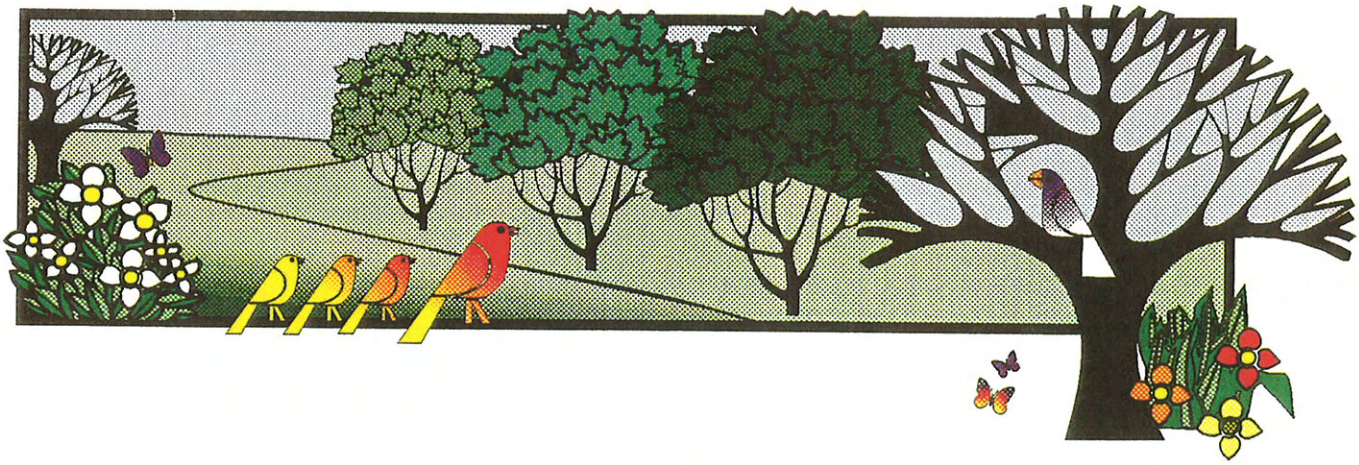

Multiple Species Conservation Program

County of San Diego Subarea Plan

ADOPTED
OCTOBER 22, 1997

Multiple Species Conservation Program
County of San Diego
Subarea Plan

Prepared by the County of San Diego
in conjunction with
the U.S. Fish and Wildlife Service,
California Department of Fish and Game

COUNTY OF SAN DIEGO
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on October 22, 1997

Multiple Species Conservation Program

County of San Diego

Subarea Plan

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FEDERAL FISH AND WILDLIFE PERMIT

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1. Introduction

The Multiple Species Conservation Program (MSCP) is a comprehensive, long-term habitat conservation plan which addresses the needs of multiple species and the preservation of natural vegetation communities in San Diego County. The MSCP addresses the potential impacts of urban growth, natural habitat loss and species endangerment and creates a plan to mitigate for the potential loss of Covered Species and their habitat due to the direct impacts of future development of both public and private lands within the MSCP area. The total study area encompasses 12 jurisdictions and consists of 582,243 acres, of which 43% (252,132 acres) is in unincorporated areas under the jurisdiction of San Diego County.

The MSCP is a subregional plan under the Natural Communities Conservation Program, which will be implemented through local subarea plans. The County's Subarea Plan and its associated Implementing Agreement establish the conditions under which the County, for the benefit of itself and of public and private landowners and other land development project proponents within its Subarea boundaries, will receive from the U.S. Fish and Wildlife Service and California Department of Fish and Game certain long-term Take Authorizations (and an acknowledgment that the MSCP satisfies conditions established in the Section 4(d) Special Rule for the coastal California gnatcatcher) which will allow the taking of certain Covered Species incidental to land development and other lawful land uses which are authorized by the County.

The main text of the MSCP provides an overview and describes the goals of the whole program. This document describes the County Subarea Plan, which implements the MSCP within the unincorporated areas under the jurisdiction of the County of San Diego. The County's Subarea Plan is divided into three Segments: Lake Hodges, Metropolitan-Lakeside-Jamul, and South County. Figure 1-1 shows the County Subarea Plan area. Figure 1-2 shows the areas authorized for take, and Figure 1-3 shows the conservation areas including portions of the South County Segment which are conserved subject to agreements with the Wildlife Agencies.

