# SECTION 4
# PRESERVE DESIGN

This SAP is designed to promote conservation of biodiversity and ecosystem function in the City and the surrounding region, while allowing for continued economic development and wise land use in the City. Consequently, the Preserve was designed to balance two sets of goals:

1. Biological conservation goals, as originally defined in the MHCP Biological Goals, Standards, and Guidelines (Ogden 1998) and as defined in Volume II of the Final MHCP (AMEC and CBI 2003)

2. Property development, property rights, and economic goals

To design a functional Preserve in the City, properties were identified where conservation would best achieve biological goals with the least detrimental effects on other land use issues such as property rights or economic benefits. This approach involved careful examination of opportunities and constraints relative to incorporating biologically valuable lands into the Preserve.

The following sections describe the process and considerations used in developing a Preserve design for the City. Section 4.1 details the biological objectives of the Preserve and possible challenges to achieving these objectives. Section 4.2 summarizes some of the unique land uses and ownerships in the City that must be considered in meeting these objectives. Section 4.3 discusses how all of these considerations were integrated into a Preserve planning map and a Preserve assembly strategy. Section 4.4 discusses the biological criteria by which the adequacy of the plan will be judged, based on all of the preceding considerations.

## 4.1 BIOLOGICAL PRESERVE DESIGN OBJECTIVES AND CHALLENGES

The major biological objectives stated in Section 1 of this Plan are consistent with and build on those of its framework subregional plan, the MHCP. This section reviews these objectives, along with factors that may challenge achievement of these objectives. Subsequent sections of this document outline the strategies by which the noted challenges would be addressed and the plan objectives achieved.

### 4.1.1 Objective 1 - Conserve the full range of extant vegetation communities, with a focus on habitats considered sensitive, rare, or declining.

The Preserve will include sufficient quantities of all native vegetation communities occurring within the SAP area to ensure their representation and persistence in the area and to allow natural patterns of disturbance and succession to continue. Vegetation communities and vegetation communities that are rare or ecologically important will receive special protection, including riparian habitats and coastal sage scrub. Riparian habitats will be preserved in their entirety due to their rarity, habitat value to numerous wildlife and plant species, and use as movement corridors and habitat linkages. A large portion of the remaining coastal sage scrub habitat will be preserved to protect the numerous sensitive plant and animal species dependent on them, with particular attention to larger patches of coastal sage scrub and those essential to regional habitat connectivity. Some rare or sensitive habitat areas that have been degraded by past activities will be restored or enhanced, with priority given to areas in strategic locations within the Preserve (e.g., constrained habitat linkages).

**Challenges:** Natural habitats in the City are greatly fragmented due to existing agricultural and urban development. Most patches of natural habitat are small and completely surrounded by urban development. Essentially all natural beach, salt pan, salt marsh, and other coastal habitats have been eliminated in the City. Most riparian habitats in the City have lost the buffering influence of natural upland habitats because of historical agricultural and developmental patterns that removed or modified these upland habitats. Remaining scrub habitats in the City are concentrated on steep slopes, where their presence represents a potential fire hazard to hilltop residential neighborhoods. The need to protect and enhance high priority coastal sage scrub habitats in the City will require reducing the extent of grassland habitats in the City as a trade-off, because some grassland habitat will be converted to coastal sage scrub.

### 4.1.2 Objective 2 - Maintain functional wildlife corridors and habitat linkages between critical biological resource areas.

Wildlife habitat patches will be linked by functional corridors to minimize problems associated with habitat fragmentation. Whenever possible, corridors will be of high quality habitat and of the same vegetation communities as the areas they connect. These landscape linkages are essential as pathways for genetic and demographic interchange.

They are also important for facilitating daily, annual, and seasonal movements and, for some species, for permitting dispersal to breeding and foraging areas. Existing linkages will be maintained within the City, and linkages or corridors that are currently constrained (e.g., by existing development) will be prioritized for acquisition and enhancement, if necessary, to preserve or increase their value to wildlife. Where habitat linkages or corridors cross the City's boundaries into adjoining jurisdictions, linkages and corridors within the City will be preserved, and the adjoining jurisdictions will be encouraged to complete the cross-jurisdictional linkages in order to create a regional Preserve network.

