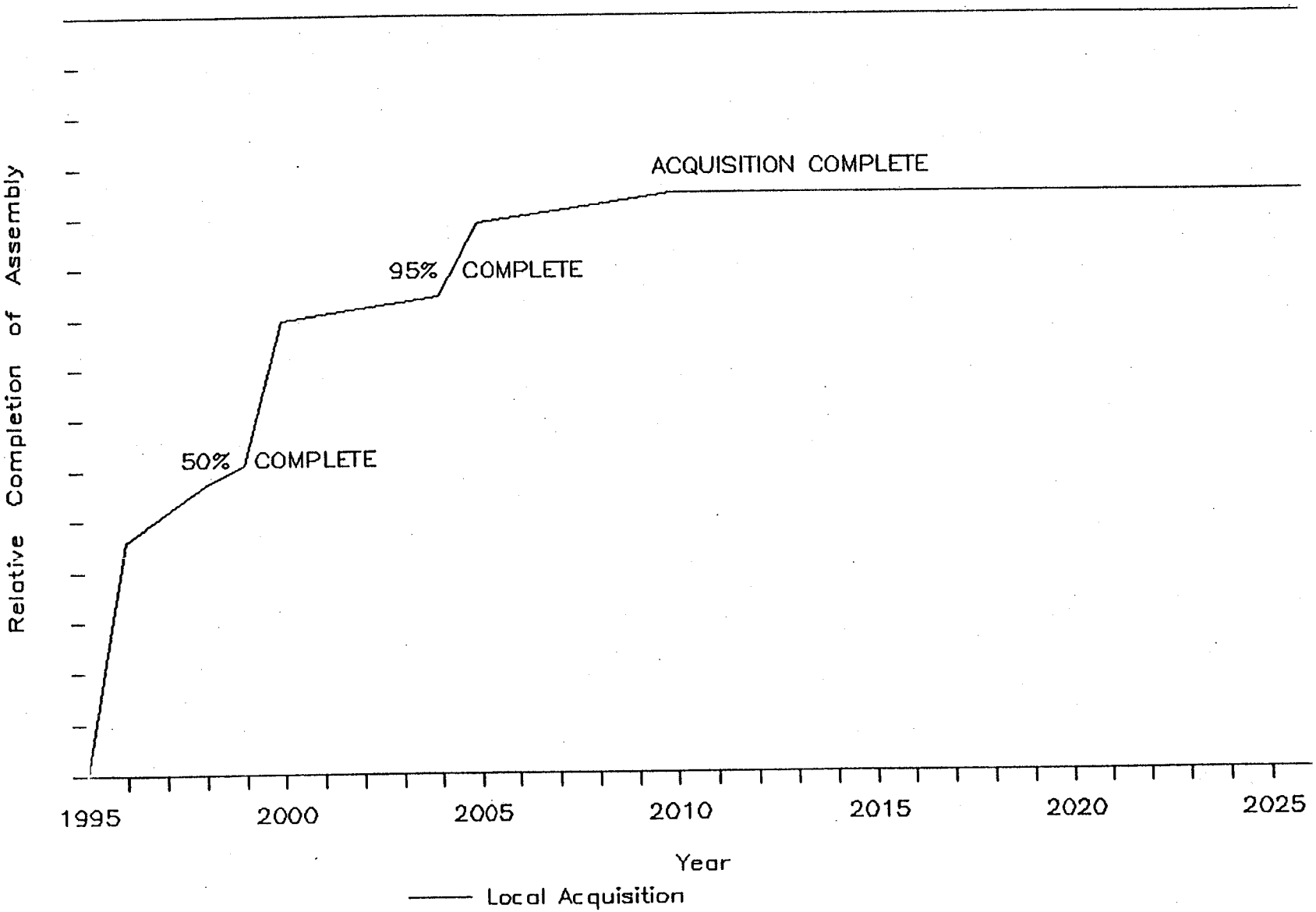

Figure 1

over the preserve assembly period. Mitigation related acquisition is assumed to occur along the fifteen year schedule used for local and federal/state acquisition.

Federal/State Acquisition - Timing of federal/state acquisition will vary as funding is available. For purposes of the financial analysis, federal/state participation is assumed to occur in proportion to the combined total of local and private mitigation participation.