The County Subarea Plan coverage for 85 species is based on the conservation areas depicted on Figure 1-3. Chapter 2 of this document describes the Lake Hodges Segment in detail. Chapter 3 covers the South County Segment, and Chapter 4 covers the Metro-Lakeside-Jamul Segment. The remainder of this chapter provides information about the County Subarea as a whole.

The County Subarea Plan was developed using the Board of Supervisors' deal/negotiation points as negotiated with the Wildlife Agencies. The following principles, based on the State and Federal Endangered Species Acts, the Natural Community Conservation Planning Act, State and Federal policy, and the deal/negotiation points prepared by the Board of Supervisors, were used as the guiding principles for the County Subarea Plan. The guiding principles were to develop a subarea plan that:

- Does not preclude public safety, fire protection and Border Patrol activities;
- Uses the existing California Environmental Quality Act and other processes, to the maximum extent possible, to implement the subarea plan and avoid creating redundant processes;

- Is consistent with the MSCP and its species coverages (85 species);
- Ensures that projects, which are consistent with the subarea plan and wetlands laws (Clean Water Act and Fish and Game Code Section 1600 et seq.), have obtained approvals from the County, and for which mitigation has been assured, will not be subject to additional Wildlife Agency review;
- Minimizes and mitigates impacts to covered species using the standards in the State and Federal Endangered Species Acts and the Natural Community Conservation Planning (NCCP) Act;
- Protects private property rights consistent with the U.S. Constitution;
- Avoids duplicate mitigation requirements based on County ordinances and the subarea plan;
- Incorporates regional, state, and federal funding for preserve management and land acquisition;
- Incorporates landowners into the process of determining which lands will be permanently set aside as preserves;
- Uses public lands to the maximum extent practicable to achieve anticipated conservation levels;
- Uses the Environmental Impact Report for the MSCP as a Master Environmental Impact Report to the maximum extent possible for future projects developed consistent with the subarea plan, with regard to biological impacts and mitigation;
- Is consistent with the NCCP Conservation Guidelines;
- Provides for public use (hiking, horse trails, etc.) in appropriate locations within preserves;
- Provides for adaptive development of the final preserve design;
- Meets the biological goals and provides preserve access for emergency services, border patrol, and other public safety needs;
- Provides for the development of future infrastructure across and adjacent to preserved lands;
- Allows for the permitted extraction of sand and gravel resources with appropriate mitigation; and
- Encourages mitigation within identified areas, thereby keeping lands outside of the preserves for future development.

Maps of the San Diego County Subarea Plan

The Subarea Plan contains three figures for the plan area. In these figures, the green color depicts areas titled “Public Lands and Dedicated Private Open Space.” These lands are hereafter referred to as “preserve areas.” Specifically, they include lands that are publicly owned, lands that have been through the development approval process and which have been identified as open space, and lands which are currently in the development approval process but have not yet received their County development approvals. In these areas, “take” of habitat is not allowed.

Figures 1-1 and 1-3 are identical, except that the two pages of figure 1-3 are enlargements of the Lake Hodges and South County Segments of the County subarea plan. Their Segment boundaries are depicted on the two pages for Figure 1-2.

The Metro-Lakeside-Jamul Segment covers all of the remaining land shown on Figure 1-1. The majority of this Segment is depicted as a slate blue color. However, five sites within the Metro-Lakeside-Jamul Segment are shown as green and beige; near the southern end of El Capitan Reservoir, east of Santee, two sites south of San Vicente Reservoir and one west of Lake Hodges reservoir. For these sites, the open space and development area has also been negotiated subject to execution of a mitigation agreement.

In the Lake Hodges Segment of the plan, there are two additional mapped designations. The red color indicates where there has been a special area designator applied to address biological issues on the development that is allowed. The blue stippled pattern indicates locations for golf course related development.

