

8.0 PRESERVE MANAGEMENT FUNDING

Section 7.0 of this Subarea Plan describes Preserve management goals and objectives, provides Framework Management Plans for the Central City, North City and Otay Ranch PMAs, and details City commitments for biological studies and long-term management activities within the Preserve. This section describes the funding mechanisms that will be used to finance the studies and management activities that will be undertaken within the *Chula Vista Subarea*.

8.1 Overview of Funding Mechanisms

The City will fund the Special Studies discussed in Section 7.3.1 of this Subarea Plan through a combination of resources. The City has received two grant awards totaling \$227,666 from the CDFG NCCP local assistance grant funds. These grant monies are to be used specifically to conduct a baseline biological study for the Central City PMA, and to prepare ASMDs for the Central City.

The initial draft Otay River Valley biological study was funded by the City. The City has committed to complete this study, and may also apply for Federal, State and/or Regional grants or matching funds to assist in funding of this project.

Preserve management will include “short-term” management activities as well as “long-term” management tasks. Funding for management of the Preserve will be accomplished through four funding mechanisms:

1. Covered Project Conditions of Coverage (short-term management);
2. Open Space Management Financing Mechanisms (long-term management);
3. Central City Biological Enhancement Program (BEP) (long-term management); and
4. North City/Otay Ranch Preserve Management Endowment Fund (PMEF) (long-term Management).

Combined, these four financing programs ensure that the City will meet all of its short and long-term MSCP management goals.

8.1.1 Short-term Management

Short-term management involves restoration and/or maintenance required to be completed as part of conditions of development project entitlement approvals. Short-term management is undertaken during the period of time when designated Preserve areas are owned by private landowners subsequent to City approval of development entitlements and prior to dedication and acceptance of such land into the Preserve. Financing and implementing these tasks, which may include restoration of habitat and/or requirements to ensure retention of habitat values on land that will be dedicated into the Preserve as a condition of entitlement, is the responsibility of the respective property owner.

Compliance is assured by the City through entitlement conditions and, when applicable, requirements to post bonds.

The short-term management program provides management necessary to ensure the establishment of project-specific restoration and will also ensure the maintenance of habitat values associated with onsite conservation areas during the early phase of the Preserve management program.

8.1.2 Long-term Management

Long-term management involves implementation of the Framework Management Plans discussed in Section 7.0 of this Subarea Plan. These tasks are undertaken after land has been dedicated and accepted into the Preserve. Three long-term funding tools are detailed in Section 8.3: the use of existing and new open space financing mechanisms (Open Space Districts, Community Facilities Districts, HOAs), the Central City Biological Enhancement Program (BEP), and the North City/Otay Ranch Preserve Management Endowment Fund (PMEF). These three financing tools together will, when established, provide the financial resources to accomplish the following three principal long-term management goals:

1. Accomplishment of Priority 1 goals and requirements of the Framework Management Plan;
2. Adequate funding to ensure that a minimum of 50 acres of resource enhancement for the QCB will be completed, pursuant to Section 4.4 of this Plan, and resulting in Take Authorization for this species in addition to the MSCP Subregional Plan Covered Species; and
3. Funding to respond to Changed Circumstances within the Preserve.

8.2 Preserve Management Cost Estimates

The Chula Vista MSCP Subarea Plan is an implementing plan of the San Diego Subregional MSCP. Thus, the Chula Vista Preserve management program is reflective of the overarching MSCP Subregional Plan Preserve Management Framework Plan, issued for public review in the Federal Register in 1996.

Chula Vista's proposed funding program is consistent with Section 7.3 of the MSCP Subregional Plan. The budgets established for Preserve management in this Chula Vista MSCP Subarea Plan are based upon the research prepared for the MSCP Subregional Plan, combined with a current review of other projected and existing Preserve Management budgets within the MSCP Subregion, and application of a cost evaluation model developed by the City to evaluate the City's proposed Preserve Management Endowment Fund discussed in Section 8.3 of this Plan.