Figure 2 shows the pattern over time of preserve assembly from all contributing sources. The preserve initially contains the dedication of 39,870 federal/state existing acres, contribution of 31,860 existing local public acres (over the initial five years) and the 2,400 existing private preserve acres.

2. Operations and Maintenance - Projected operations and maintenance costs for the preserve are based on data collected for a sample of fifteen preserve examples statewide, totalling 110,000 acres. The components of the data base are shown in Table 1. Operations and habitat maintenance cost for the MHPA is projected at an estimated $45 per acre ($1994) annually and includes several components:

Base Maintenance - The base level of operations and maintenance cost is projected at $36.50 per acre annually ($1994) and was generated from the preserve sample data base (see Table 1). This cost includes brush and trail maintenance, fire prevention, fencing, predator control, ranger patrol, vehicle and facility expense and limited visitor and interpretive services. The budgeting also includes one-time costs for equipment and facilities.

Local acquisition program costs for operation and maintenance include all Base Maintenance costs for lands acquired by the local acquisition and mitigation programs, costs for seventy five per cent of lands privately dedicated (the remaining twenty-five per cent are assigned to homeowners associations) and an allocation equal to eighty per cent of Base Maintenance for the increased maintenance required for the 31,860 acres of existing local government lands formally dedicated to the preserve.

The federal/state sector retains operations and maintenance cost for existing owned acreage dedicated to the preserve and for acreage newly acquired with federal/state funds. The private sector bears costs for existing private preserves, for the portion of new dedicated open space which is assigned to homeowners associations and for maintenance of private lands prior to the point of their dedication as permanent open space or purchase by a public entity.

Program Management - In addition to direct ("base maintenance") costs for operations and maintenance, a level of program management and administration for the MHPA is required. Costs for this element are estimated at $7.50 annually