In the South County portion of the plan, there are a number of mapped designations. Areas in blue are to be conserved if agreements are reached with the property owners. Within the Otay Ranch plan, areas in yellow indicate lands that are shown as open space but which could be developed if agreements with the property owners take place. The areas in dark green indicate the areas that are shown as development on the Otay Ranch plan but which will be placed in open space to conform with the Multiple Species Conservation Program plan. The Otay Ranch plan also includes active use planning areas in the Otay River Valley, depicted in red shading. The water district lands shown in light purple are not part of the County Subarea plan.

The two maps which make up Figure 1-2 identify the status of potential development. In areas which are shown as brown or “take authorized areas,” no additional biological mitigation is required for development to occur. Areas shown as off-white can be included in the plan if they proceed through a minor amendment process as outlined in the text under section 1.14.1. The portion of eastern Otay Mesa which has a stipled blue pattern indicates areas subject to minor amendments with special requirements as spelled out in the County Otay Mesa specific plan. Areas on the map which are tan in color are areas which require a Major amendment as defined in section 1.14.2 of the plan. These figures also identify the areas with special designators on the Lake Hodges plan, the active development area in the Otay River Valley, as well as the green “preserve” areas.

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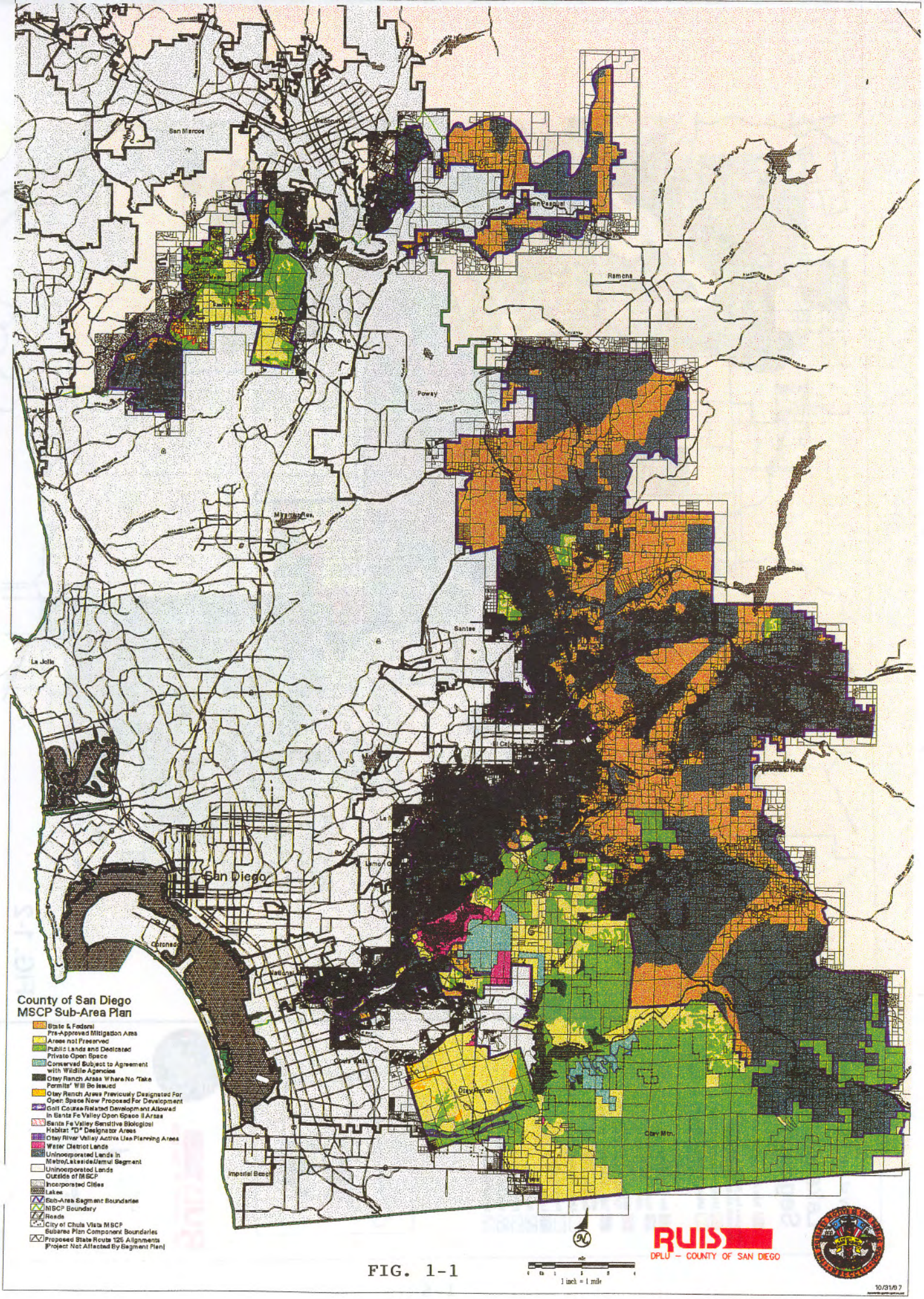

