CITY OF CHULA VISTA MULTIPLE SPECIES CONSERVATION PROGRAM

2009 ANNUAL REPORT

CITY OF CHULA VISTA

City of Chula Vista
Multiple Species Conservation Program
Subarea Plan

2009 Annual Report

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SECTION 1.0 - INTRODUCTION

The report has been prepared in accordance with Section 5.5 (Preserve Assembly Accounting) of the City of Chula Vista (City) Multiple Species Conservation Program (MSCP) Subarea Plan, and Section 14.1 of the City's associated Implementing Agreement (IA). In addition, this report has been prepared based on recommendations provided by the U.S. Fish and Wildlife Services and formatted pursuant to guidelines outlined in the California Department of Fish and Game (CDFG) entitled "*Reporting Requirements for NCCP/HCP's*." This report provides a summary of the habitat lost and gained beginning January 2008 through the end of the calendar year and identifies measures taken by the City to maintain the goals and objectives of its Subarea Plan.

SECTION 2.0 – PRESERVE ASSEMBLY

In accordance with Section 4.3 (Preserve Assembly by Local Jurisdictions) of the MSCP Subregional Plan, each local jurisdiction participating in the MSCP is responsible for taking the following actions to assemble the MSCP Preserve:

1. Contribute identified existing public lands to permanent habitat conservation and management;
2. Establish a regional funding source or alternative sources for the acquisition, management, monitoring, and program administration of the local jurisdictions share of the MSCP Preserve;
3. Acquire privately owned habitat in the MSCP Preserve from willing sellers when a regional funding source is established;
4. Manage and monitor habitat lands that are currently owned or newly acquired in the MSCP Preserve for habitat conservation, using the regional funding source; and
5. Review and approve conservation or development of privately owned habitat in accordance with local land use regulations, including zoning, biological and resource protection ordinances, and environmental review. Significant portions of the MSCP Preserve will be assembled using the local jurisdictions' normal land use planning and project approval process.

As detailed in Section 10.2 of the City's IA, implementation of the City's MSCP Subarea Plan will ensure conservation and management of approximately 9,243 acres. Of these 9,243 acres, an estimated 4,993 acres will be located within the Subarea and will result in a Preserve that is managed by the City and/or appropriate designated managing entities. In cooperation with the County of San Diego, the City is further committed to preserving approximately 4,250 acres located outside the City's jurisdictional and MSCP Subarea Plan boundary, within the County of San Diego Multiple Habitat Planning Area (MHPA). Figure 1 illustrates the Chula Vista MSCP Planning Area and the Chula Vista Subarea in relation to areas that will be permanently conserved.

City's Subarea Plan is unique in that one hundred percent of the MSCP Preserve (Preserve) will be established through the entitlement process and/or pursuant to agreements between landowners and the Wildlife Agencies. This provides certainty to both landowners and the Wildlife Agencies that planning development can proceed without additional conservation requirements, and that areas proposed for conservation will be permanently dedicated. While this approach is not unusual in multi-species planned efforts that involve a single landowner, land subject to future development within the City of Chula Vista is under multiple ownerships. The planning effort undertaken in developing the Chula Vista Subarea Plan involved extensive coordination among these landowners, the City and the Wildlife Agencies to reach agreement on a mutually acceptable Preserve configuration. The process proved to be successful, resulting in landowners agreeing to develop their properties in accordance with existing and proposed land use plans, as well as conservation requirements for each of the 86 covered species.

City of Chula Vista MSCP Subarea and Planning Area

LEMON GROVE
NATIONAL CITY
CITY of SAN DIEGO
IMPERIAL BEACH
COUNTY OF SAN DIEGO
Sweetwater Reservoir
Upper Otay Reservoir
Lower Otay Reservoir
San Diego Bay
San Miguel Ranch
Otay Ranch
Eastlake
Eastlake Woods
Eastlake Vistas
Eastlake Oceans
Eastlake Trails
Eastlake Business Park
Eastlake Business Center
Village Center
Rancho Del Rey
Bonita Long Canyon
Sunbow
Mid-Bayfront
Port District offset
Amphitheater and Water Park
Golf Course
Rolling Hills Ranch
Eastlake Land Swap
Sunbow Training Center
Telegraph Canyon Estates
Bella Lago
SDG&E
Port District
Rancho Del Rey II
Rancho Del Rey III
Rancho Del Rey I
Rancho Del Rey IV
Rancho Del Rey V
Rancho Del Rey VI
Rancho Del Rey VII
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The total land estimated to be conserved through implementation of the Chula Vista Subarea Plan is shown below on Table 2.1. As the Subarea Plan is implemented, conservation will occur both within and outside the City. All land conveyed into the Preserve will be accompanied by a conservation easement or other legal mechanism to insure that lands are protected in perpetuity. Conservation outside the City will occur within the County of San Diego Subarea Plan MSCP (South County Segment) and will be conserved in accordance with the conservation mechanisms identified in the Otay Ranch Resource Management Plan (RMP).

Table 2.1 – Current Preserve Acreage Within Chula Vista MSCP Subarea Plan

Vegetation Communities	Total Acreages in Subarea	Obligated Conservation Acreages per IA	Existing Preserve Acres (2008)
Upland Habitats			
Coastal Sage Scrub	3,815	2,418	1,508
Maritime Succulent Scrub	293	190	86
Chaparral	28	28	28
Grassland (all types)	3,125	896	243
Oak Woodland	2	2	0
Eucalyptus Woodland	43	18	13
Upland Subtotals	*7,306*	*3,552*	*1,878*
Wetlands			
Southern Coastal Salt Marsh	204	202	189
Freshwater/Alkali Marsh	16	14	4
Riparian Forest	10	10	10
Riparian/Tamarisk Scrub	604	594	109
Open Water/Freshwater	59	24	7
Disturbed Wetlands	28	15	4
Natural Flood Channel	159	146	116
Wetland Subtotals	*1,080*	*1,005*	*439*
Other/Non-Habitat			
Disturbed	845	352	181
Agriculture	6,192	62	25
Developed	15,288	22	241
Shallow Bays	1,322	0	9
Other Agencies	1,012	0	0
Other Subtotal	*24,659*	*436*	*456*
Total Acreages Within Chula Vista Subarea Plan Boundary	**33,045**	**4,993**	**2,772**

For development projects requiring subdivision approval, land will be offered for conveyance or dedication to the Preserve concurrent with City approval of a final map or parcel map. For development projects requiring a rezoning, SPA Plan or Precise Plan approval, the project proponent may choose to offer land for dedication simultaneously with City approval of a tentative map in order to obtain earlier third-party beneficiary status. For development projects requiring only issuance of a grading permit, land must be offered for conveyance or dedication to the Preserve prior to issuance of a grading permit.

When Take is authorized through the issuance of a Habitat Loss and Incidental Take (HLIT) Permit for projects that are located within mapped Development Areas Outside of Covered Projects, impacts will be mitigated in accordance with the HLIT Ordinance, thus adding to the estimated conservation levels identified in the City's Subarea Plan. To ensure complete assembly of the Preserve as planned by the

Subarea Plan, the City first encourages mitigation to be conducted within the City's Preserve and alternatively allows the purchase of land for mitigation outside the Preserve.

The City's Baseline Preserve Area was established in 2005 and consisted of existing open space areas that were negotiated to be included in the Preserve prior to, or concurrently with, the approval of the City of Chula Vista's MSCP Subarea Plan. Prior to the effective date of the City's IA (January 13, 2005), approximately 2,658 acres of the required 4,993 acres to be preserved within the City's MSCP Subarea Plan boundary were included in the City's MSCP Baseline Preserve. As a result of a slowing economy, the City did not acquire any gains during the current reporting period, thus the Baseline Preserve Area within the City's MSCP Subarea Plan boundary remains unchanged from the 2007 baseline of 2,772 acres. The 2008 Chula Vista MSCP Subarea Plan Baseline Preserve is illustrated on Figure 2.