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Figure 2

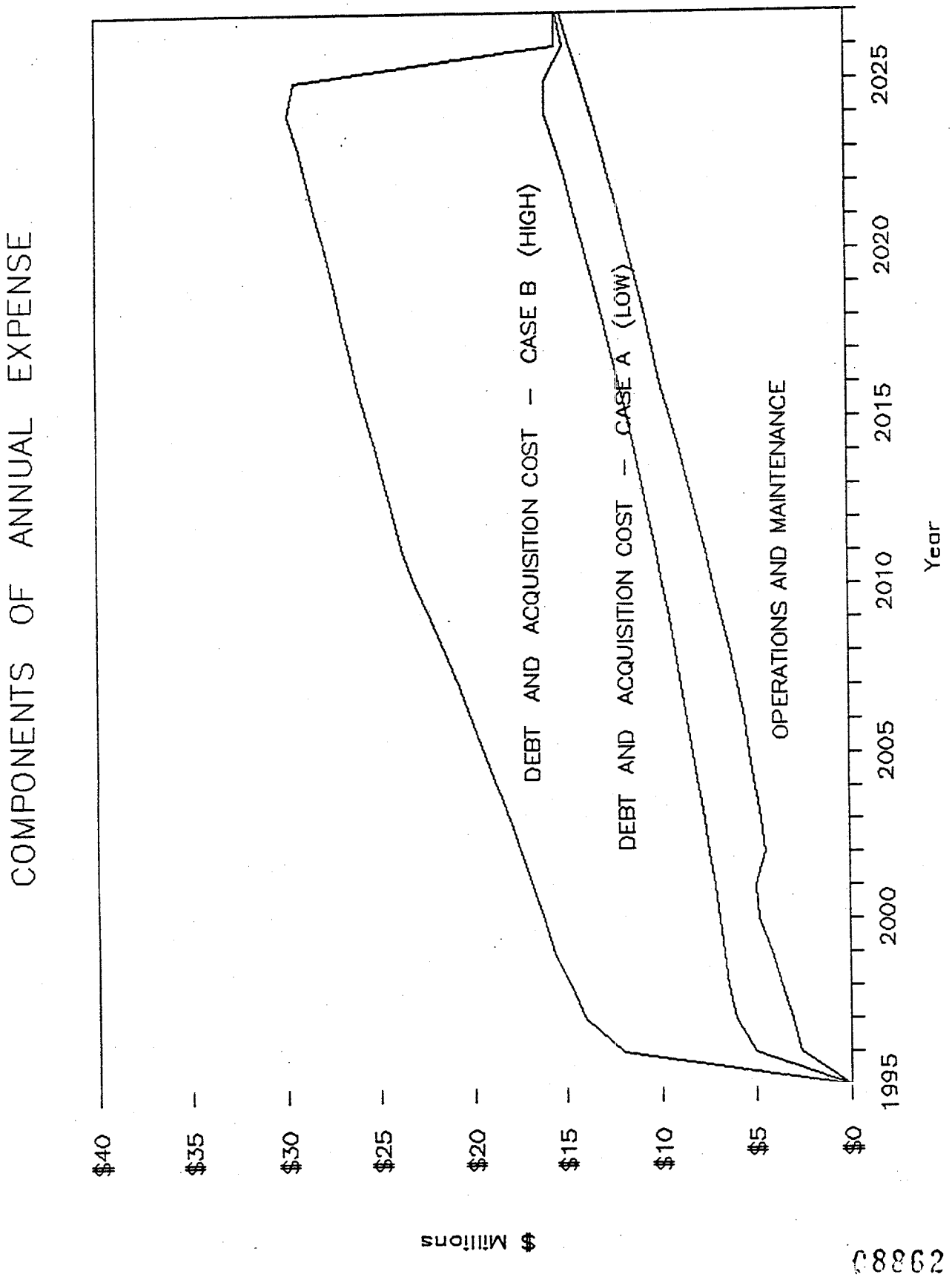

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Table 1

OPEN SPACE AND HABITAT
SUMMARY OF OPERATIONS AND MAINTENANCE

Open Space Project	Acres	Annual Cost	Adjusted Cost (1)	$ / Acre	Footnotes
City of San Diego – City Open Space	18,000	$831,000	$1,000,000	$55.60	(2)
County of San Diego	11,000	$250,000	$310,000	$28.20	(2)
Mott Preserve (Riverside County)	1,270	$43,000	$64,560	$50.80	(3)
Starr Ranch	4,000	$100,000	$150,000	$37.50	(3)
Irvine Company	17,000	$200,000	$300,000	$17.60	(3)
McCloud River	2,330	$48,000	$80,000	$34.30	(3)
Pt. Mugu NAWS	17,000	$285,000	$300,000	$17.60	(4)
Santa Rosa Plateau Ecological Reserve	7,000	$243,000	$250,000	$35.70	(4)
San Bruno Mountain HCP	3,600	$261,000	$270,000	$75.00	(4)
San Luis NWR	14,000	$864,000	$720,000	$51.40	(5)
Humboldt NWR	9,000	$245,000	$250,000	$27.80	(5)
Consumnes River Preserve	5,500	$331,000	$300,000	$54.50	(5)
	109,700	$3,701,000	$3,990,000	$36.50 / Acre	

Footnotes:

(1) Existing operating budget data adjusted to relect planned application to MSCP preserve operations. Adjustments include, where appropriate, inflation, addition of contingency and cost allocation for volunteer staff or services provided outside budget.

(2) $1994 estimate including addition of contingency.

(3) $1994 estimate includes contingency and adjustment for volunteer and in-kind suport.

(4) $1994 estimate .

(5) $1994 estimate adjusted for comparability to MHPA wetlands and riparian mix.

Source: Douglas Ford and Associates

per acre and are allocated over the entire 164,500 acre preserve. This cost element includes preserve planning, administration and monitoring along with conducting the land acquisition program. In the financing analysis, all costs for this program component are assigned to the local acquisition program.

Sub-Area Planning and Biological Studies - An intensive planning and biological study process is required during the initial years of formation of the preserve. Approximately $6 million in costs for detailed sub-area planning, biological studies and monitoring are programmed over the initial six years of preserve assembly. After completion of initial period of studies, an ongoing annual level of $250,000 ($1994) is allocated for biological monitoring. The cost allocation used for this program element assigns $250,000 annually as an ongoing federal participation. The remainder of all sub-area and biological studies costs are allocated to the local program.