The City funds a minimum budget for primary Preserve management of approximately \$54.00 to \$55.00 per acre (FY 2002-03), to be adjusted annually consistent with the Consumer

Price Index (CPI). In addition, upon the issuance of Take Authorization, the City will establish the BEP and PMEF to increase Preserve management budgets throughout the City’s MSCP Preserve. Discussed in more detail in Section 8.3, the BEP and PMEF would increase Preserve management budgets to approximately \$64.00 per acre in the Central City PMA and approximately \$88.00 per acre in the North City and Otay Ranch PMAs. These budgets are exclusive of direct costs for administration of the MSCP program, which are currently financed by the City through the General Fund.

In order to develop cost estimates to meet Preserve management requirements of the MSCP Subregional Framework Plan, an extensive review of Preserve management budgets was undertaken. A summary of the cost analysis for MSCP Preserve management is provided in Section 7.3 of the adopted Subregional Plan. Section 7.3 estimated the following average costs for Preserve maintenance, management and monitoring (in 1996 dollars):

Preserve Maintenance & Management	\$39.63 per acre
Biological Monitoring	\$1.46 per acre
Program Administration	\$2.40 per acre
Total Estimated Cost	\$43.49 per acre

Based on these cost estimates, the average per acre cost for maintenance and management of land conserved throughout the MSCP Subregion was anticipated to vary from a low of \$37.00 to a high of \$47.00 (FY 1996 dollars), depending on various factors. For example smaller, more fragmented Preserve areas are more costly to maintain and manage. Preserve areas surrounded by urban development also incur increased costs. Preserves comprised of high-quality habitat require less restoration. Larger, contiguous open space areas located beyond the urban fringe are less impacted by human contact and require less “hands-on” management, thus reducing overall costs.

In 1997, the County of San Diego prepared an examination of its annual operating budget for the management of five open space preserves in eastern portion of the County. Through its analysis, the County estimated the cost of operation of the five open space preserves at \$37.00 per acre. Noting that costs varied, depending primarily upon an area’s public access and level of habitat degradation, the County report developed a range of six categories of open space. Maintenance cost estimates for the six categories ranged from \$16.00 per acre for pristine open space with no public use to \$105.00 per acre for highly degraded habitat, requiring substantial restoration, with maximum public access.

Maintenance cost estimates for the two categories of preserve most consistent with the Chula Vista MSCP Preserve land were \$38.00 per acre to \$56.00 per acre. These reflected actual management costs for preserve land with minor habitat degradation and little public access, or with minor habitat degradation and accessible, public passive recreational use, respectively (designated as Categories “C” and “D” in the report).

The Chula Vista Preserve is smaller and closer to urban development than much of the County Preserve land. However, the quality of the habitat in Chula Vista is primarily good, and in many areas will be transferred into the Preserve after completion of restoration required as conditions

of development entitlements. Thus, the average cost per acre reflected by the Category C and D habitats referenced in the County report, \$47.00, best projects the budget requirement for Chula Vista. Adjusted for inflation to FY 2002, the average per acre requirement for Preserve management for most areas of Chula Vista MSCP is estimated to be \$54.00. This cost is slightly higher than the current MSCP budgets for the County and the City of San Diego. [In FY 2001, the County budgeted approximately \$40.00 per acre for its preserve management activities. The City of San Diego budgeted approximately \$51.00 per acre in 2001.]

The findings of the cost analysis prepared by the County of San Diego and the budget range discussed above are also consistent with the budget prepared in 1997 by the City for management of the Otay Ranch Preserve. Management for the Otay Ranch Preserve is funded through a Community Facilities District (CFD). In forming the Otay Ranch CFD and developing the required, associated tax rates, the City prepared a comprehensive budget based upon actual cost estimates for biological management and monitoring activities described in the Otay Ranch RMP.

