



6.0 MSHCP Implementation Structure

6.7 RESERVE ASSEMBLY ACCOUNTING

➤ Reserve Assembly Accounting

The MSHCP Additional Reserve Lands will be assembled over time and when assembly is completed, must be in a configuration and contain key Vegetation Communities (both location and acres) that provide for the Conservation of Covered Species. As the Additional Reserve Lands are assembled, the Parties and the public must be able to determine that:

- 1) lands being conserved within the Criteria Area support the Habitat(s) necessary to achieve the Conservation goals for Covered Species;
- 2) Development on lands within the Criteria Area is not substantially reducing the opportunity to conserve the Additional Reserve Lands and protect especially those Habitat(s) that are critical to meeting species Conservation goals; and
- 3) acquisition priorities at any point in time are appropriately focused on conserving parcels and Vegetation Communities needed to meet Covered Species Conservation goals.

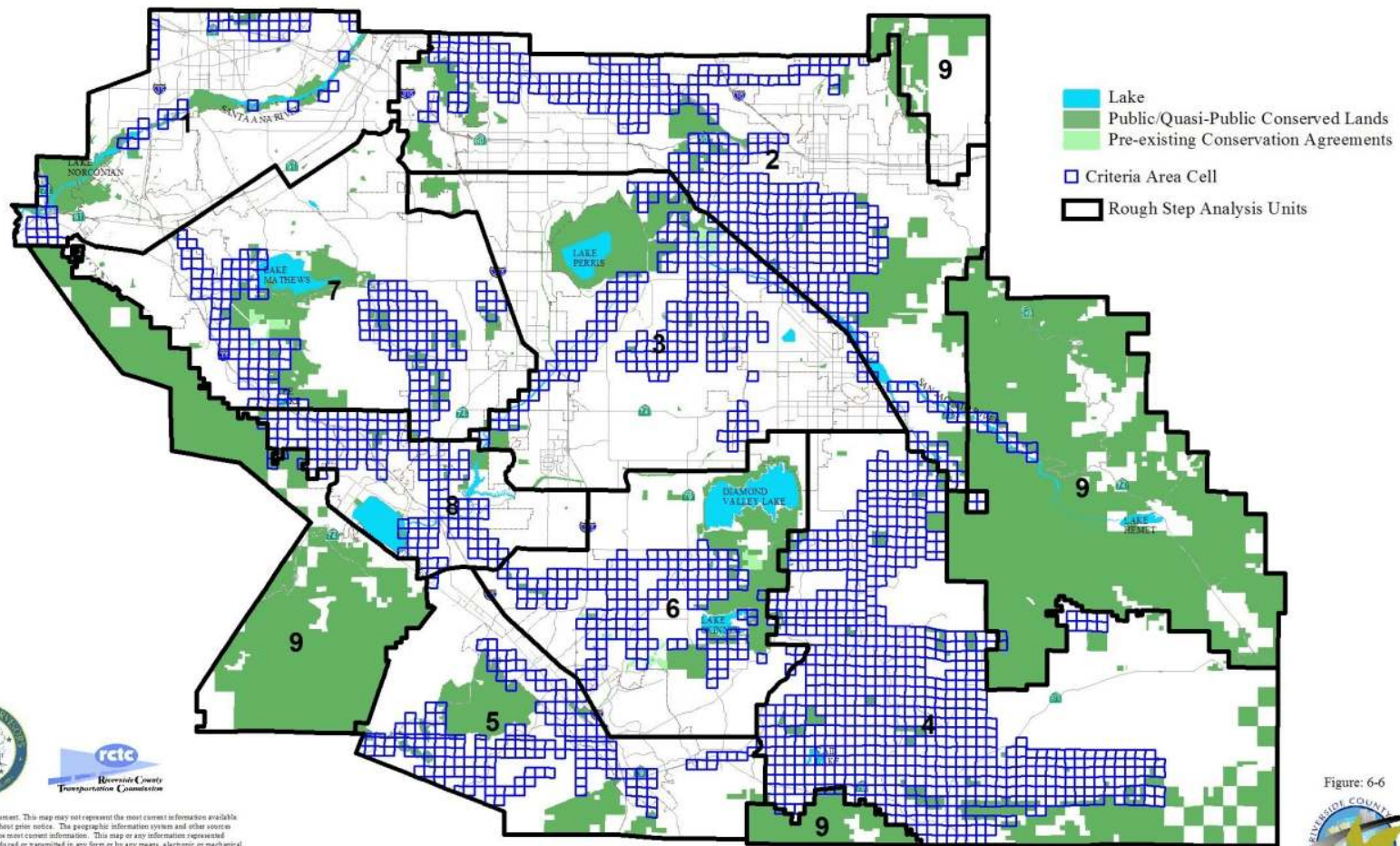
To assist the Parties in this evaluation, there will be an annual Rough Step analysis conducted by the Permittees for eight Rough Step Analysis Units (*Figure 6-6*). The Plan Area was divided into Analysis Units based on similarities of habitats, location of important core and linkage areas, and the general size of the Criteria Area in varying geographical areas of the Plan Area. The acres by Vegetation Community for within each Rough Step Analysis Area are displayed in *Table 6-3*. The annual Rough Step analyses will be done for the Vegetation Communities listed in *Table 6-3*. Key Vegetation Communities subject to Rough Step analysis vary between Analysis Units. For example, coastal sage scrub is a key Vegetation Community in Analysis Unit 8 because its Conservation is critical to several Covered Species utilizing Analysis Unit 8 but it is not a key Vegetation Community in Analysis Unit 9 because it occurs only within this unit in small disjunct patches on the private lands in Analysis Unit 9 and coastal sage scrub on private lands is not critical to conserving Covered Species in Analysis Unit 9.