SECTION 3.0 – HABITAT LOSS AND GAIN FOR 2008

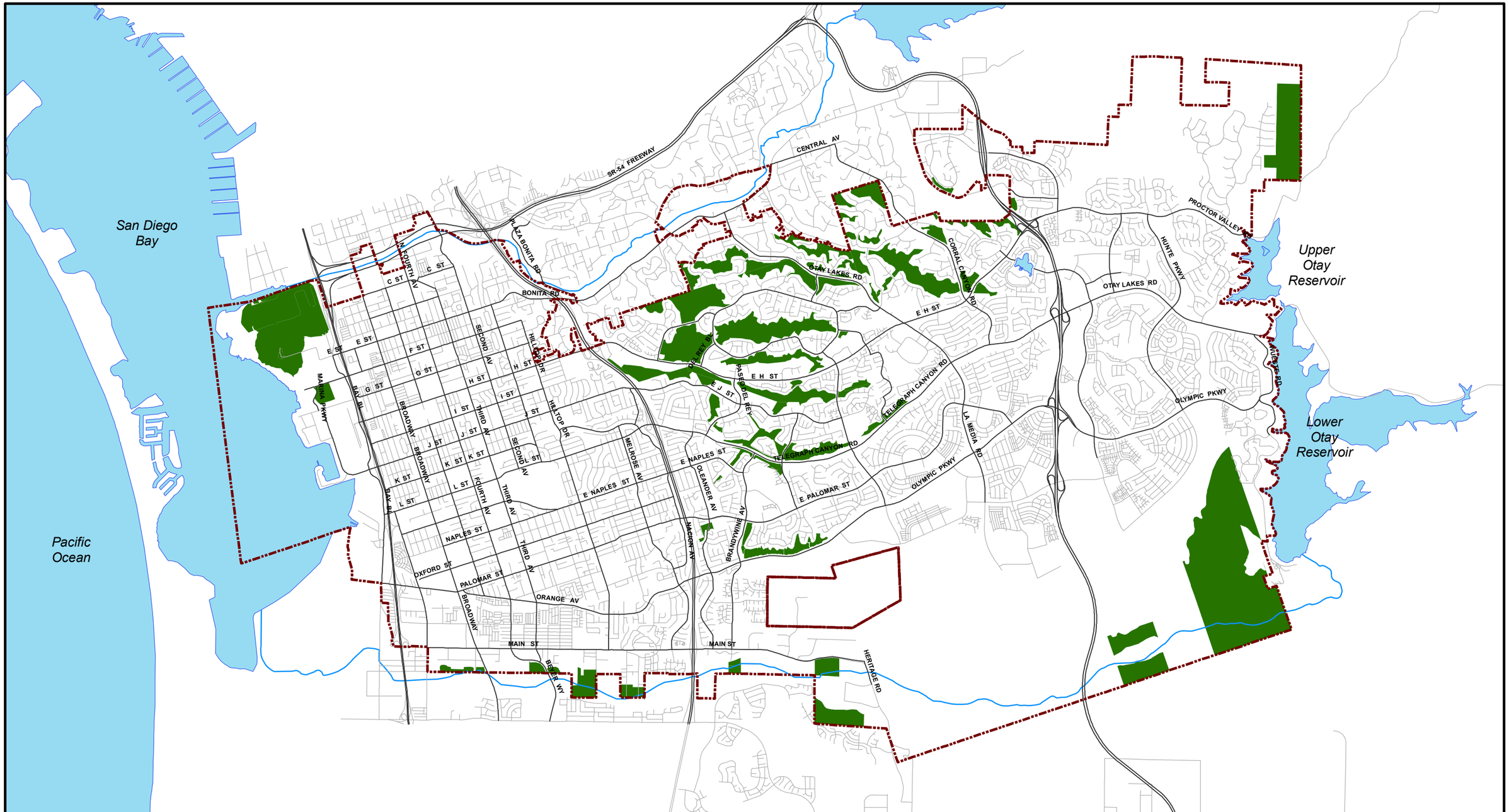
The results presented in this section of the report reflect the implementation of the City's MSCP Subarea Plan during the year 2008. The term "loss" or "take" is used to describe habitat that has been disturbed by development activities. Habitat loss is generally acknowledged at the time grading permits are issued. The term "gain" is used to describe habitat that has been formerly dedicated into the Preserve and for which a Preserve Manager has been retained. The term "pending gain" is used to describe habitat that is currently secured via Irrevocable Offer of Dedication (IOD) or similar mechanism, but has not been formerly transferred in to the Preserve.

Otay Ranch Conveyance Obligations

Within the Otay Ranch General Development Plan (GDP) Planning Area, conveyance obligations established by the adopted Otay Ranch GDP and associated Otay Ranch RMP (Phase 1 and Phase 2) create a unique circumstance whereby losses occur at issuance of a grading permit and conveyance mitigation is offered in the form of an IOD prior to recordation of a final map. Conveyances are not formally acknowledged as a gain until the associated IOD has been officially accepted and title has been transferred to the Preserve Owner/Manager (POM). Because Otay Ranch is identified as a Covered Project under the City's MSCP Subarea Plan, development projects within Otay Ranch are required to dedicate conservation land as development occurs pursuant to individual project approvals and simultaneously with issuance of final map as required by tentative map conditions. This provision ensures that developers will convey Preserve land to the City during the land development process.

It's important to note that RMP conveyance obligations are calculated based on a conveyance ratio of 1.188 acres of Preserve for each acre of *development area* (excluding common areas as defined in the RMP2). In accordance with the RMP, common use areas include, but are not limited to, local parks, public schools, arterials, and lands designated as public use areas. Thus, as it relates to reporting habitat loss and gains, habitat loss is calculated by determining the total acreage within a projects approved limits of grading at the time the grading permits is issued. Conversely, habitat gains are calculated based on a projects total developable acreage, which will differ slightly from the total acreages impacted by grading operations.

Habitrak software was used to identify the total amount of baseline conservation that has occurred to date and compare that against the 9,243-acre conservation goal of the City's MSCP Subarea Plan. Additionally, Habitrak software was used to verify that the City's conservation efforts have occurred in "rough-step" with development. It should be noted that the acreages using the Habitrak software differ slightly than the actual acreages approved for the project due to minor discrepancies in mapping conventions.



Legend

City of Chula Vista MSCP Subarea Plan Boundary

Baseline Preserve (Beginning Year 2007)

0 1 2
Miles

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FIGURE 2

BASELINE PRESERVE AREA

Otay Ranch Village 2 – Habitat Loss and Pending Gain

Habitat Loss – Otay Ranch Village 2 (South)

In March 2008, the City issued a grading permit for Otay Ranch Village 2 South (Work Order OR-830-G), which will impact approximately 231 acres. Due to a slowing economy, grading operations associated with this project were never initiated. However, consistent with the City's process for tracking habitat loss, all areas that would have otherwise been affected by this permit have been reported as a loss. As noted in above, mitigation for impacts within Otay Ranch is not secured until recordation of a final map.

Pending Gain - Otay Ranch Village 2 North, Neighborhood R-13

During the 2008 reporting period, one Final Map was recorded within Otay Ranch Village 2 (North). Final Map 15717 (Neighborhood R-13) was recorded in September 2008. The resulting RMP conveyance obligation of 12 acres was satisfied by deducting the acreages from an IOD previously acknowledged by the City in 2007 (Otay Ranch Co. 258.321 ac. Proctor Valley IOD).