The operations and maintenance costs projected for the MHPA reflect the mix of vegetation types which is expected to occur in the preserve area. The MHPA vegetation mix is primarily upland habitat. Wetland and riparian areas require higher operations and maintenance costs than upland habitats. The operations and maintenance data base indicates water-related habitat maintenance costs of approximately double the level of upland costs. Additional costs for these water-related habitats are applied to the 12 to 13 per cent of the planned MHPA area which contains water-related habitats.

The operation and maintenance costs used in the financial analysis do not separately allocate costs for the potential restoration of habitat lands. Restoration costs are estimated on average to be equal to the costs of habitat acquisition on a per acre basis. Therefore, the existing acquisition cost estimates provide adequate funding for restoration activities which may be substituted for purchase. Costs of restoration of non-wetlands acreage were found to range from approximately $8,000 per acre for non-irrigated acreage to $20,000 per acre for the limited number of cases requiring irrigation as part of the restoration process. Wetlands restoration costs are estimated at approximately $40,000 per acre.

Overall, the annual operations and maintenance cost from all program components approximates $45 per acre. The annual expenditures vary as acreage is added to the preserve, with full costs stabilized by the year 2015. Average annual operations and maintenance costs for the local program are $3.8 million ($1994).

3. Long -Term Debt Financing and Bond Issue Parameters - The financing program which is used in evaluating potential local revenues uses bond financing of acquisition to the extent necessary to fund specific acquisition thresholds by certain timing milestones. Fifty per cent of local acquisition is funded in the initial three program years; ninety-five percent of acquisition by the tenth year and all locally funded acquisition is completed by the fifteenth year. Bonds are assumed to be issued in the first, fifth and tenth year of preserve assembly, at an eight (8%) per cent interest rate. Bond issues use a required minimum coverage by annual revenues of

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1.25, include a five percent cost of bond issuance and provide for a ten per cent reserve fund. Debt issuance in the cash flow model is of varying terms, such that all debt service ends by the thirtieth program year.

In the cash flow analysis of alternative local revenue approaches, land acquisitions are funded from various combinations of bond proceeds, tax or fee revenues (whichever is applicable), and an operating fund balance. A minimum operating fund balance of at least $2 Million is maintained throughout the analysis period. Operating fund balances are assumed to accrue annual interest of three and one-half per cent.

Financial Impacts of a Local Acquisition Program

Financial analyses were conducted for each of the six revenue approaches identified above. Each of the approaches differ somewhat in their underlying legal authorities, impacts and costs over time and their relative impact on residential versus commercial uses. The financial analyses indicate a resulting range of annual initial cost per household as shown below:

RANGE OF ANNUAL COST PER HOUSEHOLD

	Preserve Cost Alternative	
Annual Cost Per Household (In 1995)	**Case A - Low**	**Case B - High**
Maximum Range of Cost	$8 - $9	$19 - $20
Minimum Range of Cost	$6 - $7	$13 - $15

The "Maximum" range of initial cost per household results from the use of a Parcel Tax (Benefit Assessment by Parcel) approach. The revenues generated from a parcel tax generally increase annually at a slower rate than other revenue alternatives, and allocate a greater share of cost to residential parcels vs. businesses. These factors require a higher tax level for households and a relatively higher rate at the start of the program. The lower or "Minimum" range of annual cost results from revenue approaches which incorporate a higher rate of annual revenue growth (from increases in the fee or tax rate) and/or those approaches which allocate a greater share of cost to non-residential uses. These latter approaches include sales and utility taxes, which generally grow faster than inflation and spreads some impact to non-residents (visitors). For conducting financial and economic impact analysis, the most conservative approach is to use the higher "Maximum" cost ranges shown above. This choice shows the impact of costs on the economy earlier, relative to program economic benefits.

Alternative Revenue Sources

The characteristics of each of the revenue alternatives are detailed below:

1. Parcel Tax / Benefit Assessment - Historically, parcel taxes are implemented under legislation whereby final approval of a tax is done by the elected officials of the sponsoring

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agency, after noticing all affected property owners and holding public hearing(s). For a large-scale financing effort, the notification requirements for an open space or landscape assessment are both costly and cumbersome. Recent special legislation has been used to allow use of a parcel tax for formation of an open space district under a simple majority vote by the electorate at-large. In this legislation the voter approval provision replaces the notification/public hearing requirement. This approach was successfully used for open space financing in 1992 in Los Angeles County and recent AB2007 legislation allows a similar, majority-approval approach in San Diego County.