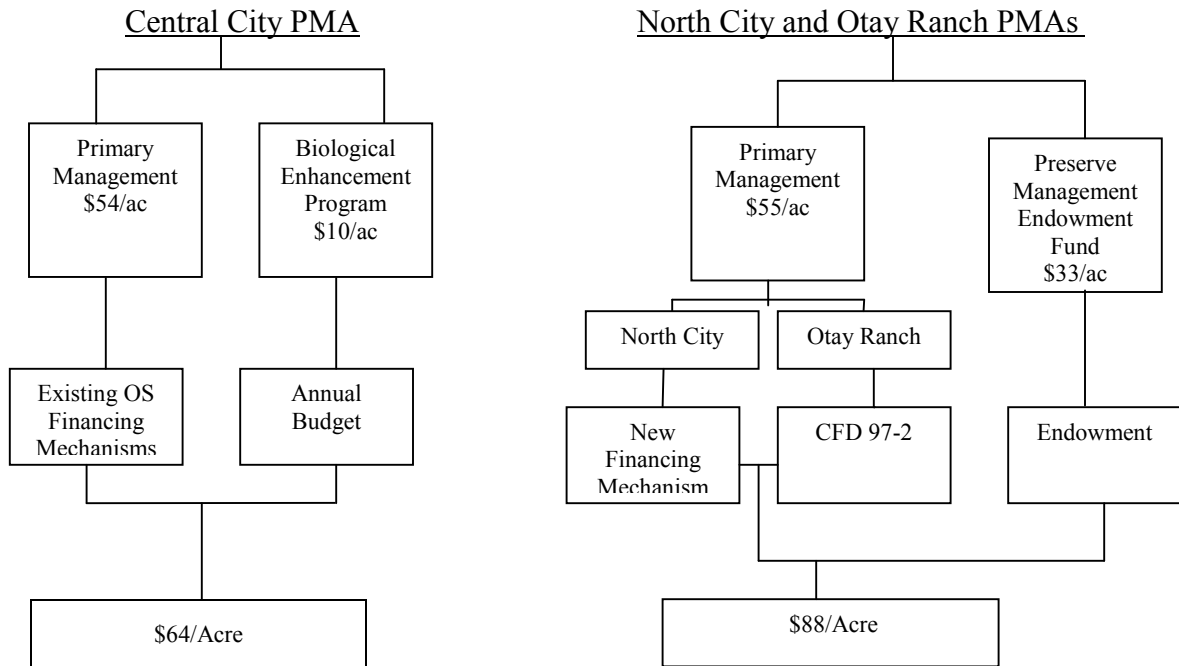
The budget for the Otay Ranch CFD provides for an estimated average per acre Preserve management budget of \$55.00 (2002), excluding City administration costs. The Otay Ranch CFD budget and associated tax levy was based upon actual cost estimates for the provision of preserve maintenance, security activities, preserve improvements and implementation of the adopted Otay Ranch RMP, as described in the CFD Special Tax Report. The budget includes funding for general maintenance and specific management tasks required by the associated Vernal Pool Management Plan, Coastal Sage Scrub Master Plan and Biota Monitoring program. Capital and labor cost estimates were also provided. Monitoring cost estimates included costs provided for California gnatcatcher and coastal cactus wren monitoring and surveys, and special wildlife and sensitive plant surveys for coastal sage scrub, wetland/riparian habitats, valley needlegrass grassland, alkali meadow and woodlands, and wildlife corridor monitoring for both vegetation and wildlife. The biological consultants cost estimates also included vegetation transects, hydrology monitoring for alkali meadow, and data analysis and annual monitoring reports for the Preserve. (A copy of the Special Tax Report forming CFD 97-2, the adopted Council Resolution establishing tax rates, and other background information pertaining to the CFD budget is provided as Appendix M).

8.3 Preserve Management Budgets and Funding Sources

Management needs will differ within the three PMAs. In the Central City PMA, the MSCP Preserve is already in place; open space has already been dedicated to and is owned by the City, and maintenance and management activities are underway. The North City and Otay Ranch PMAs will be created as new development occurs and Preserve management will be phased in as land is conveyed. Because of the basic differences between the Central City and the North City and Otay Ranch PMAs, the funding programs for these areas will differ.

The Preserve Management Funding flowchart that follows provides a summary of the overall Preserve Management funding program. A detailed discussion of the funding programs for the Central City PMA, and the North City and Otay Ranch PMAs is contained in Sections 8.3.1 and 8.3.2, respectively.