Pending Gain - Otay Ranch Land Offer Agreement

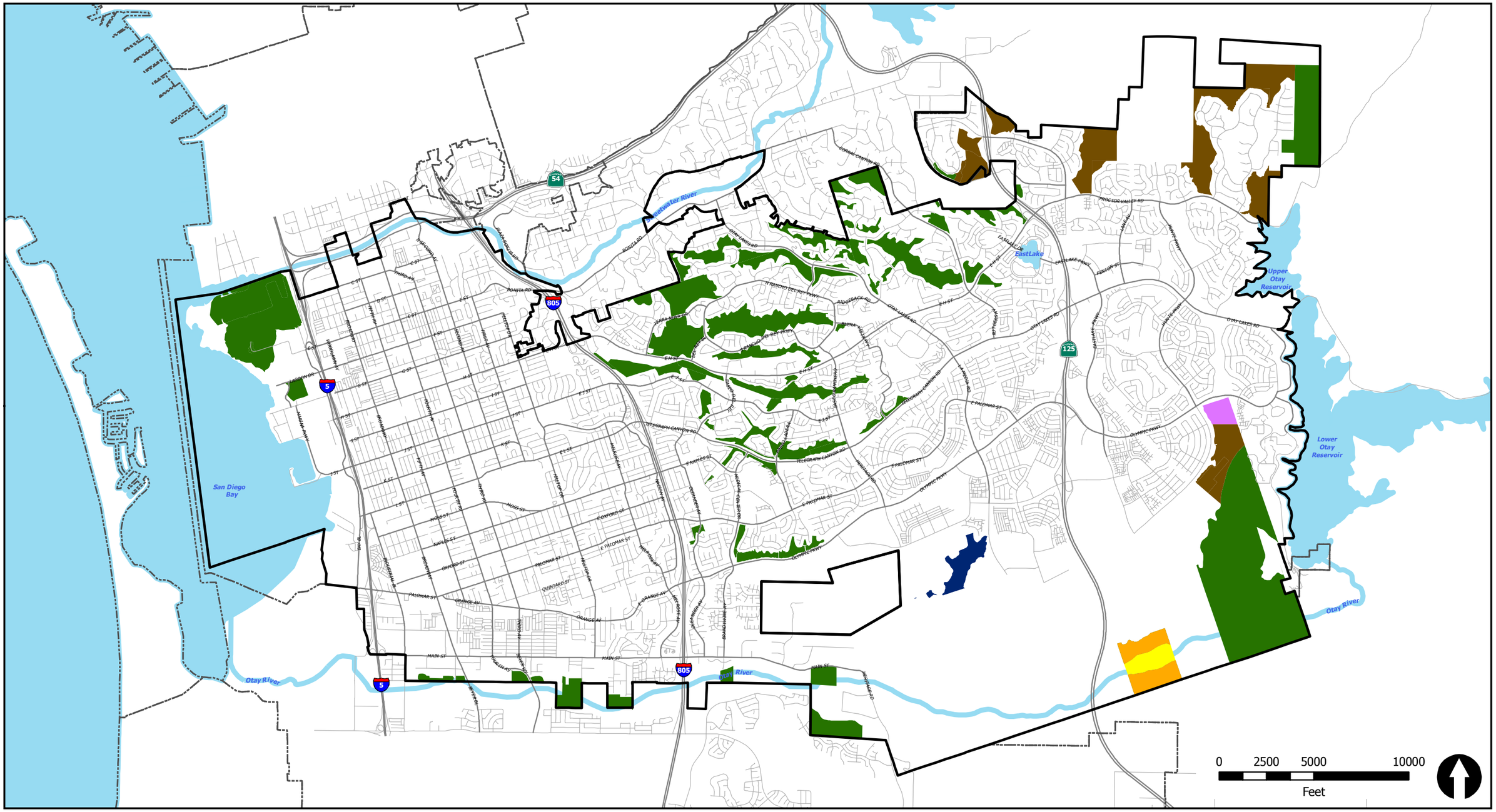
In April 2008, the City executed a Land Offer Agreement (LOA) with the Otay Land Company which established provisions for the transfer and/or conveyance of real property in conjunction with the processing of anticipated development proposals associated with the City's University Property and Otay Ranch GDP (as may be amended). Concurrent with the mutual approval of the LOA, the Otay Land Company conveyed 160 acres of Open Space Preserve with an IOD to the City. Approximately 62.0 acres of which is located within the Otay River Valley (refer to Figure 3). The remaining 98.0 acres of conveyance lands are located within the City's MSCP Planning Area east of the Upper Otay Valley Reservoir within the Otay Ranch Preserve.

Overall Summary of Habitat Loss and Gains

In order to determine the total habitat loss and gains for 2008, Table 3.1 was generated using Habitrak software. It is important to note that the acreages using the Habitrak software differ slightly than the actual acreages approved for the project due to minor discrepancies in mapping conventions.

Table 3.1 below summarizes the current status of habitat losses and gains within the City's MSCP Subarea Plan. It is important to note that the acreages shown for habitat loss during the current reporting period represent the cumulative acreage for all initial mass grading permits issued from January 1, 2005 through December 31, 2008. While the acreages associated with habitat loss during this timeframe were documented in the text of each of the previous annual reports, the associated acreages were inadvertently excluded from the summary of habitat loss/gain generated by HABITRAK. Of the total acreages shown for the current reporting period, only 231 acres are attributed to grading activities initiated in 2008 (Otay Ranch Village 2 South, OR-830G). Figure 3 illustrates the status of the City's Preserve following the 2008 reporting period.

At the end of 2008, the City's Preserve acreage within the Subarea Plan boundary remained at 2,772 acres. Based on the total cumulative gain (gains within & outside Subarea Plan boundary including pending gains), the City has currently met 77% (7,126.5 acres) of the its targeted 9,243 acres of Preserve lands that must be secured in accordance with the City's MSCP Subarea Plan. Through future development entitlements, the City will continue to dedicate and convey land to Preserve in order to meet our obligation.



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MAP NOTE:
This map is intended for study only and should not be used for any other purpose. Information on this map is also subject to change (or revision) periodically. The City of Chula Vista does not guarantee the accuracy of information contained on this map and cautions against the use of this data in making land use decisions.

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LEGEND

- City of Chula Vista MSCP Subarea Plan Boundary
- 2006 Land Acquisition Gain (OVRP)
- Baseline Preserve (Beginning Year 2007)
- Pending Gain (As of 2005)
- Pending Gain (As of 2006)
- Pending Gain (As of 2007)
- Pending Gain (As of 2008)