San Marcos
Escondido
Ramona
Poway
Santee
La Jolla
El Cajon
San Diego
Coronado
Otay Mesa
Otay Mtn.
Imperial Beach
County of San Diego
MSCP Sub-Area Plan
State & Federal Pre-Approved Mitigation Area
Areas not Preserved
Public Lands and Dedicated Private Open Space
Conserved Subject to Agreement with Wildlife Agencies
Otay Ranch Areas Where No 'Take Permits' Will Be Issued
Otay Ranch Areas Previously Designated For Open Space Now Proposed For Development
Golf Courses Related Development Allowed In Santa Fe Valley Open Space II Areas
Santa Fe Valley Sensitive Biological Habitat "D" Designator Areas
Otay River Valley Active Use Planning Areas
Water District Lands
Unincorporated Lands in Metro/Lakeside/Jamul Segment
Unincorporated Lands Outside of MSCP
Incorporated Cities
Lakes
Sub-Area Segment Boundaries
MSCP Boundary
Roads
City of Chula Vista MSCP Subarea Plan Component Boundaries
Proposed State Route 125 Alignments (Project Not Affected By Segment Plan)
1 inch = 1 mile
RUIS
DPLU - COUNTY OF SAN DIEGO
10/31/97

FIG. 1-1

County of San Diego Sub-Area

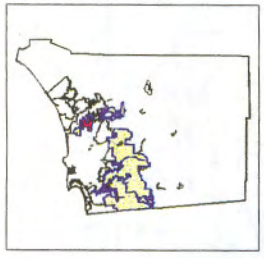
Lake Hodges Segment

- Take Authorized Area

Process for Amending Uncovered Projects on to MSCP Permit

- Major Amendment Area
- Minor Amendment Area

- No Take Authorized
- Golf Course Related Development Allowed in Open Space II Areas
- Sensitive Biological Habitat "D" Designator Areas
- Take Authorized Consistent with Metro/Lakeside/Jamul Segment Criteria
- Unincorporated Lands in MHCP
- Incorporated Cities
- Lakes
- Roads
- Parcel Lines
- Sub-Area Segment Boundary
- MSCP Boundary