The recent special legislation approaches have been designed to put a detailed listing of specific projects to the electorate for a "one-time" authorization or rejection. The approach does not easily address the funding requirements of a long-term, ongoing program. Additional legislation may be required to fully utilize this approach for a multi-year local acquisition program, where the specific parcels to be acquired cannot be fully identified or known.

The parcel tax/benefit assessment establishes a formula which allocates annual tax rates to various classes of parcels, according to the level of benefit received. The annual tax rates are generally held constant or limited to an annual two per cent increase. The approach can allow for both acquisition and maintenance revenues and could be implemented on a countywide or special district basis.

2. Community Facilities District (CFD) - Financially, use of a CFD is similar to the use of a parcel tax. A CFD would allow funding of a full range of preserve activities through an annual tax revenue structure. The CFD vehicle is generally more flexible in uses of funds and in the design of the "spread" of tax rates to various categories of land use. Also, CFD's generally allow annual escalation in tax rates, thus providing a tax rate which can adjust for inflationary changes. The formation of a CFD may be done under the sponsorship of a range of government agencies.

The CFD adoption procedure however, requires a two-thirds voter approval by the district's registered voters. Since CFD voter-authorization requirements are similar to the approval requirements for other general tax increases (2/3 approval vote in an election) the CFD may offer no advantage over placing a tax proposal on the general election ballot.

As a special application, groups of property owners with vacant land may find the CFD approach extremely useful as a method of financing specific mitigation and maintenance obligations associated with their properties. In the case of a CFD formed on vacant, unoccupied parcels, the landowners cast the votes in the CFD election, rather than the election being by residents. Landowners can use the CFD approach as a flexible method of financing obligations for mitigation and maintenance associated with large holdings or groups of properties.

CFD's use a flexible tax allocation formula, setting rates in varying amounts to different classes of property. The ability with CFD's to escalate tax rates over time would allow tax levels to be adjusted for inflation and thereby allow the initial annual tax levels to be proportionately

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lower on households and businesses.

3. Ad Valorem Tax/General Obligation Bond Program - Increasing the general property tax rate, using a voter-approved tax override, can provide a flexible source of funds for a preserve program and may be sponsored by a general governmental entity. The use of a property tax requires a two-thirds approval vote by the general electorate. The generation of property tax revenues reflect the fixed distribution which exists between the valuation of commercial/industrial and residential properties. The property tax is an ad valorem assessment rate applied to property value - this calculation is inflexible. The impact of a property tax on businesses is therefore somewhat greater than the parcel tax/CFD approach. Non-residential valuation in the San Diego region comprises approximately thirty (30%) per cent of the total, thus fixing the impact of the approach on business property. This approach results in a residential impact approximately ten per cent lower than impact under the parcel tax.

4. Annual Fee on Water or Sewer Rates - A fee increase on a primary utility service, such as water or sewer rates may provide a revenue source for preserve acquisition. Fee increases are normally set by the governing board for the utility, are subject to "nexus" requirements and would not require a voter authorization. However, fee increases can be made subject to an "advisory" vote. Under such an approach a simple majority vote may be deemed adequate. The major requirement for justifying a fee increase is that it meet the "nexus" test. A fee increase requires specific justification that it is a means of cost recovery or mitigation of impacts caused by expansion or growth of the utility system involved. It is not clear whether the "nexus" requirement can be met for the entire funding of the local MHPA obligation through this approach.

A fee-based revenue stream would result in per household costs which are generally in the middle of the household impact range illustrated above. This alternative can allow annual adjustment for inflation and growth of the utility user base allows revenues to approximate regional growth. The allocation of impact between residential and nonresidential sectors, if based on actual water or sewer usage, is similar to the distribution of property taxes.