**Chula Vista MSCP
Preserve Management Funding Flow-Chart**



8.3.1 Central City

The Central City PMA Preserve lands are surrounded by existing urban development. These open space areas have already been dedicated to the City and are being managed by the City through various financing mechanisms established under California law, including Open Space Districts (OSDs), Landscape Lighting and Maintenance Districts (LLMDs), and Community Facilities Districts (CFDs).

The Central City financing districts levy assessments or Special Benefit Taxes on property owners in order to create a revenue source to meet open space maintenance budget needs. The districts are established to create a perpetual funding source for open space maintenance. A maximum assessment or tax rate is established at the time of district formation, based upon the anticipated budget needed to fund maintenance activities. Formed under California law, the City may not levy a higher rate and no district may be dissolved, except pursuant to the process prescribed by State law. The responsible legislative body (City Council) or property owners subject to assessment or taxes must define the desired changes, actively seek support to make such changes, follow a public notice and public hearing process, and hold an election wherein two-thirds of all property owners must vote affirmatively for the proposed changes to the district.

The management activities currently funded and undertaken by the Central City districts include Priority I general maintenance tasks, including:

- 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

Many of the districts finance not only these general Preserve maintenance and management activities but also provide a funding source for brush management along urban canyon edges. In these cases, the boundaries of the open space district encompass not only Preserve land but also brush management zones, which are located between the Preserve and urban development.

Management budgets for the Central City districts are not divided by task, thus the cost for brush management, where applicable, is included in the per-acre cost estimate provided. District budgets therefore vary greatly, from \$28.00 per acre budgeted for a small improvement area within the Rancho Del Rey District (OSD 20) to over \$400 per acre associated with another Rancho Del Rey canyon that abuts urban development and includes a brush management zone. The City estimates that the average expenditure for management in the Central City, exclusive of brush management activities, is approximately \$54.00 per acre (FY 2002).

8.3.1.1 *Central City Biological Enhancement Program*

Funding available from existing open space maintenance financing districts in the Central City does not provide for restoration activities. In order to enhance the current levels of Preserve management throughout the City, Chula Vista will be instituting a new management program referred to as the BEP. The BEP will be funded and managed by the City in order to expand Preserve management programs now funded by open space financing districts.

For the Central City PMA, the City will establish the BEP with an annual budget of \$20,000. A variety of funding sources may be used to insure this annual funding program. Such funding will include: grants, Federal and State funding programs, funds that may be made available through the Otay Valley Regional Park JEPAs, other regional Preserve management funding sources, City General Fund revenue and/or other local funding sources.

The current Preserve management budget for the Central City PMA will be increased upon issuance of Take Authority by the Wildlife Agencies, through the establishment of the Central City BEP. For as long as the City has Take Authority, the BEP will increase the average per acre budget in the Central City by approximately \$10.00 to a total average of \$64.00 per acre, exclusive of

administrative costs. This represents a 20% increase above the MSCP Subregional management cost estimates, and will fund additional management activities identified and prioritized by the ASMDs being prepared for the Central City PMA.

8.3.2 North City and Otay Ranch PMAs

The MSCP lands in the North City and Otay Ranch Preserve Management Areas have not yet been dedicated into the Preserve. These Preserve areas are designated for conservation through approved development entitlement conditions. Through such conditions, the City has ensured that short-term management will be accomplished in future Preserve areas.

8.3.2.1 Short-term Management

Section 5.1.1 of this Subarea Plan describes those development projects that are designated as Covered Projects pursuant to this Plan. These projects have delineated “hard lines” for development areas and for on-site conservation. Coverage for these projects is based upon the assured dedication of the open space related to each project and through implementation of project-specific mitigation programs detailed in Section 7.5.6 of this Subarea Plan.

Management tasks undertaken as conditions for coverage will provide the short-term management necessary to ensure the establishment of project-specific restoration programs and will ensure the maintenance of habitat values associated with onsite conservation areas during the early phase of the Preserve management program.