**Challenges:** No continuous north-south landscape or habitat linkages remain in the City to accommodate wildlife movement between core habitats on MCB Camp Pendleton to the north and the Carlsbad-Calavera Highlands area to the south. Remaining natural habitats in the City are mainly on small, isolated fragments of undeveloped land. East-west corridors associated with drainages to the Pacific Ocean are also fragmented, but to a lesser degree than potential north-south linkages. With the exception of the San Luis Rey River and Pilgrim Creek, these east-west corridors do not currently connect with biological core areas.

### 4.1.3 Objective 3 - Contribute to regional viability of sensitive plant species.

The Preserve will be rich in plant diversity and maintain all extant sensitive plant species in self-sustaining landscapes. Populations of sensitive plant species covered by this SAP will be conserved, and their habitat managed, in a manner that ensures the continued viability of the species in the NCCP and MHCP region, when considered in concert with other subregional and subarea conservation plans. The fundamental patterns and processes present and operating within natural ecosystems (e.g., fire, ecological succession, genetic interchange, natural selection) will be maintained in perpetuity. Elements of habitat for covered plant species, such as specific soil types, surface- or groundwater flows, cliffs, or rock outcroppings, will occur in the conditions, amounts, and patterns necessary to support the species in the Preserve. The Preserve will contain sufficient habitat area and mosaics to support pollinator species for covered plants.

**Challenges:** Remaining habitats in the City have been greatly fragmented by existing development and past agricultural patterns, and remaining sensitive plant populations are subject to adverse edge effects. No opportunity exists for creating a large, intact habitat

Preserve in the City. Much of the remaining natural habitat is in small, isolated fragments, making it difficult to maintain natural ecosystem functions that are important to the viability of sensitive plant species (e.g., fire, ecological succession, genetic interchange, natural selection). Remaining sensitive plant populations are also threatened by non-native weeds, and altered hydrology from development, agriculture and flood control.

### 4.1.4 Objective 4 - Contribute to regional viability of sensitive animal species and species that are indicators of important habitat.

The Preserve will be rich in regional biological diversity and maintain all extant sensitive animal species in self-sustaining landscapes. Populations of sensitive animal species covered by this SAP will be conserved, and their habitat managed, in a manner that ensures the continued viability of the species in the NCCP and MHCP region, when considered in concert with other subregional and subarea conservation plans. The fundamental patterns and processes present and operating within natural ecosystems (e.g., habitat dispersion, ecological succession, genetic interchange, natural selection) will be maintained in perpetuity. Elements of habitat necessary to support covered species, such as appropriate vegetative cover and diversity, permanent water sources, or rock outcroppings, will occur in the conditions, amounts, and patterns found in existing natural systems.

**Challenges**: Remaining habitats in the City have been greatly fragmented by existing development and historical agricultural patterns, and remaining sensitive animal populations are subject to adverse edge effects. No opportunity exists for creating a large, intact habitat Preserve in the City. Much of the remaining natural habitat is in small, isolated fragments, making it difficult to maintain natural ecosystem functions (e.g., habitat dispersion, ecological succession, genetic interchange, natural selection). Some natural elements of ecosystem diversity, including some historically occurring species, have been lost from the City.

## 4.2 LAND USE AND OWNERSHIP CONSIDERATIONS

The following factors contribute to the distinctive nature of the Oceanside Subarea and must be considered in designing the Preserve:

- **The City of Oceanside is largely built out.** Oceanside is a highly urbanized, coastal city. In addition to the 4,026 acres (15.5 percent) of the Subarea that is currently natural habitat, only about 4,346 acres (16.5 percent) of the Subarea is vacant, undeveloped land, and much of this is in small patches surrounded by existing development.