FIGURE 3

CURRENT PRESERVE STATUS WITHIN MSCP SUBAREA

Table 3.1 : Summary of Habitat Losses and Gains

Plan: MSCP South San Diego County
Date Range: 1/1/2008 - 12/31/2008

Project Gain Status: Gain
Project Loss Status: Loss

City of Chula Vista

		Acres Inside the Habitat Preserve Planning Area					Acres Outside the Habitat Preserve				Total Acres			
		Habitat Loss		Habitat Gain			Habitat Loss		Habitat Gain		Habitat Loss		Habitat Gain	
Habitat Type	Target Cons.	Current Period	Cummulative	Current Period	Cummulative	Cons. to Date %	Current Period	Cummulative	Current Period	Cummulative	Current Period	Cummulative	Current Period	Cummulative
Beach	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
Saltpan	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
Southern Foredunes	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
Southern Coastal Bluff Scrub	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
Coastal Sage Scrub	2,418	0.0	1.5	0.0	1,501.6	62.1 %	43.3	57.2	0.0	5.8	43.3	58.8	0.0	1,507.4
Maritime Succulent Scrub	190	0.0	0.9	0.0	83.0	43.7 %	0.2	0.2	0.0	2.5	0.2	1.1	0.0	85.5
Chaparral	28	0.0	0.0	0.0	27.6	98.7 %	0.0	0.2	0.0	0.0	0.0	0.2	0.0	27.6
Southern Maritime Chaparral	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
Coastal Sage-Chaparral Scrub	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
Grassland	896	0.0	30.9	0.0	232.3	25.9 %	115.9	192.4	0.0	10.8	116.0	223.3	0.0	243.1
Southern Coastal Salt Marsh	202	0.0	0.0	0.0	183.4	90.8 %	0.0	0.0	0.0	5.4	0.0	0.0	0.0	188.8
Freshwater Marsh	14	0.0	0.0	0.0	3.7	26.4 %	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.7
Riparian Forest	10	0.0	0.0	0.0	9.8	98.4 %	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.8
Oak Riparian Forest	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
Riparian Woodland	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
Riparian Scrub	594	0.0	0.0	0.0	101.6	17.1 %	0.0	0.0	0.0	7.3	0.0	0.0	0.0	108.9
Oak Woodland	2	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
Torrey Pine Forest	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
Tecate Cypress Forest	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
Eucalyptus Woodland	18	0.0	0.0	0.0	12.7	70.4 %	6.3	6.3	0.0	0.1	6.3	6.3	0.0	12.7
Open Water	24	0.0	0.0	0.0	0.5	2.1 %	0.0	0.0	0.0	6.4	0.0	0.0	0.0	6.9
Disturbed Wetland	15	0.0	0.0	0.0	4.2	28.3 %	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.2
Natural Floodchannel	146	0.0	0.0	0.0	112.1	76.8 %	0.0	0.0	0.0	3.8	0.0	0.0	0.0	115.9
Shallow Bays	0	0.0	0.0	0.0	5.5		0.0	0.0	0.0	3.7	0.0	0.0	0.0	9.2
Pacific Ocean/Deep Bay	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
Disturbed Land	352	0.4	0.4	0.0	180.2	51.2 %	0.0	0.0	0.0	1.1	0.4	0.4	0.0	181.3
Agriculture	62	0.0	0.8	0.0	16.5	26.7 %	640.1	640.1	0.0	8.5	640.1	640.9	0.0	25.0
Urban/Developed	22	0.0	0.0	0.0	219.0	995.6 %	129.3	129.3	0.0	22.2	129.3	129.3	0.0	241.3
Agency Total:		0.4	34.5	0.0	2,693.8		935.1	1,025.7	0.0	77.4	935.5	1,060.3	0.0	2,771.3

Note: The Agriculture and Urban/Developed category is included to account for all land included within a project and habitat preserve planning area.

Status of Pending Gains

As noted earlier in this section of the report, the term "pending gain" is used to describe habitat that is currently secured through an IOD or similar mechanism, but has not been formerly transferred in to the Preserve and/or for which a Preserve Manager has not been identified. Pending gains within the City's MSCP Subarea are illustrated on Figure 3. A brief summary of these areas is provided below.

Bella Lago

Bella Lago is a covered project as defined by Section 5.1.1 of the City's MSCP Subarea Plan. In 2005, grading for this project resulted in a loss of approximately 90.7 acres of upland habitat located outside of the City's designated Preserve. Habitat preservation for this project consists of an on-site preservation of 86.5 acres of upland habitat with an additional off-site preservation of 2.5 acres of land containing a minimum of 210 Otay Tarplants.

On-site preservation of the 86.5 acres of upland habitat was provided through an IOD that was offered by the developer concurrent with recordation of the project's first final map. In addition, the developer has satisfied the off-site Otay Tarplant requirement through the purchase of a 10-acre parcel located in Wild Man's Canyon, County of San Diego. Until the 86.5 acres of on-site habitat and the 10-acres of off-site habitat have been transferred to an appropriate management entity they will not be reported as a gain. As such, the City acknowledges these dedications as a pending gain. It is anticipated that the 10-acre parcel will be transferred to the National Wildlife Refuge (NWR) for inclusion into their existing habitat conservation program. In addition, approximately 77 acres of on-site habitat located at the northern portion of the project site will be conveyed to the NWR. Until these areas have been transferred over to the NWR or another management entity acceptable to the City, the 10-acre off-site open space parcel and the 77 acres on-site will not be reported as a gain.

At this time, negotiations continue to take place with the NWR in order to determine the transfer of the 10-acre parcel and the 77 acres located on-site. To date, the developer (K. Hovnanian) has been unsuccessful in identifying an appropriate land manager because the remaining open space parcels are not contiguous with other designated Preserve Management Areas. The City is continuing to coordinate with the developer to find an appropriate manager. Until a manager has been secured, the developer is responsible for the interim management of the on-site open space areas in accordance with the project's Area Specific Management Directives (ASMDs).

San Miguel Ranch

In accordance with the San Miguel Ranch MSCP Annexation Agreement (dated December 19, 2000), the developer (Trimark Pacific Homes, L.P.) has executed a "Dedication of Land" agreement with the USFWS to provide an additional 180 acres of Preserve open space that will be transferred to the NWR upon completion of the project. The developer is currently in the process of transferring title of the remaining 180 acres of open space to the NWR. These open space areas will continue to be reported as a pending gain until they have been transferred to the NWR The NWR is currently monitoring, maintaining and managing the biological resources on all natural open space lands for which the San Miguel Ranch project is contributing to the Preserve.

Rolling Hills Ranch

In 2005, habitat conservation for Rolling Hills Ranch accounted for 265.9 acres of on-site preservation combined with an additional 48.7 acres of off-site habitat located in Johnson Canyon. Of the 265.9 acres conserved on-site, approximately 214.2 acres were incorporated into the Preserve. The remaining on-site open space, which includes the two separate Tarplant Management Areas (TMAs) and the three neutral open areas, are not included in the Preserve due to their disturbed nature and lack of connectivity to the adjacent NWR open space corridor.

Open space areas intended for inclusion into the Preserve have been secured through IODs offered by the developer (McMillin Land Development) but were reported as a pending gain until they are conveyed to an appropriate management entity. Currently, the developer is coordinating with the City to identify an appropriate management entity for the on-site open space areas.

McMillin is exploring the possibility of transferring the management and maintenance responsibilities of both the on- and off-site open space areas over to the POM. In the event that the POM does not accept these areas, then another conservation entity acceptable to the Wildlife Agencies and the City will be selected. Until a management entity has been identified, the developer will continue to provide interim management of the on-site open space areas in accordance with the specified requirements of the project's ASMDs.

Otay Ranch

Since the recordation of the first final map within the Otay Ranch Planning Component (Village 1, 1997), approximately 3,202 acres habitat have been secured through IODs in conjunction with development entitlements associated with Otay Ranch Villages 1, 2, 5, 6, 7, 11 and Planning Area 12 (Freeway Commercial). On December 12, 2003, approximately 517 acres of habitat held in IODs were accepted by the City and County and transferred in fee to the POM. The 517 acres of habitat were included the City's 2005 Baseline Preserve Area. The remaining acreages are pending review and acceptance by the POM and, as such, these acreages have been reported as pending gains.

SECTION 4.0 – PRESERVE MANAGEMENT AND MONITORING

Management and monitoring of the Preserve is an important element in its success, and to the overall success of the MSCP Subregional program. The overall management goal of the MSCP Subregional Plan and the City's Subarea Plan is to ensure that the biological values of natural resources, where land is preserved as part of the MSCP through acquisition, regulation, mitigation or other means, are maintained or improved over time.

The City will be responsible for the maintenance and management of Preserve land owned in fee title by the City. Lands in the Preserve which are set aside as open space through the development process but are not dedicated in fee title to, and accepted by the City, will be managed by the landowner or a third-party managing entity under the control of the City. Within the Otay Ranch Planning Component, Preserve land will be maintained and managed by the Otay Ranch Preserve/Owner Manager (POM). Lastly, Federal and State agencies will maintain, manage and monitor their present land holdings, as well as those in which they acquire a legal interest.

