

Narrow Endemic Species

Acanthomintha ilicifolia	San Diego thornmint
Agave shawii	Shaw's agave
Ambrosia pumila	San Diego ambrosia
Aphanisma blitoides	Aphanisma
Astragalus tener var titi	Coastal dunes milk vetch
Dudleya blochmaniae ssp. Brevifolia	Short-leaved dudleya
Dudleya variegata	Variegated dudleya
Hemizonia conjugens	Otay tarplant
Navarretia fossalis	Prostrate navarretia
Opuntia parryi var. serpentine	Snake cholla
Orcuttia californica	California Orcutt grass
Pogogyne abramsii	San Diego mesa mint
Pogogyne nudiuscula	Otay Mesa mint

1.6.5 Take Estimates

Habitat loss or “take” within the MHPA will be avoided or minimized to a maximum of 25 percent on parcels within the MHPA. Take of habitat for covered species outside of the MHPA will not be restricted by the City’s MSCP Subarea Plan except as necessary for narrow endemic species. **Table 2** reflects an estimate of habitat take inside and outside the MHPA. This estimate of take assumes that wetland impacts inside and outside the MHPA will be avoided or mitigated under federal and state regulations to achieve a “no-net-loss of function and value.” This estimate of loss represents a worst-case analysis; actual loss outside the MHPA may be lower due to avoidance of habitat impacts on steep slopes.

1.7 MSCP IMPLEMENTATION FUNDING

The MSCP plan contains estimates for the costs of habitat acquisition, maintenance and monitoring, based on Subarea Plans submitted by the local jurisdictions. Based on new information from the jurisdictions, the targeted number of acres which will need to be acquired is estimated to be 27,000 acres. The regional (local) share of habitat acquisition will be one-half of approximately 13,500 acres. As described above, the City of San Diego’s total acquisition need is estimated to be 2,400 acres, with approximately 1,000 acres of that expected to be provided from project mitigation.

The MSCP plan will also contain a long-term strategy in the form of several options for funding the needed acquisition, maintenance and monitoring. Local funding sources, including a parcel tax/benefit assessment, community facilities district/ “Mello-Roos,” general obligation bonds - Ad Valorem tax and a sales tax, are analyzed in the final MSCP plan. Local funding sources will be voter approved. If public funding sources do not become available, the City will not increase private development contributions beyond what is committed to in the MSCP plan and implementing agreement.

Short-term Funding Needs. The San Diego Dialogue has been exploring methods to finance the local share of program costs for acquisition and maintenance, particularly funding of the short-term need prior to voter approval of long-term regional financing. The San Diego Dialogue is seeking short term financing of \$39 to \$53 million for initial purchase of up to 4,000 acres in the MSCP study area in the first three years of program implementation. This is intended to be matched by a similar expenditure by the federal and state governments, for a total initial purchase of up to 8,000 acres. The City will participate with other jurisdictions and agencies in assisting with the short-term financing need.

Regional Funding Obligation. The City of San Diego, participating with other jurisdictions in the MSCP, will be jointly responsible for acquiring half of the lands required for public acquisition, and for funding management, monitoring and administrative costs of those lands acquired by the jurisdictions respectively. The funding of the local share will be carried out on a regional basis. The City agrees to participate in pursuing regional sources of funding, but this requirement will not preclude the City from initially pursuing alternative funding sources. Lands acquired through mitigation for public and private projects or through land use regulation will not be credited against the acquisition obligations of the parties. The MSCP plan reflects the commitment of the City and other jurisdictions to secure adequate funding to carry out the program, and identifies the funding strategies the jurisdictions intend to pursue. The plan also sets out a time table under which the City and the other participating jurisdictions will begin a process to procure funding within 18 months of federal and state approvals of the first Subarea Plan(s), and will have a funding source(s) in place within an additional 18 months. The wildlife agencies are willing to adjust this schedule if the jurisdictions demonstrate that their good faith efforts require additional time. Within this time frame, the participating jurisdictions will create a structure through which regionally generated funds will be allocated.

The parties recognize that achieving the goal of a regional funding program may be compromised if any of the current participants opt out of the MSCP or fail to complete a Subarea Plan. If such circumstances arise before a source(s) of funds is to be in place, the wildlife agencies and the remaining participants will jointly reassess the feasibility of a regional approach to funding. If the wildlife agencies and the jurisdictions conclude that a regional funding strategy is no longer feasible, the jurisdictions will decide on and implement alternative strategies for funding the local share of the MSCP.

In the event that adequate funding for the MSCP is not provided, the wildlife agencies will assess the impact of the funding deficiency on the scope and validity of the permits. The wildlife agencies and the jurisdictions will meet and confer to develop a strategy to address the funding shortfall, and will undertake all practicable efforts to maintain the level of coverage afforded by the permits issued under the program until the situation can be remedied.

TABLE 2
ESTIMATED HABITAT LOSS (“TAKE”) ACRES
WITHIN CITY OF SAN DIEGO SUBAREA

Vegetation Community	Estimated Take Outside MHPA	Estimated Take Inside MHPA	Total
Beach	383	0	383
Saltpan	0	0	0
Southern Foredunes	2	1	3
Southern Coastal Bluff Scrub	10	9	19
Coastal Sage Scrub	5,731	2,234	7,965
Chaparral	3,952	1,228	5,180
Southern Maritime Chaparral	355	129	484
Maritime Succulent Scrub	112	41	453
Coastal Sage/Chaparral	32	23	55
Grassland	6,184	445	6,629
Southern Coastal Salt Marsh	0	0	0
Freshwater Marsh	0	0	0
Riparian Woodland	0	0	0
Riparian Scrub	0	0	0
Oak Woodland	59	33	92
Torrey Pine Forest	5	9	14
Tecate Cypress	0	0	0
Eucalyptus Woodland	453	19	472
Open Water	0	0	0
Disturbed Wetlands	0	0	0
Natural Flood Channel	0	0	0
Shallow Bays	0	0	0
Other Habitat	153	37	190
SUBTOTAL (Habitat)	17,731	4,207	21,938
Disturbed	6,605	316	6,921
Agriculture	7,580	294	7,874
TOTAL	31,916	4,817	36,733

¹ It is assumed that all wetlands would be mitigated to achieve a no-net loss of function and value. Therefore, the City’s MSCP Subarea Plan does not assume any take of wetland habitat. It should also be noted that this estimate reflects a worst-case analysis.