- **Natural habitats in Oceanside are highly fragmented, yet may still play a critical function in ecosystem connectivity and the viability of high priority species.** Despite the high degree of urbanization and habitat fragmentation, undeveloped areas of the City appear to be critical to regional habitat connectivity and species conservation for bird species, especially the gnatcatcher. Remaining habitat fragments in the City may serve as a functional gnatcatcher stepping-stone corridor, which allows for continued genetic and demographic connectivity for the species between gnatcatcher core areas on MCB Camp Pendleton to the north and Carlsbad to the south. In addition, riparian and wetland habitats throughout the City provide essential habitat for a number of high priority species, including the vireo and southwestern willow flycatcher.

- **Preserve areas already designated in Oceanside will serve as Preserve "cornerstones."** Some conservation banks have been approved, mostly along the northern boundary of the City, contiguous with MCB Camp Pendleton. Publicly owned lands along the San Luis Rey River and between the River and MCB Camp Pendleton offer varying degrees of habitat protection and can be incorporated into the Preserve. The 50-acre Vista de la Valle Mitigation Area, south of the San Luis Rey River, and the 35-acre Myers Property, in the proximity of El Camino Real, have already been added to the Preserve.

- **Existing regulatory protection for sensitive biological resources is already relatively strong in Oceanside, but there are some gaps in protection.** Many of the City's existing plans, ordinances, and development regulations are tailored to preserve the City's natural resources by guiding development away from sensitive resources, including wetlands, riparian areas, floodplains, steep slopes, and significant natural habitats. These existing plans, ordinances, and development regulations serve as a foundation for building the City's Preserve. However, no current City regulations require mitigation for the

potential obstruction of animal movement through vacant lands not considered natural habitat (e.g., disturbed lands that may accommodate wildlife movement). Consequently, implementing only existing resource protection regulations would not achieve local or regional conservation goals in the City.

- **Many important habitat areas in the City are under private ownership.** Many of the parcels identified as supporting priority covered species or comprising the gnatcatcher stepping-stone corridor across the City are privately owned and zoned for development. Although these areas would receive partial biological protection under existing City land use policies, ordinances, and mitigation guidelines, potential impact from future development requires careful, site-specific planning to assure that the most important biological areas remain protected. Thus, the SAP must address the co-existence of conservation and development land uses in the City, and particularly in the stepping-stone corridor, to achieve its biological goals. In some cases, acquisition of selected parcels may be desirable to achieve additional conservation objectives, as discussed in the subregional MHCP Plan.

- **Some essential properties comprising the gnatcatcher stepping-stone corridor have development constraints.** Steep slopes associated with the east-west trending drainages in the City dominate many of the lands identified as supporting gnatcatcher breeding habitat or comprising dispersal corridors for the species. Under the City's hillside development ordinance, slopes greater than 20 percent are considered significant topographic features, and slopes greater than 40 percent are highly constrained if zoned residential. Some parcels with steep slopes have high landslide potentials and are therefore difficult or costly to develop. In addition, many of the parcels identified as important to the north-south gnatcatcher corridor are part of the SDG&E electrical transmission line easements or fee-owned rights-of-way. This may reduce the development potential on some parcels because utility corridors are required to be buffered from land uses under the City's general plan. Private development will not occur on the portions of SDG&E's electric transmission fee-owned rights-of-way that are covered by wildlife corridor easements, which facilitates their incorporation into the Preserve for wildlife movement. SDG&E's electric transmission easements are anticipated to be in

their current location for the foreseeable future and can therefore also act as wildlife movement corridors.

## 4.3 PRESERVE DESIGN STRATEGY

All of the above opportunities and constraints were considered in identifying remaining undeveloped lands within the City where conservation and management as part of the Preserve will achieve the SAP's biological goals, while minimizing adverse effects on land uses, economics, or private property rights. Additionally, the Preserve was cooperatively developed with the other MHCP cities to develop a functional regional preserve system under the MHCP. The preserve design strategy described here was specialized to fit the City of Oceanside, but maintains consistency with the Focused Planning Area concepts and guidelines established by the subregional MHCP plan.

At the start of the preserve design process for the Subarea Plan, the following information was examined on a parcel-by-parcel basis for all undeveloped lands in the City:

1. Biological value based on presence of natural habitats and sensitive species, as well as landscape relationships with other areas (e.g., potential to accommodate wildlife movement).