Land located in the Preserve will be managed and maintained in accordance with specific management objectives identified in the City's Subarea Plan. These objectives are as follows:

1. To ensure the long-term viability and sustainability of native ecosystem function and natural processes throughout the Preserve.

2. To protect existing and restored biological resources from intense or disturbing activities within the Preserve while accommodating compatible uses.

3. To enhance and restore, where feasible, appropriate native plant associations and wildlife connections to adjoining habitat in order to provide viable wildlife and sensitive species habitat.

4. To facilitate monitoring of selected target species, habitats, and linkages in order to ensure long-term persistence of viable populations of priority plant and animal species and to ensure functional habitats and linkages for those species.

Each area of the City's Preserve is unique in terms of existing conditions, Preserve configuration, ownership of land, the existence and location of sensitive species, and management needs. The City's Subarea Plan divides the Preserve into three distinct Preserve Management Areas (PMAs): the Central City PMA, North City PMA and Otay Ranch PMA. Figure 4 illustrates these PMAs.

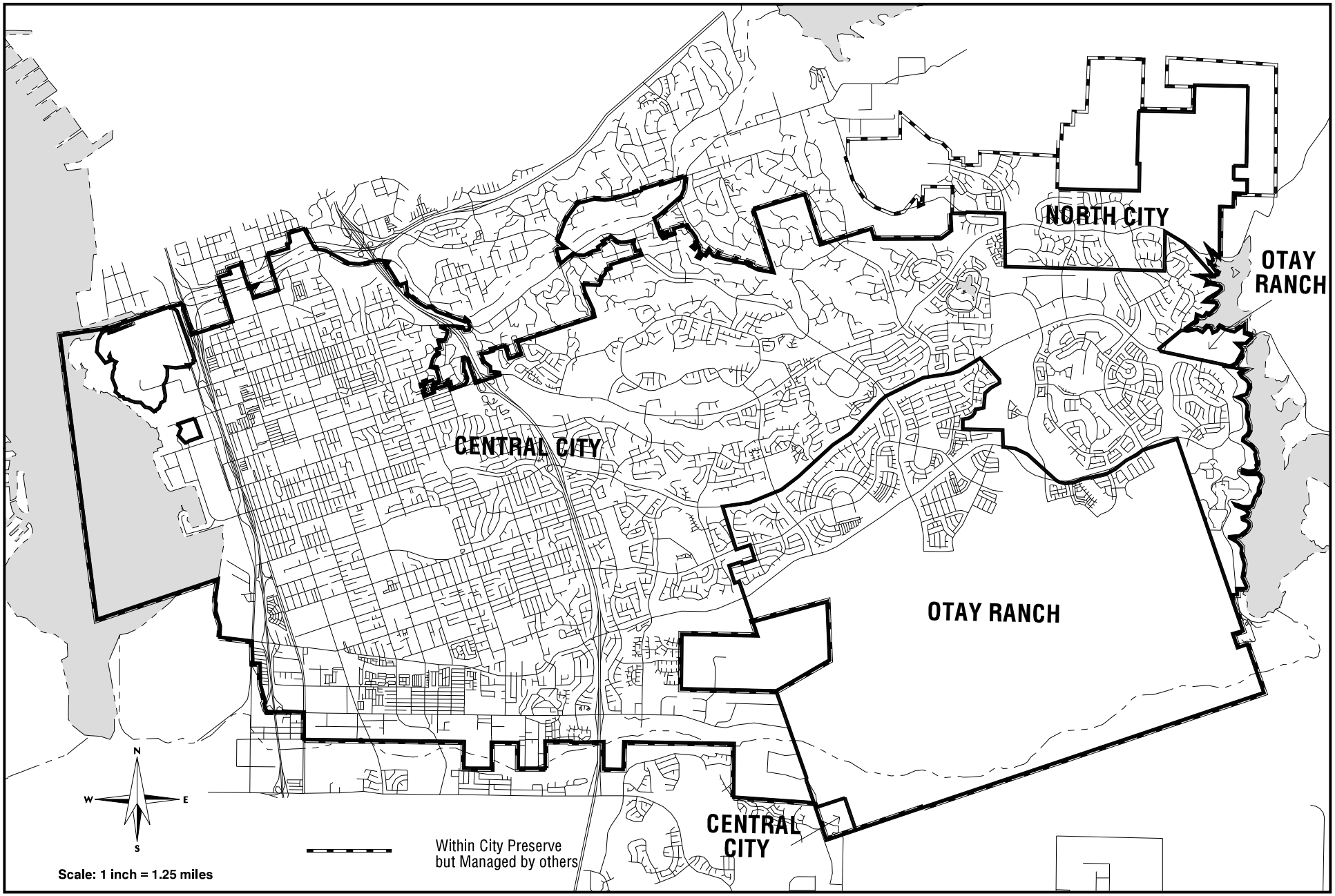
Central City PMA

Habitat Management

In 2008 the City completed the Area Specific Management Directives (ASMDs) for the City's 1,350-acre Central City Preserve Management Area (PMA). Consistent with the management recommendations contained therein, the City applied for, and was awarded Transnet grant funding to support a five-year land management program designed to restore and enhance degraded habitat for the Coastal cactus wren, a Chula Vista Subarea Plan Covered Species. Within Central City Preserve loss and degradation of existing wren habitat is occurring due to weed invasion, drought, and vegetation succession processes. The culminating results of the land management activities offered though this program are essential for the prolongation of the Costal cactus wren within the Central City Preserve and would reduce the vulnerability of this species to extirpation. Implementation of this program is scheduled to begin in Fall 2009.

Brush Management

As detailed in Section 8.0 below, the City has received written concurrence from the Wildlife Agencies regarding the City's need to amend the City's MSCP Subarea Plan and Habitat Loss and Incidental Take (HLIT) Ordinance to provide clarification regarding the location and extent to which brush management activities are undertaken within the City, particularly within the Central City PMA. Of the amendments proposed, the amendment to Section 7.4.5.1 (Brush Management in the Central City PMA) would authorize the existing provisions for Zone 3 brush management to be undertaken within the Central City PMA provided that the work is performed under the observation of a qualified biologist. This amendment serves to reduce the incidence of non-natural fires spreading from development areas to naturalized open space areas; thereby, protecting Covered Species from further degradation. The proposed amendment is consistent with the management recommendations for reducing the risk of catastrophic fire as described in the Central City ASMDs. Consistent with those recommendations, the authorization of Zone 3 brush management activities within the Central City PMA would further reduce the risk of repeated fires that could otherwise change and/or alter the structure and diversity of habitat for Covered Species.



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Preserve Management Areas

FIGURE 4

Plot created: January 26, 2004

General Preserve Maintenance Activities

The City's Open Space Division of the Department of Public Works continued to implement various Priority I general maintenance tasks within or adjacent to the Central City Preserve where funding is available. As identified in the City's MSCP Subarea Plan, Priority I general maintenance tasks consists of the following:

- Removal of trash, debris, and other solid waste;
- Maintenance of trails and fences;
- Implementation of security programs to enforce "no trespassing" rules, curtail illegal activities and activities that may degrade resources, such as grazing, shooting, illegal planting, dumping, and off-road vehicle traffic; and
- Limited weeding along Preserve/urban interfaces.