5. Regionwide Utility Tax - In contrast with a fee increase, establishing a regional tax on utility rates (telephone, cable, electric or gas) was examined. Although utility taxes have been implemented in some cities, there is no local experience with implementing a utility tax on a regional basis. Such an approach would be subject to a required two-thirds voter approval by the electorate.

The impact of a utility tax on residential and nonresidential sectors varies according to the individual utility examined. Electricity, telephone or gas utility usage is more dependent on commercial and industrial uses than water, sewer and cable. Overall, a general tax on all utilities would impact businesses more than the other financing approaches examined.

6. Sales Tax - A sales tax increase designated for habitat financing would require a two-thirds voter approval. Only limited authority exists for voter approval of sales tax increases with a

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simple majority, and revenues from a sales tax increase authorized only under the simple majority approval provisions must remain general revenues and could not be specifically allocated to habitat programs.

The impact of a sales tax revenue program would be spread among residential, business and tourist sectors. County residents would bear approximately sixty to sixty-five per cent the tax incidence of a sales tax, resulting in per household impacts at the lower end of the range illustrated.

Financial Summary

Cash flow were developed to quantify the overall impacts of both Case A and Case B (Low and High Acquisition Cost Alternatives) over the thirty year period through 2025. The results of this analysis are summarized in Table 2. The results shown below incorporate the per household tax levels from the higher or "Maximum" range of impacts. Annual per household taxes of $8.55 and $19.75 are used for Cases A and B respectively, reflecting an assumed Parcel Tax financing structure. The cash flow summarized in the Sources and Uses shown in Table 1 are the calculations used in the regional economic impact study for the MHPA plan.

The costs shown in Table 1 reflect the results of cash flows run for each alternative. The cash flows incorporate a four per cent annual rate of inflation applicable to land acquisition and operations costs. The cash flow is then discounted at the four per cent inflation rate to convert costs into 1994 dollars.

Table 1 illustrates that land acquisition costs are largely determined by the type of local land use controls and conservation requirements utilized. Under the higher conservation assumptions used in Case A, local program acquisition cost is reduced to relatively low levels. The relative funding allocations required for annual costs for local program acquisition and operations and maintenance are shown in Figure 3.

Operation and maintenance costs represent a substantial local participation cost under either alternative. In both Case A and Case B, total local funding of operations and maintenance represents approximately $114 million over the thirty year period. The illustrated local share costs for operations and maintenance are high due to two factors: 1) the majority of private dedications and mitigation lands are accepted as local cost responsibility, and 2) the preserve program management costs are shown as a local responsibility.

Operations and maintenance cost for the preserve is an ongoing responsibility and represents a major component of overall cost. One approach to funding this cost would be to capitalize a permanent endowment fund for operations and maintenance. Annual funding would then be funded from interest earned on the capitalized fund, with the principal remaining permanently intact. It is estimated that a capitalization of $100 million, or approximately $1,100 per acre, would be required to permanently fund operations costs. This balance assumes earnings on funds at a rate of three per cent over assumed inflation.

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TABLE 2

SOURCES AND USES OF FUNDS ($1994)

Case A - Low Acquisition Cost / High On-Site Conservation Alternative

	SOURCES			
USES	Local	Fed/State	Private	Total
Land Acquisition	$32.3	$135.5	$103.2	$271.0
Maintenance				
Regional/Local	$81.2			$81.2
Federal/State		$9.9		$9.9
Private			$12.1	$12.1
Program Management	$34.8	$7.5		$42.3
Financing	$16.4			$16.4
Total ($ Millions)	$164.7	$152.9	$115.3	$432.9

Case B - High Acquisition Cost / Low On-Site Conservation Alternative

	SOURCES			
USES	Local	Fed/State	Private	Total
Land Acquisition	$153.3	$256.6	$103.2	$513.1
Maintenance				
Regional/Local	$80.8			$80.8
Federal/State		$17.6		$17.6
Private			$9.1	$9.1
Program Management	$34.9	$7.5		$42.4
Financing	$87.7			$87.7
Total ($ Millions)	$356.7	$281.6	$112.3	$750.6