Selection of Vegetation Communities for Rough Step analysis was based on several factors including:

- 1) how important the Vegetation Community was in meeting Covered Species Conservation goal(s) within the Analysis Unit; and



6.0 MSHCP Implementation Structure



- Lake
- Public/Quasi-Public Conserved Lands
- Pre-existing Conservation Agreements
- Criteria Area Cell
- Rough Step Analysis Units



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Rough Step Analysis Units With Criteria Area

Figure: 6-6



6-90

6.0 MSHCP Implementation Structure



**TABLE 6-3. ADDITIONAL RESERVE LANDS WITHIN
ROUGH STEP ANALYSIS UNITS BY VEGETATION COMMUNITY**

Rough Step Analysis Unit	Key Vegetation Communities in the Analysis Unit	Private Land Acres within the Criteria Area in the Analysis Unit (TA in Rough Step Rule)	Additional Reserve Land Acreage Goal for the Key Vegetation Community (c in Rough Step Rule)
1	● Coastal Sage Scrub	1,080	800
	● Grasslands	820	180
	● Riparian Scrub, Woodland, Forest	680	550
2	● Coastal Sage Scrub	6,980	10,340
	● Grasslands	8,570	4,780
	● Riparian Scrub, Woodland, Forest	590	460
	● Riversidean Alluvial Fan Sage	1,190	1,110
	● Woodlands and Forests	290	170
	● Coastal Sage Scrub	3,670	2,050
3	● Grasslands	4,690	900
	● Playas and Vernal Pools	4,340	3,830
	● Riparian Scrub, Woodland, Forest	220	110
	● Riversidean Alluvial Fan Sage Scrub	190	100
4	● Coastal Sage Scrub	21,340	17,460
	● Desert Scrubs	4,340	3,680
	● Grasslands	10,990	5,960
	● Riparian Scrub, Woodland, Forest	1,420	1,320
	● Riversidean Alluvial Fan Sage Scrub	1,160	1,090
	● Woodlands and Forests	1,560	870
	● Coastal Sage Scrub	1,540	370
5	● Grasslands	3,880	1,010
	● Riparian Scrub, Woodland, Forest	550	460
	● Riversidean Alluvial Fan Sage Scrub	370	260
	● Woodlands and Forests	2,080	1,000
	● Coastal Sage Scrub	4,980	4,060
6	● Grasslands	6,190	3,690
	● Riparian Scrub, Woodland Forest	270	210
	● Woodlands and Forests	140	110
	● Coastal Sage Scrub	9,210	7,090
7	● Grasslands	3,620	1,550
	● Woodlands and Forests	490	330
	● Riparian Scrub, Woodland, Forest	570	460
	● Riversidean Alluvial Fan Sage Scrub	50	350
	● Coastal Sage Scrub	6,400	4,940
8	● Grasslands	3,690	1,840
	● Riparian Scrub, Woodland, Forest	280	250
	● Riversidean Alluvial Fan Sage Scrub	190	130
	9*	*No Vegetation Communities in Analysis Unit 9 were identified for Rough Step Analyses	

6.0 MSHCP Implementation Structure



- 2) the number of acres of the Vegetation Community within the Analysis Unit (because of the level of precision in mapping Vegetation Communities, Vegetation Communities that represented less than 100 acres within an Analysis Unit were not included as key Vegetation Communities for Rough Step analysis).

The rule for determining if the Plan is within the Rough Step parameters is:

$$a_t \leq r * c_t + .1 [TA - (r + 1) (c_t)]$$

Where:

- a = total acres in the Criteria Area that could be developed while still meeting the unit's specific habitat conservation goal for the Vegetation Community
- a_t = the number of acres of a Vegetation Community in the Criteria Area that could be lost at a point in time (t) while being consistent with the Rough Step rule
- c = the total number of acres of a Vegetation Community in the Criteria Area that have to be conserved to meet the plans conservation goals
- c_t = the acres of Conservation of a Vegetation Community within the Criteria Area that have been conserved based on the definition of Additional Reserve Lands
- TA= a + c
- r = a/c

If the Rough Step rule is not met during any analysis period the Permittees must conserve appropriate lands supporting a specified Vegetation Community within the Analysis Unit to bring the Plan back into the parameters of the rule prior to authorizing additional loss of the Vegetation Community for which the rule was not achieved. It is anticipated that as the Additional Reserve Lands are adaptively assembled, there may be a need to transfer protection of key Habitats between appropriate Analysis Units. *Section 6.10* of this document addresses this situation.

Annual reports will be prepared that track habitat losses and gains associated with public and private Development projects and track Reserve Assembly. The annual reports are used to demonstrate that habitat loss is occurring in rough proportionality with Development, ensure that the MSHCP Conservation Area is being assembled as contemplated in the MSHCP, and make certain that the conservation goals are being achieved.

As described in *Section 6.11* of this document, the Regional Conservation Authority will prepare and provide to the Wildlife Agencies an annual report of total Habitat area lost and Habitat area conserved within the MSHCP Plan Area and total Conservation contributions made to the MSHCP

6.0 MSHCP Implementation Structure



Conservation Area throughout the MSHCP Plan Area. The annual report will provide this information by Vegetation Community, consistent with "HabiTrak" methodology.

HabiTrak, an ArcView application, was developed cooperatively by the Wildlife Agencies, local jurisdictions, special districts and others to meet the reporting requirements for multiple species HCPs. It is designed to be an easy-to-use, stand-alone desk-top application that could be used by non-GIS staff. The tool uses common and standardized data to prepare standardized tables and maps for the annual reports. HabiTrak was first used by the City of San Diego and the County of San Diego to prepare their Subarea Plan habitat tracking reports for 1999.