North City PMA

Bella Lago

Habitat preservation for this project consists of an on-site preservation of 86.5 acres of upland habitat with an additional off-site preservation of 2.5 acres of land containing a minimum of 210 Otay Tarplants. Beginning in 2006, the developer (K. Hovnanian) has provided interim management of the on-site open space areas in accordance with the specified requirements of the project's approved ASMDs. Tasks completed include completion of baseline surveys for designated Preserve land on-site, invasives removal, trash/litter removal, and access control into the Preserve. In February 2008, the City's biological mitigation monitor noted that development along the southern portion of the site was near completion and construction activities at the northern portion of the site nearest to the 86.5 acres of upland habitat was no longer occurring. Illegal dumping and access into the Preserve was not observed during monitoring in 2008. The developer has not provided information on invasive species control primarily along the edges of the Preserve; therefore, the City has requested that the developer's biological consultant identify areas in need of weed eradication and provide a proposed work plan for 2009.

To date, the developer continues to conduct annual monitoring of the 10-acre parcel containing 2.5 acres of Otay Tarplant located in Wild Mans Canyon. In June 2008, the developer retained RECON to conduct focused surveys for Otay Tarplant and identify conditions of the site post the 2007 Harris Fire. The results of the surveys were negative, requiring the developer, in coordination with the City and RECON, to develop an Otay Tarplant Seeding Plan for the off-site mitigation area. Currently, the City is working with the developer and RECON to finalize the Plan and implementation is anticipated in Spring 2009

The developer has indicated they are continuing to negotiate with the U.S. Fish and Wildlife Service to transfer the northern portion of the on-site conservation lands (76.7 acres) into the San Diego National Wildlife Refuge. Until the Preserve lands have been transferred to City or appropriate management entity, the City will coordinate with the developer to ensure monitoring and maintenance activities identified in the approved ASMDs are implemented in 2009.

Rolling Hills Ranch

In 2003, ASMDs were prepared for the Rolling Hills Ranch development. In accordance with the approved project ASMDs, invasives removal, trash/litter removal, and access control continue to be

implemented. The developer (McMillin) continues to maintain fencing, which was installed in 2006 to delineate the Preserve boundary, and prohibit encroachment into the Preserve.

Additional access control measures such as signage and other barriers have been installed to further restrict ingress or unauthorized access specifically along an existing SDG&E easement on the west side of the project site. Previously, the developer noted problems with off-highway vehicle trespassing in the Preserve; however, unauthorized access into the Preserve has been successfully restricted in 2008 as a result development expanding through unauthorized access points and the installation of gates and fencing by McMillin.

Also in 2008, the developer was successful in controlling exotic species such as fennel, tamarisk, artichoke thistle, and curly dock within the open space areas. Exotic species control within the on-site TMA included the removal and treatment of mustard grass. As a result of these efforts, McMillin's biological consultant have observed small populations of Otay Tarplant re-establishing in the translocation areas.

The developer is currently exploring the possibility of transferring the management and maintenance responsibilities of both the on- and off-site open space areas over to the POM. In the event that the POM does not accept these areas, then another conservation entity acceptable to the Wildlife Agencies and the City will be selected. The City will continue to coordinate with the developer to identify an appropriate management entity for the open space areas and ensure that interim management and monitoring activities are conducted in accordance with the approved ASMDs.

Otay Ranch PMA

The County and the City together working as the POM are responsible for implementing the RMP management and monitoring strategies within the Otay Ranch Preserve. Specifically, the Otay Ranch RMP provides guidelines for the management and monitoring of the Otay Ranch Preserve and establishes conservation goals and restoration guidelines.

In 2008, the Seasonal Park Ranger for the County continued to conduct priority management and monitoring activities including general stewardship activities within the Otay Ranch Preserve. Additional monitoring activities conducted by the Park Ranger include inspection of the properties in order to identify any necessary debris that may be removed, and regular patrolling of the properties to ensure no unauthorized access or off-road vehicle activity is taking place. Currently the POM is managing approximately 1,293 acres of the land that has been accepted into the Otay Ranch Preserve. In 2007, the POM retained Dudek to conduct biological surveys in order to obtain baseline data and an inventory of plants and wildlife. In 2008, Dudek completed the following surveys:

- Vegetation mapping;
- Invasive plant surveys;
- Floral surveys;
- California gnatcatcher/Cactus wren surveys;
- Avian wetland species surveys; and,
- General butterfly surveys.

Additional surveys for terrestrial herps, rare plants, and Quino checkerspot butterfly, will be completed during Spring 2009 and a final baseline biological report is anticipated to be submitted to the POM by Summer 2009. Based on input provided by the Otay Ranch Preserve Working Group, which consists of representatives from the Wildlife Agencies, developers, property owners, and other interested parties, the

POM is currently developing a scope of work in order to retain a full-time Preserve Biologist assigned to monitor and manage Preserve lands currently under POM ownership.

It is anticipated that the proposed Preserve Biologist will have the ability to monitor the biological resources of the Preserve and provide the POM with recommendation for adaptive management, including invasive control measures and restoration opportunities.

For lands that are pending conveyance, the POM requires private property owners for IOD areas within the Preserve to continue to manage their land pursuant to the RMP. Until such time as fee title is deeded to the POM for these properties, the management requirements of the RMP 1 and 2 must be implemented by the property owner. Funding for management of the Preserve will continue to be collected through the existing community facilities district, which supports monitoring and management activities of the POM. In the event funding is available, the proposed Preserve Biologist may have the ability to conduct monitoring activities on pending conveyed lands, as well as lands that are still privately owned.

SECTION 5.0 - FUNDING FOR PRESERVE MANAGEMENT AND MONITORING

The funding for management and monitoring of the MSCP Preserve has been designed to be self-sustaining through the establishment of various long-term management funding sources, such as non-wasting endowments and special tax districts. By establishing these type of funding mechanisms, the costs for management and monitoring of the Preserve is not entirely dependent upon City's general fund or grant monies. The following summarizes the funding mechanisms that have been applied or will be established to ensure funding is available in order to maintain and enhance the viability of the City's Preserve.

Central City PMA

The Central City PMA encompasses the Preserve areas surrounded by the existing communities of Bonita Long Canyon, Rancho Del Rey, Terra Nova, Sunbow and EastLake. An additional 268 acres associated with Central City PMA will be acquired within the Otay River Valley, west of Heritage Road. The City is managing these areas through established financing mechanisms, including various Open Space Districts (OSDs), Landscape Lighting and Maintenance Districts (LLMDs), and Community Facilities Districts (CFDs). The Central City financing districts levy assessments or taxes on property owners in order to create a revenue source to meet open space maintenance budget needs. Currently the City is budgeting for Fiscal Year 09-10.

In addition to the financial mechanisms described above, the City has sought additional funding through various grant programs such as those offered through SANDAGs Transnet Environmental Mitigation Program. On September 26, 2008, the San Diego Association of Governments (SANDAG) approved the City's grant application requesting $373,048 of Transnet funding to support a multi-year land management program designed to restore and enhance degraded coastal cactus wren habitat within the Central City PMA. The culminating results of the land management activities offered though this program are essential for the prolongation of the costal cactus wren within the Central City Preserve and would reduce the vulnerability of this species to extirpation. Funding for this program will be available following the mutual approval of a two party agreement between SANDAG and the City of Chula Vista, which is expected to occur in the Spring of 2009.

North City PMA

For those Preserve areas that have been conveyed to the City through the entitlement process, funding has been established through the development of Community Facility Districts (CFDs) or endowment

contribution. The following provides a brief description of the funding sources that have been developed through specific projects.

Bella Lago

At this time, it is anticipated that the developer will be transferring approximately 77 acres of on-site upland habitat and a 10-acre off-site parcel containing Otay tarplant to the NWR. Funding for long-term management of the 9.8 acres is to come from a contribution of $137,500 from the project developer (K. Hovnanian). This $137,500 was initially calculated to cover the costs of applying the ASMDs to approximately 86 acres of land that was originally going to be managed by a third-party. This amount is expected to adequately cover the 9.8 acres that is in need of management. Currently, the standing balance is maintaining at $137,500. At this time, the City is considering the transfer of these funds to an interest bearing account until the funds are placed in to a CFD account for this development project.