2. Existing and planned land uses on, and adjacent to, undeveloped land.

3. Existing land ownership and easements.

4. Constraints to development, as defined by physical conditions (e.g., steep slopes, floodplains, or wetland vegetation) and existing Federal, State, and local ordinances.

5. Other opportunities for Preserve assembly, including existing or proposed mitigation banks, public lands, and utility corridors that could be readily incorporated into a Preserve.

GIS methods were used to perform a gap analysis. The first step was to delineate lands considered essential to Preserve goals and to exclude those areas not deemed essential to Preserve integrity. This map was then overlaid with the above considerations to identify

lands already conserved, lands that can be readily conserved due to development constraints or Preserve opportunities, and lands requiring additional protection through this SAP.

Subsequent planning refined these initial broad categories into more specific planning designations, including the establishment of preserve planning zones (as described in Section 4.3.1) and the identification of specific "hardline" preserves, "softline" preserves, Pre-approved Mitigation Areas, and conservation banks. In general, hardline preserves and conservation banks are areas that are already preserved to SAP standards, whereas softline preserves and Pre-approved Mitigation Areas identify areas specifically targeted for future preservation through application of SAP standards and policies. Planning zones, preserves, PAMA's, and banks are illustrated on Figure 4-1.

### 4.3.1 Preserve Planning Zones

The result of the Preserve design process discussed above is the Preserve planning map (Figure 4-1). This map depicts the designated Preserve planning zones throughout the City that were defined using existing and proposed regulations. Each zone was established to accomplish Preserve goals in a manner that will achieve local and regional conservation goals with minimal adverse effects on property rights and property values. Although existing biological conditions and goals are foundations for these designated zones, the zones are defined for effective implementation of the SAP and not to portray biological values.

**4.3.1.1 Wildlife Corridor Planning Zone.** The WCPZ extends from MCB Camp Pendleton south to Buena Vista Creek. This zone varies in width from 1 to 2 miles along most of its length and is centered roughly on El Camino Real and the associated SDG&E electric transmission corridor. The northern extent of the zone (north of the San Luis Rey River) extends east along the MCB Camp Pendleton border to Vandegrift Blvd, thereby encompassing the Whelan Ranch Conservation Bank, Pilgrim Creek Conservation Bank, and other natural habitats in the area. It encompasses those habitat parcels that potentially contribute to the north-south, regional gnatcatcher stepping-stone corridor, recognizing that existing Preserve lands north of the San Luis Rey River complete the stepping-stone corridor connection to MCB Camp Pendleton. Properties within this zone must be protected to maintain and enhance wildlife habitat value and connectivity for wildlife movement. Removal of native habitats or undeveloped land that may serve as

movement or dispersal corridors will be avoided. Where impacts cannot be avoided, they must be mitigated by conservation, restoration, and/or enhancement of habitats within this zone, with particular focus on maintaining and increasing net gnatcatcher breeding habitat within the zone. All mitigation for impacts to habitats within the zone and south of SR-76 must be placed within the zone and south of SR-76 (until all possible mitigation opportunities are exhausted in this area). Mitigation for impacts within the zone and north of SR-76 are encouraged to be placed within the zone and south of SR-76 but may be placed within the zone and north of SR-76. Restrictions on new, nonnative landscaping would encourage establishment of plantings favorable to gnatcatcher use during dispersal and discourage nonnative plantings that may inhibit gnatcatcher use. Any funds made available by outside sources or as mitigation for biological impacts elsewhere in the City will be prioritized to acquire, maintain, and enhance resource values within this zone.

**4.3.1.2 Pre-approved Mitigation Areas.** These areas are shown in blue on Figure 4-1 and represent land areas that have significant resource value and therefore will qualify for onsite mitigation credit. Pre-approved mitigation areas outside of the WCPZ will be the second priority (i.e., after those in the WCPZ) for acquisition using outside funding sources. Development is allowed in Pre-approved Mitigation Areas, subject to planning guidelines to avoid, minimize, and fully mitigate impacts (Section 5.3.2). Mitigation can include onsite habitat protection and long-term management and monitoring. Offsite mitigation is also permitted if it is directed to one of the following areas (presented in order of decreasing priority): (1) any lands within the WCPZ and south of 76; (2) any land within the WCPZ and north of 76; (3) any Pre-approved Mitigation Area; or (3) an existing mitigation bank within the City.