Funding the management tasks that are required as conditions for coverage for the Covered Projects is the responsibility of each individual project developer. Special management tasks are specified by each project MMRP and by the project Conditions of Coverage found in Section 7.5.6 of this Plan. Compliance with all short-term management requirements will be ensured prior to project grading. MMRP requirements are included as conditions on final maps. Subarea Plan Conditions of Coverage will be incorporated into conditions for clearing, grubbing and grading permits. When applicable, map and/or grading permit conditions will include requirements to post bonds.

8.3.2.2 Long-term Management

Long-term management in the North City and Otay Ranch PMAs will be funded through the use of open space financing mechanisms and creation of a new Preserve Management Endowment Fund.

8.3.2.3 Open Space Financing Mechanisms

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 Planning Component Framework Management Plan (Section 7.6 of this Subarea Plan) and the Otay Ranch RMP. Brush management in Otay Ranch is provided for outside of Preserve boundaries, and is not funded by the CFD.

The Otay Ranch CFD levies a Special Benefit 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 CPI increases. An annual budget must be adopted each fiscal year, upon which the annual tax rates are established and assessed.

The City may not levy a tax rate that exceeds the established maximum rates, and the district may not be dissolved, except pursuant to the process prescribed by State law. The responsible legislative body (City Council) or property owners subject to assessment or taxes must define the desired changes, actively seek support to make such changes, follow a public notice and public hearing process, and hold an election wherein two-thirds of all property owners must vote affirmatively for the proposed changes to the district.

Pursuant to the CFD formation documents, specific maintenance, management and monitoring efforts funded through CFD 97-2 for the Otay Ranch Preserve include the following:

1. Maintenance

Development and implementation of programs to maintain, operate and manage Preserve habitat values through cultivation, irrigation, trimming, spraying, fertilizing, or treatment of disease or injury; removal of trimmings, rubbish, debris, and other solid waste; maintenance of trails; removal and control of exotic plant species; and control of cowbirds through trapping efforts.

2. Security

Development and implementation of security programs to enforce “no trespassing” rules; curtail activities that degrade resources, such as grazing, shooting, and illegal dumping; remove trash, litter, and debris; control access; prohibit off-road traffic; and maintain fences and trails.

3. Improvements

Acquisition of equipment or installation of improvements necessary to perform maintenance, monitoring and security functions described in CFD 97-2.

4. Biota Monitoring

Implementation of the annual biota monitoring and reporting program consistent with the RMP to identify changes in the quality and quantity of Preserve resources including wildlife species, sensitive plants and sensitive habitat types.

Habitat management funding plans for the newly developing North City communities will be prepared concurrent with future project approvals. The Bella Lago and Rolling Hills Ranch projects will be required to ensure that a funding program, such as CFD 97-2, is established for implementing area-specific management directives prior to City issuance of grading permits.

San Miguel Ranch, pursuant to its associated MSCP Annexation Agreement (refer to Section 2.1.9), has dedicated its Preserve lands to USFWS for inclusion in the San Diego NWR. Preserve management in the Refuge is the responsibility of USFWS.

8.3.2.4 North City and Otay Ranch Preserve Management Endowment Fund

In the North City and Otay Ranch PMAs, added funding for biological management will be derived through establishment of a Preserve Management Endowment Fund (PMEF). The PMEF will create an endowment program of approximately \$1.85 million, funded through capital improvement programs associated with the projects identified on Table 8-1. The PMEF will be used for enhanced management programs within the North City and Otay Ranch PMAs. The endowment is anticipated to generate, over time, a perpetual annual budget of \$50,000 to over \$92,000 (2002 dollars) specifically dedicated to Preserve management activities as funding becomes available through the PMEF program.

The PMEF will be financed in association with the Planned Facilities described in Section 6.3.3 of this Subarea Plan. Construction of the Planned Facilities authorized for Take pursuant to this Plan is essential to the future development of

both Otay Ranch and the North City. In turn, development of these areas is fundamental to the City of Chula Vista MSCP conservation effort. If development of the Covered Projects associated with the North City and Otay Ranch PMAs does not occur, land designated to become part of the Preserve will not be conveyed or managed. Thus, the importance of the Planned Facilities and the nexus between construction of these facilities and Preserve acquisition and management is incontrovertible.