Rolling Hills Ranch

Funding for the long-term maintenance and management of dedicated lands, including the on-site TMAs and off-site Otay tarplant area within Johnson Canyon, has been secured through the establishment of the Rolling Hills Ranch Communities Facilities District (CFD No. 11M), which levies a special tax on all Assessor Parcels within the established boundaries of the respective CFD. The developer has provided a one-time fee of $100,000 to fund initial management and monitoring of the dedicated lands. Currently, the standing balance of the CFD is approximately $110,000 of which funds may be used to implement Priority 1 tasks identified in the approved ASMDs. Until the on-site Preserve land has been formally accepted by a management entity acceptable to the City, the developer continues to cover the costs for implementing short-term maintenance tasks identified in the ASMDs.

Otay Ranch

In the Otay Ranch PMA, a Communities Facilities District (CFD 97-2) was created to generate revenue for the purpose of Preserve management. CFD 97-2 was established in 1998 to fund the maintenance, management and biological monitoring program for the Otay Ranch Preserve in accordance with the Otay Ranch RMP and the terms of the CFD. The CFD finances both Priority I and Priority II-type Preserve management activity, including general maintenance, biological management and biological monitoring required by the Otay Ranch RMP.

The Otay Ranch CFD levies a tax on property owners within Otay Ranch in order to create the revenue source necessary to meet Preserve management funding requirements. Like the Central City financing districts, the CFD was established to create a perpetual funding source. Maximum tax rates were established at the time of district formation, based upon anticipated budget needs. The maximum tax rates are adjusted annually based upon Consumer Price Index (CPI) increases.

As of July 2008, the funding balance for CFD 97-2 was $387,274. The approved POM budget for fiscal year (FY) 08/09 is $505,500. The projected revenues from the most recent tax assessment are anticipated to generate approximately $510,339. The approved FY 08/09 budget is anticipated to cover costs associated with POM administration, general preserve maintenance and operation, and biological resource surveys to be conducted on the lands currently under POM ownership. The POM is continuing to refine budget estimates based on projected revenues from annual tax assessments ensuring appropriate funds are available to implement required management and monitoring activities within the Otay Ranch Preserve in accordance with the RMP.

SECTION 6.0 – OUTREACH PROGRAMS

The City continues to actively participate in regularly scheduled MSCP group meetings including the NCCP Southern California Partnership, MSCP Monitoring Workgroup, MSCP Annual Workshop, and the MSCP Outreach Committee. The various MSCP group meetings consist of members from the USFWS, CDFG, Bureau of Land Management, local participating agencies, and private stakeholders. The primary objective of these group meetings is to discuss and evaluate monitoring methodologies, conservation techniques, and to provide meaningful educational information to the public about the importance of habitat conservation and how it adds to their quality of life.

Beginning in 2008, the City joined together with several other MSCP participating jurisdictions and non-governmental organizations, to develop a recovery strategy for the Coastal cactus wren. As a result, an ad hoc "recovery team" has been formed to coordinate, develop, and prioritize projects designed for the prolongation of the coastal cactus wren in San Diego County. Throughout 2008, the City has attended various working group meetings and site visits in order to identify and develop projects suitable for [post fire] habitat recovery, restoration/enhancement of existing but degraded MSS habitat, species mapping, and cactus salvaging/harvesting. The primary goal of the recovery team is to reduce the potential for extirpation of Coastal cactus wren in San Diego County.

SECTION 7.0 – STATUS OF IDENTIFIED IMPLEMENTATION ISSUES

As noted in previous annual reports, the City has identified certain policies and requirements within the MSCP Subarea Plan and the Habitat Loss and Incidental Take (HLIT) Ordinance that needed further clarification and refinement. The following section summarizes the issues encountered and how they have been resolved.

Brush Management Guidelines

The City's MSCP Subarea Plan contains guidelines to implement general brush management activities throughout the City where urban development interfaces with open space. These guidelines were developed with the intent to reduce fire hazards, ensure public health and safety, and reduce the risk of repetitive fire by providing an effective firebreak (or defensible space) between all structures and contiguous areas of native or naturalized vegetation. The City's MSCP Subarea Plan recognizes three brush management "Zones" each requiring different levels of brush management/fuel reduction activity depending on their distance from the structure and proximity to open space areas. The following discussion describes the background and need to amended the City's MSCP Subarea Plan and HLIT Ordinance to provide clarification regarding the location and extent to which brush management activities are undertaken within the City.

Amendment to the Chula Vista MSCP Subarea Plan, Section 7.4.4 (Brush Management)

As currently presented in Section 7.4.4 of the Subarea Plan, brush management guidelines are provided for the planned communities of Bonita Long Canyon, Rancho Del Rey, Terra Nova, EastLake, Bella Lago, San Miguel Ranch, and Otay Ranch, each of which contain development areas located adjacent to 100% Conservation Areas (Preserve). The location of these communities relative to the Preserve is illustrated on Figure 2. Within these communities, brush management activity is generally undertaken outside the Preserve; however, exceptions to this may apply pursuant to Sections 7.4.5.1, 7.4.6.1, and 7.4.7.1 of the Subarea Plan. These sections of the Subarea Plan provide specific information regarding to how brush management is or will be conducted adjacent to and/or within open space Preserve areas associated with the City's three Preserve Management Areas (PMAs).

While the City's MSCP Subarea Plan provides guidelines for fuel reduction within areas adjacent to open space Preserve areas, the Subarea Plan is unclear as to whether or not the general provisions contained in Section 7.4.4 can be applied elsewhere in the City, particularly within those areas not associated with the aforementioned communities but that may contain sensitive biological resources. As a consequence, MSCP staff has been faced with how to appropriately fulfill the intent of the City's brush management guidelines within those development areas not previously identified as an existing community. Recognizing that Sections 7.4.5.1, 7.4.6.1, and 7.4.7.1 of the Subarea Plan provide detailed information relative to how brush management is to be conducted within each of the existing communities listed above, it has been the understanding of MSCP Staff that the application of the general provisions contained in Section 7.4.4 were also intended for those areas not explicitly listed as an existing community. Generally, these areas consist of development areas that do not contribute to the City's required conservation goals. The City has discussed this interpretation with the Wildlife Agencies and the Wildlife Agencies agreed that it was appropriate for the City to apply the brush management guidelines contained in Section 7.4.4 of the Subarea Plan to those areas not explicitly listed as an existing community.

Amendment to the Chula Vista MSCP Subarea Plan, Section 7.4.5.1 (Brush Management in the Central City PMA)

In addition to clarifying the application of the existing Subarea Plan brush management guidelines, MSCP Staff also discussed with the Wildlife Agencies, a proposal to address the Chula Vista Fire Department's increasing requests to reduce the potential for fire in high-risk areas within the Central City Preserve Management Area (PMA). The Central City PMA encompasses the Preserve areas surrounded by the existing communities of Bonita Long Canyon, Rancho Del Rey, Terra Nova, and EastLake. Pursuant to Section 7.4.5.1 of the Subarea Plan, brush management within the Central City PMA is accomplished within two distinct brush management zones (Zone 1 and Zone 2, respectively). Combined, these two zones provide approximately 100 feet of defensible space between the structure and open space areas. Currently the Subarea Plan acknowledges that, although Zone 2 activities may involve limited encroachment into the Preserve, additional fuel reduction beyond Zone 2, such as those activities associated with Zone 3, is not authorized.