**4.3.1.3 Agricultural Exclusion Zone.** This zone includes lands north of the San Luis Rey River that are planned for agricultural uses under the City's General Plan. Ongoing agricultural practices may continue in this area as long as they do not remove existing natural habitats. Discretionary actions or conversions to nonagricultural uses will invoke additional conservation guidelines, which include preserving, restoring or enhancing 50- or 100-foot upland buffers of natural vegetation adjacent to existing wetland vegetation communities. Any discretionary action will require an assessment of wildlife movement and habitat linkages across the property and the project shall be designed to maintain or enhance such movement corridors and habitat linkages. Particular focus will be on maintaining or creating wetlands and/or upland buffers along the San Luis Rey River,

and functional linkages to the San Luis Rey River from other habitat areas inside or outside of the City. Any removal of natural habitats in this zone requires mitigation according to the following order of preference (presented in order of decreasing priority): ) (1) any lands within the WCPZ and south of 76; (2) any land within the WCPZ and north of 76; (3) any Pre-approved Mitigation Area; (3) an existing mitigation bank within the City or (4) an area of comparable or better biological value as supported by additional biological study, within the Agricultural Exclusion Zone.

**4.3.1.4 Offsite Mitigation Zone.** This zone includes all other parcels within the City that support natural vegetation outside of the WCPZ, Agriculture Exclusion Zone, and Coastal Zone. The OMZ includes several PAMAs. Natural vegetation may be removed in these zones subject to SAP guidelines, which include offsite mitigation. Impacts to biological resources within the Offsite Mitigation Zone must be mitigated within the WCPZ or within Pre-approved Mitigation Areas according to the following order of preference (presented in order of decreasing priority): (1) any lands within the WCPZ and south of SR-76; (2) any land within the WCPZ and north of SR-76; (3) any Pre-approved Mitigation Area; or (3) an existing mitigation bank within the City.

**4.3.1.5 Coastal Zone**

The Federal Coastal Zone Management Act and California Coastal Act policies apply to all lands designated within the City's Coastal Zone as shown in Figure 4-1. The area defined as the Coastal Zone is designated in the California Coastal Act. While the City has an approved Local Coastal Program (LCP) and therefore has primary land use jurisdiction, land use decisions and development permits issued to properties within the Coastal Zone are also subject to the rules and regulations of the California Coastal Commission (CCC). The CCC retains appeal authority for land use decisions within the Coastal Zone. Section 5.3.5 of this SAP lists the additional conservation standards that will be applied to properties in the Coastal Zone to achieve conformance with the LCP.

Figure 4-1 11 x 17 page 1 of 2

Figure 4-1 11 x 17 page 2 of 2

## 4.4 BIOLOGICAL PRESERVE CRITERIA

Based on the above objectives, considerations, and definitions, the City's SAP is designed to satisfy the following biological criteria. If these criteria are met by the Preserve, it will have met the objectives of the NCCP and the MHCP, as well as the specific subarea objectives defined above.

- **Conserve at least 2,393 acres of existing native habitats as biological Preserve in the City.** The composition of the open space Preserve must meet the minimum acreage criteria set forth in Table 4-1. The configuration of the Preserve must also be consistent with all of the subarea objectives. To meet the requirements of this plan, the City must conserve at least 719 acres of existing coastal sage scrub, and restore or enhance at least 164 additional acres of coastal sage scrub, in the City's Plan area.

- **Conserve at least 680 acres of biological Preserve within the WCPZ** in a configuration that accommodates continued movement by gnatcatcher between SR-78 and MCB Camp Pendleton. Of this 680-acre total, conserve at least 210 acres of existing gnatcatcher breeding habitat (coastal sage scrub), and increase the net amount of viable breeding habitat within the zone by at least 145 acres through restoration of disturbed, developed, or annual grassland habitats to coastal sage scrub in key locations (see Figure 3-8). The 145 acres to be restored in the WCPZ can be a subset of the 164 total acres that must be restored within the Plan area.