Through the PMEF, funding for conservation and habitat management will be provided similar to funding for other important infrastructure. The PMEF will be funded incrementally, simultaneous with the commencement of construction of four key Planned Facilities: the Salt Creek trunk sewer line, the Wolf Canyon trunk sewer line, Main Street and La Media Road. Although the endowment contributions are required to be provided with construction of each of these four infrastructure projects, the endowment program is established in consideration for all Planned Facilities described in Table 6-1 of this Plan and in the locations generally depicted on the Planned Facilities Maps shown on Figures 6-1, 6-2 and 6-3.

The PMEF contributions will be made upon commencement of construction of the following projects, as identified in Table 8-1.

Table 8-1: PMEF Contributions

Construction of Project	PMEF Contribution
Salt Creek Sewer (including access roads and trails)	\$1,000,000
Wolf Canyon Sewer (including access road and trail along existing dirt road)	\$ 500,000
Main Street	\$ 250,000
La Media Road	\$ 100,000

Construction of the Salt Creek and Wolf Canyon sewers is anticipated to commence in 2002 and 2005, respectively. Construction of Main Street and La Media Road are planned to be built in approximately 2010 and 2015 respectively.

The PMEF will add approximately \$33.00 per acre of enhanced funding to the Otay Ranch and North City PMAs, creating a total available budget of approximately \$88.00 per acre, exclusive of administrative costs, dedicated to Preserve management activities in these areas.

8.3.2.5 Quino Checkerspot Butterfly Habitat Restoration Funding

In the North City and Otay Ranch PMAs, the PMEF will also be used to fund the QCB habitat restoration program described in Section 4.4 of this Subarea Plan. A cost evaluation model was prepared by the City to analyze the funding requirement for the QCB restoration/enhancement program. The QCB cost evaluation model applied per-acre annual costs for three levels of QCB restoration: high intensity, moderate intensity and low intensity. The high intensity program is a dethatching and weeding regimen developed for the City and consistent with the dethatching and weeding program included as Appendix II in the USFWS QCB Draft Recovery Plan. The high intensity dethatching and weeding program would be applied in areas that have significant numbers of native plant species present, but contain high levels of nonnative plants. Moderate and low intensity restoration/enhancement programs, also consistent with the QCB Draft Recovery Plan, represent enhancement programs that would be used in areas that have significant numbers of native plant species present but contain moderate or low levels of nonnative plants.

Tables 8-2 and 8-3 identify the costs associated with each of the three levels of QCB restoration and the anticipated cost for seed stock assumed in the QCB Cost Evaluation Model.

Table 8-2: Dethatching and Weeding Costs

Program Type	Year 1	Year 2	Year 3	Year 4	Year 5	Subsequent Annual Maintenance
High Intensity	\$5,000-5,600	\$2,500-3,600	\$1,000-2,700	\$500-1,800	\$250-1,200	\$200
Moderate Intensity	\$3,000	\$1,500	\$500	\$250	\$250	\$200
Low Intensity	\$1,500	\$1,000	\$500	\$250	\$200	\$200

Table 8-3: Annual Seed Costs

Year	Seed Collection	Seed Propagation	Misc. Seed Stock
2003	\$6,000	\$6,800	
2004	\$6,000	\$6,000	
2005	\$6,000	\$6,000	
2006	\$0	\$6,000	
2007	\$0	\$3,600	
2008	\$0	\$2,400	
2009 & beyond	\$0	\$0	\$2,000

As shown by Table 8-2, the high, moderate, and low intensity programs are most costly in the first year, with costs dropping each year through year five. The assumption is that the level of required weeding will decrease annually as fewer nonnative plants are present. After implementation of each five-year program, the costs stabilize at a fixed cost of \$200 per acre, per year for periodic nonnative plant control activities and other habitat management tasks.