As practical solution to retaining the biological integrity of the Preserve while trying to accommodate the Fire Departments need to increase defensible space within the Central City PMA, MSCP Staff presented a recommendation to the Wildlife Agencies that would authorize the restricted provisions for Zone 3 brush management within the Central City PMA. Activities associated with Zone 3 undertaken only if a severe fire hazard exist and are limited to removal of dead underbrush and thing of overgrown canopies by hand. The Wildlife Agencies agreed with the direction proposed by MSCP Staff provided that the existing provisions for Zone 3 are modified to require work within this zone to be performed under the observation of a qualified biologist. Authorizing Zone 3 brush management activities within the Central City Preserve would allow the Fire Marshal to expand the defensible space in high-risk areas from 80 feet to approximately 150 feet from the structure.

Amendment to Section 17.35.050 of the Chula Vista Municipal Code (HLIT Exemptions)

This amendment would codify a new exemption category for brush management activities provided the activities are performed in accordance with guidelines for brush management contained in the City's MSCP Subarea Plan. The new exemption will also incorporate the provisions of the 1997 Memorandum of Understanding between the Wildlife Agencies, California Department of Forestry, the San Diego County Fire Chief's Association, and the Fire District's Association of San Diego County. The 1997 MOU authorizes the Fire Marshall to require additional fuel reduction when it is demonstrated that the

general brush management guidelines will not achieve the level of fire protection intended by the application of the three management zones.

The culminating results of these amendments would serve to retain the biological integrity of the Preserve while accommodating the Chula Vista Fire Department's obligation to protect public health and safety by reducing the potential for fire in high-risk areas such as the Central City PMA The City is currently processing the amendments described above and anticipates presenting the items before City Council in Spring 2009.

Wildland-Urban Interface Code

In 2008, the City continued its efforts to update the Wildland-Urban Interface Code (WUIC) to reflect current State and Federal regulations and incorporate brush management requirements identified in the City's Subarea Plan. The WUIC regulates building standards and fire prevention measures for projects located within wildland-urban interface areas. Recognizing that the City's Preserve is located adjacent to existing development, the City determined it was appropriate to process the HLIT amendment and WUIC update concurrently. The City is continuing to work on the WUIC update; however, due to a slowing economy and availability of funds, discussions regarding the proposed updates will occur to extent that funding and resources are made available.

De Minimus Impacts

As noted in the 2007 Annual Report, the City is contemplating an amendment to the HLIT Ordinance to include specific language that will find projects resulting in impact to 0.1 acre or less of Tier I, II, and III habitat or 1-acre or less of non-native grasslands (unoccupied by Covered Species and/or Narrow Endemic Species) exempt from the HLIT Ordinance.

Due to limited staffing and budgetary constraints during 2008, the City was unable to proceed with processing this amendment. Prior to presenting the proposed HLIT Ordinance amendment to the to the City of Chula Vista City Council for consideration and adoption, the City will notify the Wildlife Agencies of its intention to proceed and revisit this matter at that time.

Development of Standard Mitigation Measures

In 2008 the City, in consultation with the Wildlife Agencies, developed standard mitigation language to be applied to projects that result in direct and/or indirect impacts to nesting raptors and/or migratory birds. The following mitigation language has been approved by the Wildlife Agencies and shall be applied to all development projects that have the potential to impact nesting raptors and/or migratory birds:

"To avoid any direct impacts to raptors and/or any migratory birds, removal of habitat that supports active nests on the proposed area of disturbance should occur outside of the breeding season for these species (January 15 to August 31). If removal of habitat on the proposed area of disturbance must occur during the breeding season, the applicant shall retain a City-approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan as deemed appropriate by the City, shall be prepared and include proposed measures to be implemented to ensure that disturbance of breeding activities is

avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's Mitigation Monitor shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction."

Reconciliation of HABITRAK Discrepancies

In generating this year's summary of habitat gains and loss, City GIS staff noted an increase in cumulative habitat gain despite no gains having been reported in the current period. The Wildlife Agencies have been notified of this discrepancy and City staff will continue to coordinate with them on resolving this issue.

SECTION 8.0 - ANNUAL REPORT CORRECTIONS

In preparation of this Annual Report, the City identified miscalculations in the Preserve acreages presented in previous Annual Reports. The mistakes identified were associated with accounting of pending conveyance acreages and habitat loss acreage outside of the City's Preserve. This section discusses the specific miscalculations and clarifies how these issues have been corrected in this report.

2005 Report Summary

Rolling Hills Ranch

In 2005 the City's existing baseline inadvertently included 10-acres of land associated with an IOD that has not been formally accepted. The IOD was received in conjunction with off-site mitigation for the Rolling Hills Ranch development. Until the City has formally accepts this IOD, the 10 acres will be reported as a pending gain. This correction does not affect the overall cumulative totals (gains plus pending gains) reported in 2005.

Otay Ranch

In 2005, the City reported the acknowledgement of seven IODs offered in conjunction with the RMP conveyance obligations for Otay Ranch Village 6, Otay Ranch Village 7, and Freeway Commercial. However, a recent review of the City's running account of previous land offerings indicated that the project proponent had already satisfied the required conveyance obligations by pre-conveying lands well in advance of map recordation for each of these projects. As a result, the 307.2 acres should not have been reported as a new pending gain for the 2005 reporting period. This oversight has been corrected by deleting 307.2 acres from cumulative totals for the current 2008 reporting period.

2005-2007 Reporting Periods

Previously Reported Habitat Loss

During the preparation of the 2008 report, the City identified an error associated with how habitat loss (outside the Preserve) has been documented since the initial report was prepared in 2005. While habitat loss was documented in the text of each annual report, the associated acreages were inadvertently excluded from the summary of habitat loss/gain generated by HABITRAK. This oversight has been corrected and Table 4.1 reflects the cumulative total for habitat loss occurring from January 1, 2005 through the end of the current 2008 reporting period (December 31, 2008). Habitat loss was determined

based on the acreages associated with all initial mass grading permits (issued after January 1, 2005) that impacted previously undisturbed/undeveloped land.

SECTION 8.0 – PROPOSED MSCP WORK PLAN FOR 2009

For 2009, the City will strive to implement the following tasks in order to ensure compliance with the City's MSCP Subarea Plan and Implementing Agreement are maintained:

- Spring 2009: Finalize amendments to the City's MSCP Subarea Plan and HLIT Ordinance regarding brush management.
- Fall 2009: Initiate the Central City Costal cactus wren habitat restoration/enhancement program.
- Identify and implement Priority 2 tasks within the Central City PMA to the extent that funding is available.
- Coordinate with POM staff to resolve issues related to Preserve access and placement of future infrastructure in order to accept IODs noted previous annual reports.
- Continue to seek grant opportunities such as those offered through SANDAGs Transnet Environmental Mitigation Program.

SECTION 9.0 – CONCLUSION

At the end of 2008, the City's Preserve acreage within the Subarea Plan boundary remained at 2,772 acres. Based on the total cumulative gain (gains within & outside Subarea Plan boundary plus pending gains), the City has currently met 77% (7,104 acres) of the its targeted 9,243 acres of Preserve lands that must be secured in accordance with the City's MSCP Subarea Plan. Through future development entitlements, the City will continue to dedicate and convey land to the Preserve in order to meet our obligation.

In 2009, the City anticipates that biological surveys will be initiated within the City's Preserve and various management and monitoring measures will continue to be implemented as identified in approved ASMDs for Rolling Hills Ranch and Bella Lago and the Otay Ranch RMP. In addition, the City will continue to pursue grant opportunities that will further supplement existing funding sources. The City is eager to continue coordination the Wildlife Agencies in the upcoming year to ensure the MSCP Subarea Plan is successfully implemented and the value of the Preserve is maintained and protected in perpetuity.