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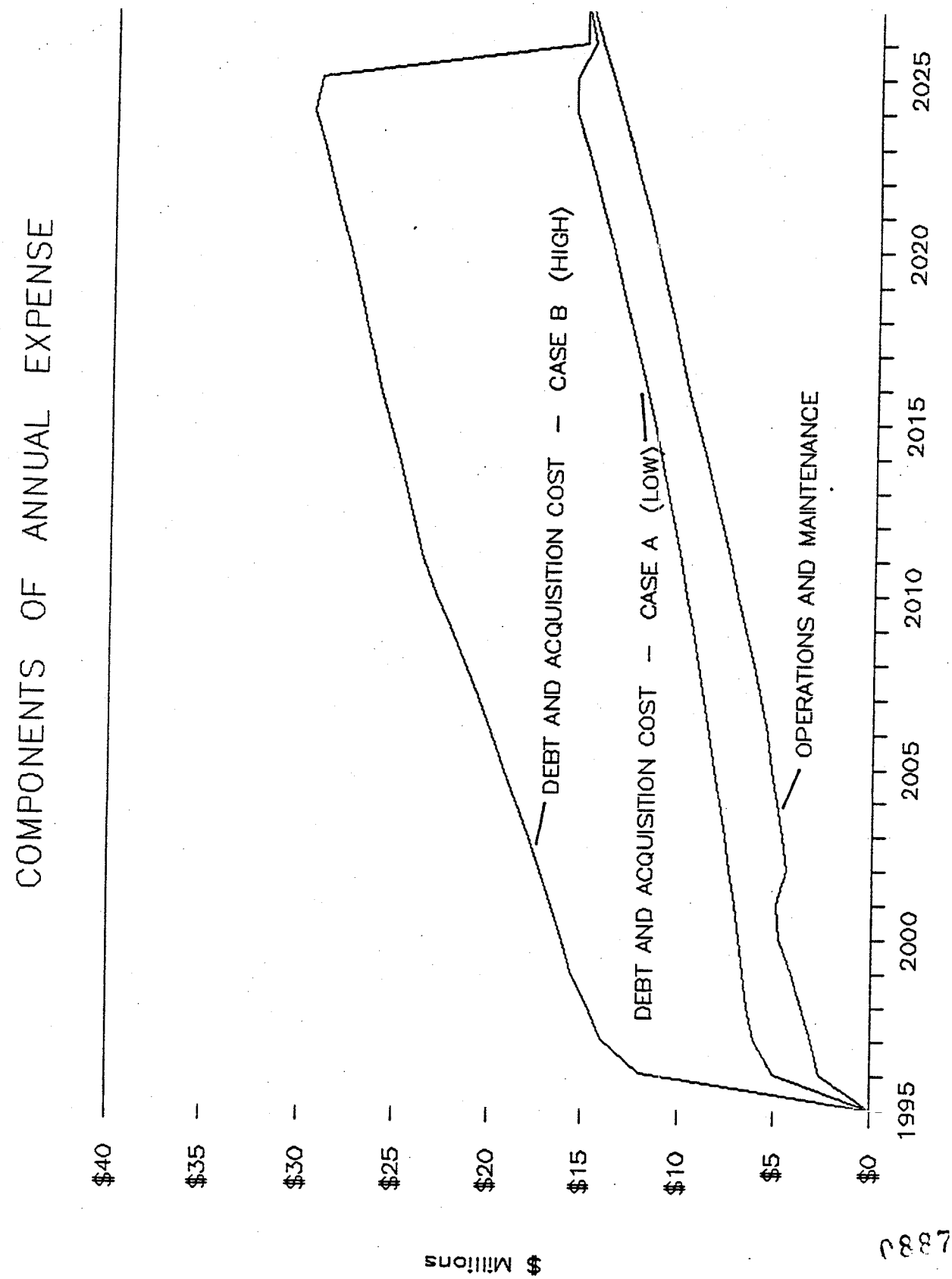
Figure 3


COMPONENTS OF ANNUAL EXPENSE
$ Millions
$40
$35
$30
$25
$20
$15
$10
$5
$0
1995
2000
2005
2010
2015
2020
2025
Year
DEBT AND ACQUISITION COST – CASE B (HIGH)
DEBT AND ACQUISITION COST – CASE A (LOW)
OPERATIONS AND MAINTENANCE