- **Adhere to all other policies and procedures described in Section 5.0 of this SAP** including, but not limited to, the narrow endemic policy, no net loss of wetlands policy, critical location policy, and mitigation standards for unavoidable impacts to biological resources.

- **For all MHCP species listed as covered by the Oceanside SAP (see Table 1-1), meet all relevant species-specific conditions as listed in Volume II of the Final MHCP (SANDAG 2003).**

## 4.5 HABITATS CONSERVED

Table 4-1 estimates acreages and proportions of vegetation communities to ultimately be conserved within the City. These habitat conservation acreages are based on Preserve design goals and criteria established for the Focused Planning Area (FPA), as defined in the MHCP. This SAP and its Implementing Agreement will demonstrate how these conservation thresholds will be achieved through development regulations, mitigation requirements, and acquisition from willing sellers (Sections 4 and 5). The complete methods and conservation analyses used in the process of Preserve development and configuration are provided in Volume II of the Final MHCP (AMEC and CBI 2003).

**TABLE 4-1**
**MINIMUM REQUIRED CONSERVATION ACREAGE GOALS**
**BY VEGETATION COMMUNITY**

| Vegetation Type | Total in Study Area (acres) | Net Conservation Inside FPA acres | Outside FPA acres | Total Conservation acres (%) |
|---|---|---|---|---|
| Coastal Sage Scrub | 1,195 | 719 | 475 | 719 (60%) |
| Chaparral | 45 | 19 | 26 | 19 (43%) |
| Coastal Sage/Chaparral Mix | 10 | 0 | 10 | 0 (0%) |
| Grassland[1] | 1,234 | 633 | 602 | 633 (51%) |
| Alkali Marsh[2] | 11 | 9 | 3 | 11 (100%) |
| Freshwater Marsh[2] | 146 | 125 | 21 | 146 (100%) |
| Riparian Forest[2] | 216 | 207 | 9 | 216 (100%) |
| Riparian Woodland[2] | 6 | 0 | 5 | 6 (100%) |
| Riparian Scrub[2] | 644 | 459 | 185 | 644 (100%) |
| Coast Live Oak Woodland | 5 | 5 | 0 | 5 (94%) |
| Open Water - Freshwater[2] | 129 | 105 | 24 | 129 (100%) |
| Open Water – Estuarine[2] | 24 | 23 | 0 | 24 (100%) |
| Open Water – Marine | 40 | 0 | 40 | 40 (100%) |
| Disturbed Wetland[2] | 14 | 0 | 14 | 14 (100%) |
| Natural Flood Channel/ Streambed[2] | 262 | 83 | 178 | 262 (100%) |
| Beach[3] | 44 | 4 | 40 | 4 (9%) |
| Saltpan/Mudflat | 0 | 0 | 0 | 0 (100%) |
| **TOTAL NATURAL HABITATS[4]** | **4,026** | **2,393** | **1,634** | **2,873 (71%)** |

[1] Conserved grasslands may be converted to coastal sage scrub through habitat restoration as described in Section 3.2.4.
[2] Wetland vegetation communities are conserved at 100% both inside and outside the FPA due to current no net loss regulations.
[3] The vegetation database does not differentiate groomed beach from natural beach habitats. A majority of the beach in Oceanside is groomed for recreational use and is not considered natural habitat for target species. The conserved beach acreage reflects habitat that occurs on the edges of estuaries.
[4] Numbers may not sum to totals as shown, due to rounding.