Fifty acres of QCB restoration will be funded through the PMEF. The level of QCB restoration that will be required will be determined in the field and will depend upon the quality of the habitat being restored. The cost evaluation model was used to evaluate if planned funding is sufficient to address two potential field conditions. The first model cost run assumed that a minimum of 15 acres of QCB habitat would require the highest level of restoration activity and cost. Thirty-five acres were assumed to require a moderate level of restoration work. The second model assumed that field conditions would allow for successful restoration through use of the moderate to low cost programs. This would reduce overall costs and allow for restoration of additional acres of QCB habitat.

When the required 50 acres of QCB habitat restoration/enhancement is complete, the model provides that restored areas continue to be maintained, using funds generated from the endowment. Funds generated which are in excess of necessary maintenance costs are available to enhance other areas of the Preserve or to expand the QCB program, at the direction of the City Preserve Manager and Director of Planning and Building. The results of the two model cost runs indicate that the anticipated PMEF endowment will generate sufficient funding to complete the 50-acre QCB restoration project and provide additional funds for other Preserve enhancements.

8.4 Funding for Changed Circumstances

Section 5.8 of this Subarea Plan defines the potential for Changed Circumstances within the Preserve and presents a series of Planned Responses that will be undertaken if/when a Changed Circumstance event should occur. Planned Responses to future listings of non-covered species will not require additional funding. Planned Responses to Changed Circumstances defined as Flood, Drought and/or Invasion of Exotic Species involve reprioritizing and, when necessary, modifying the Preserve management program(s) in place at the time and/or subsequent to the event. These Planned Responses will be funded through the two financing mechanisms established by this Subarea Plan for management enhancement programs, and described in Section 8.3: the Biological Enhancement Program (BEP) in the Central City PMA, and the Preserve Management Endowment Fund (PMEF) in the North City and Otay Ranch PMAs.

Planned Responses to the Changed Circumstance defined as Repetitive Fire may also be funded through the BEP (within the Central City PMA) and/or PMEF (within the North City and/or Otay Ranch PMAs). However, Planned Responses to Repetitive Fire may also involve activities beyond modification of existing management programs, and therefore may exceed the funding capability of the BEP or PMEF. The Planned Responses to Repetitive Fire include the possibility of implementing a re-seeding program to address up to 30 acres of damage to Preserve habitat caused by a Repetitive Fire event. In order to establish budget requirements to address this potential need, the City worked with consulting biologists to estimate costs for a three-year re-seeding and focused weeding program.

Table 8-4 summarizes the potential range in costs for a three-year re-seeding and weed control program associated with a potential Repetitive Fire event.

Table 8-4: Repetitive Fire Re-Seeding and Weed Control Program Costs

Site Condition	Cost Per Acre (expended over three-years)
Low Weed site	\$6,000/acre
Moderate Weed Site	\$9,000/acre
Heavy Weed Site	\$11,500/acre

In order to ensure that sufficient funding will be available to address Repetitive Fire, upon issuance of Take Authority from the Wildlife Agencies the City will establish a new fund, the Repetitive Fire Restoration Reserve Fund (Restoration Reserve Fund). The Restoration Reserve Fund will be funded through proportionate annual contributions from reserve funds in existing and new open space financing districts. Such reserve funds are established in order to meet unanticipated maintenance needs that occur due to unanticipated events. The Restoration Reserve Fund will serve as a financing tool similar to a self-insurance program. Contributions to the fund will be made as lands are added into the Preserve. Upon complete assembly of the Preserve, contributions are expected to yield approximately \$18,000-\$35,000 annually. Through the Restoration Reserve Fund, resources will be available to meet Repetitive Fire Planned Response requirements within any of the PMAs. Once established, the fund will grow through interest earnings and, if funds are drawn to implement Planned Responses to a Repetitive Fire

event, the fund will be replenished if necessary, through continued annual open space financing district reserve contributions.

8.5 Preserve Acquisition Funding

Assembly of the Preserve does not rely on public acquisition of private property. One hundred percent (100%) of the Subarea Plan Preserve will be acquired through the entitlement process and/or pursuant to agreements between landowners and the Wildlife Agencies. If funding becomes available, private lands located in the Otay River Valley which are designated as 75-100% Conservation Areas may be purchased by the City. Public acquisition of all or part of this area would enable the City to increase conservation levels (above 75%), thus enhancing the Preserve.