FPA = Focused Planning Area

**TABLE 4-2**
**MINIMUM REQUIRED CONSERVATION ACREAGE GOALS**
**BY VEGETATION COMMUNITY WITHIN THE WCPZ**

| Vegetation Type | Total in WCPZ (acres) | Net Conservation Inside FPA acres | Outside FPA acres | Total Conservation in WCPZ acres (%) |
|---|---|---|---|---|
| Coastal Sage Scrub | 596 | 586 | 10 | 586 (98%) |
| Chaparral | 11 | 11 | 0 | 11 (100%) |
| Coastal Sage/Chaparral Mix | 0 | 0 | 0 | 0 (0%) |
| Grassland[1] | 846 | 789 | 57 | 789 (93%) |
| Alkali Marsh[2] | 11 | 11 | 0 | 11 (100%) |
| Freshwater Marsh[2] | 106 | 106 | 0 | 106 (100%) |
| Riparian Forest[2] | 86 | 86 | 0 | 86 (100%) |
| Riparian Woodland[2] | 0 | 0 | 0 | 0 (0%) |
| Riparian Scrub[2] | 222 | 220 | 2 | 220 (99%) |
| Coast Live Oak Woodland | 0 | 0 | 0 | 0 (0%) |
| Open Water - Freshwater[2] | 52 | 52 | 0 | 52 (100%) |
| Open Water – Estuarine[2] | 0 | 0 | 0 | 0 (0%) |
| Open Water – Marine | 0 | 0 | 0 | 0 (0%) |
| Disturbed Wetland[2] | 0 | 0 | 0 | 0 (0%) |
| Natural Flood Channel/ Streambed[2] | 101 | 101 | 0 | 101 (100%) |
| Beach | 0 | 0 | 0 | 0 (0%) |
| Saltpan/Mudflat | 0 | 0 | 0 | 0 (0%) |
| **TOTAL NATURAL HABITATS[3]** | **2,031** | **1,962** | **69** | **2,873 (71%)** |

[1] Conserved grasslands may be converted to coastal sage scrub through habitat restoration as described in Section 3.2.4.
[2] Wetland vegetation communities are conserved at 100% both inside and outside the FPA due to current no net loss regulations.
[3] Numbers may not sum to totals as shown, due to rounding.

FPA = Focused Planning Area

The City's SAP conserves a total of 2,393 acres of natural habitats within the proposed Preserve, which is 59 percent of the natural habitats in the study area, and meets the expectations identified in the MHCP. Based on no net loss regulations for wetlands and wetland vegetation communities, an additional 439 acres of natural habitats are expected to remain undeveloped outside the Preserve. The Preserve retains important sensitive vegetation communities in the subregion, including 100 percent of wetlands, 94 percent of coast live oak woodland, and 60 percent of coastal sage scrub in the City. This conservation is focused in the most biologically important areas, in keeping with the biological and core linkage areas identified in the MHCP Volume I. Of the 2,832 acres of conservation (i.e., inside and outside the FPA), approximately 1,450 acres are wetlands, approximately 738 acres are coastal sage scrub and chaparral, approximately 633 acres are grasslands, approximately 5 acres are coast live oak woodland, and approximately 4 acres are beach.

## 4.6 SPECIES CONSERVED

Based on the City's SAP Preserve configuration, vegetation community conservation thresholds, and proposed habitat management measures, 58 species will be considered for coverage for the City's list of covered species subject to incidental take (Table 3-4). Covered species subject to incidental take are those species for which the Federal and State take permit requirements are met by an individual jurisdiction's SAP. During the final review and approval of this SAP, the Wildlife Agencies will issue take permits to the City. The final covered species list will likely be a tiered list: Tier 1 consisting of species for which the City receives immediate coverage, Tier 2 consisting of species for which the City receives coverage upon implementation of MHCP management and monitoring on critical Preserve lands (contingent on funding), and Tier 3 consisting of species whose coverage is contingent on approval of SAPs in other MHCP cities.

Listed species not on the covered species list will continue to be regulated under Federal and State ESAs. Take of non-covered listed species can be authorized separately from the MHCP under separate Section 7 consultations, Section 10 HCPs, and state incidental take permits under Section 2081 of the California Fish and Game Code. Alternatively, species can be added to the covered species list using the Federal and State take permit amendment process. This process for adding species to the covered species list may

involve additional or reprioritized management practices or habitat acquisition (see Section 6.7).

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