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1 inch = 1500 feet

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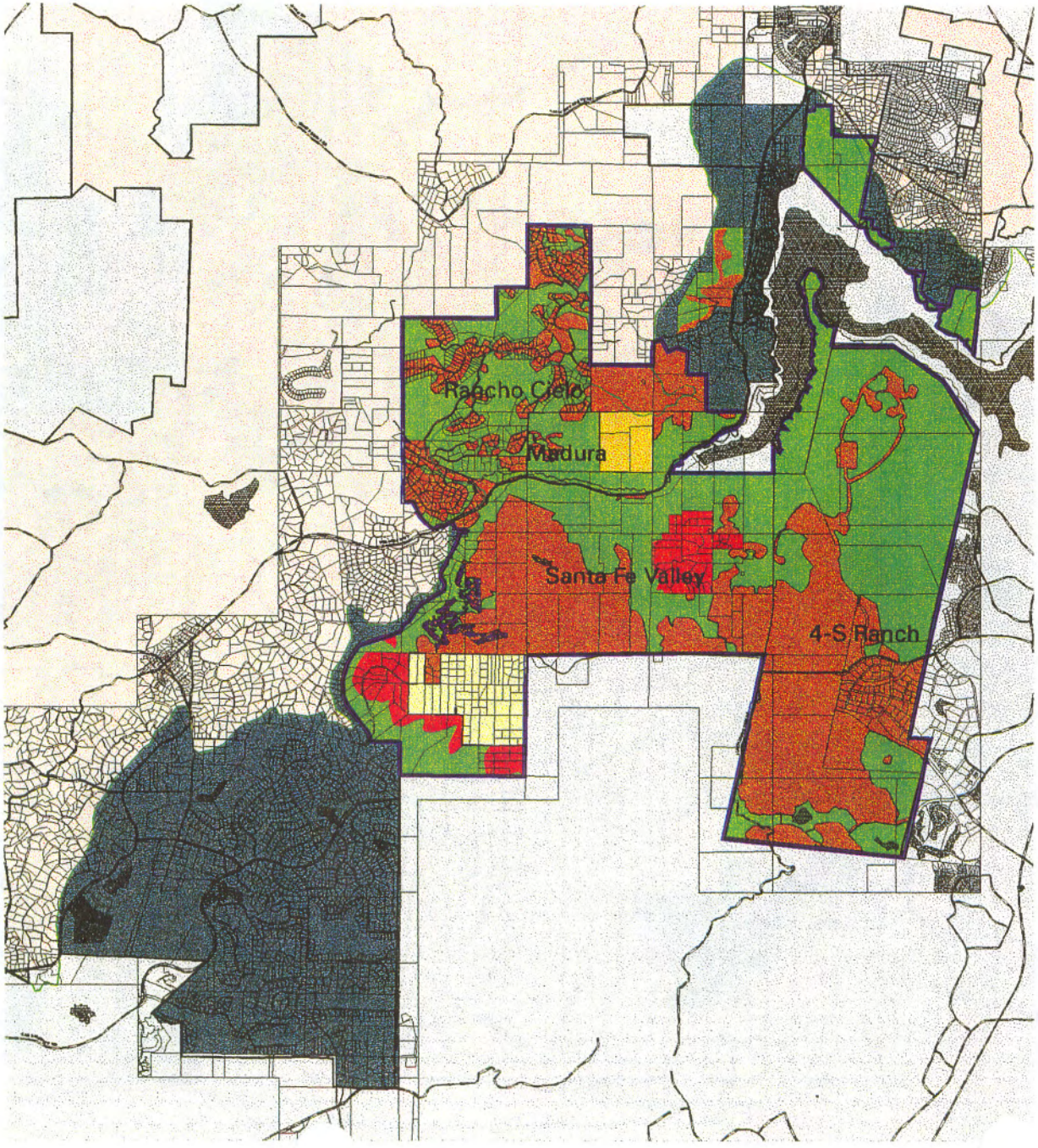


FIG. 1-2

County of San Diego Sub-Area

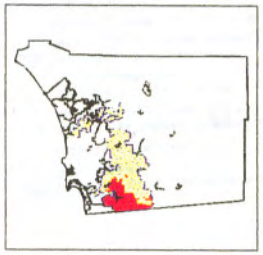
South County Segment

- Take Authorized Area

Process for Amending Uncovered Projects on to MSCP Permit

- Major Amendment Area
- Minor Amendment Area
- Minor Amendment Area with Special Requirements (See Text)

- State Jail Facility
- Water District Lands
- No Take Authorized
- Take Authorized Consistent with Metro/Lakeside/Jamul Segment Criteria
- Unincorporated Lands Outside of MSCP
- Incorporated Cities
- Lakes
- Roads
- Parcel Lines
- Sub-Area Segment Boundary
- MSCP Boundary
- Active Use Planning Areas
- City of Chula Vista MSCP Subarea Plan Component Boundaries
- Proposed State Route 125 Alignments (Project Not Affected By Segment Plan)



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1 inch = 3000 feet

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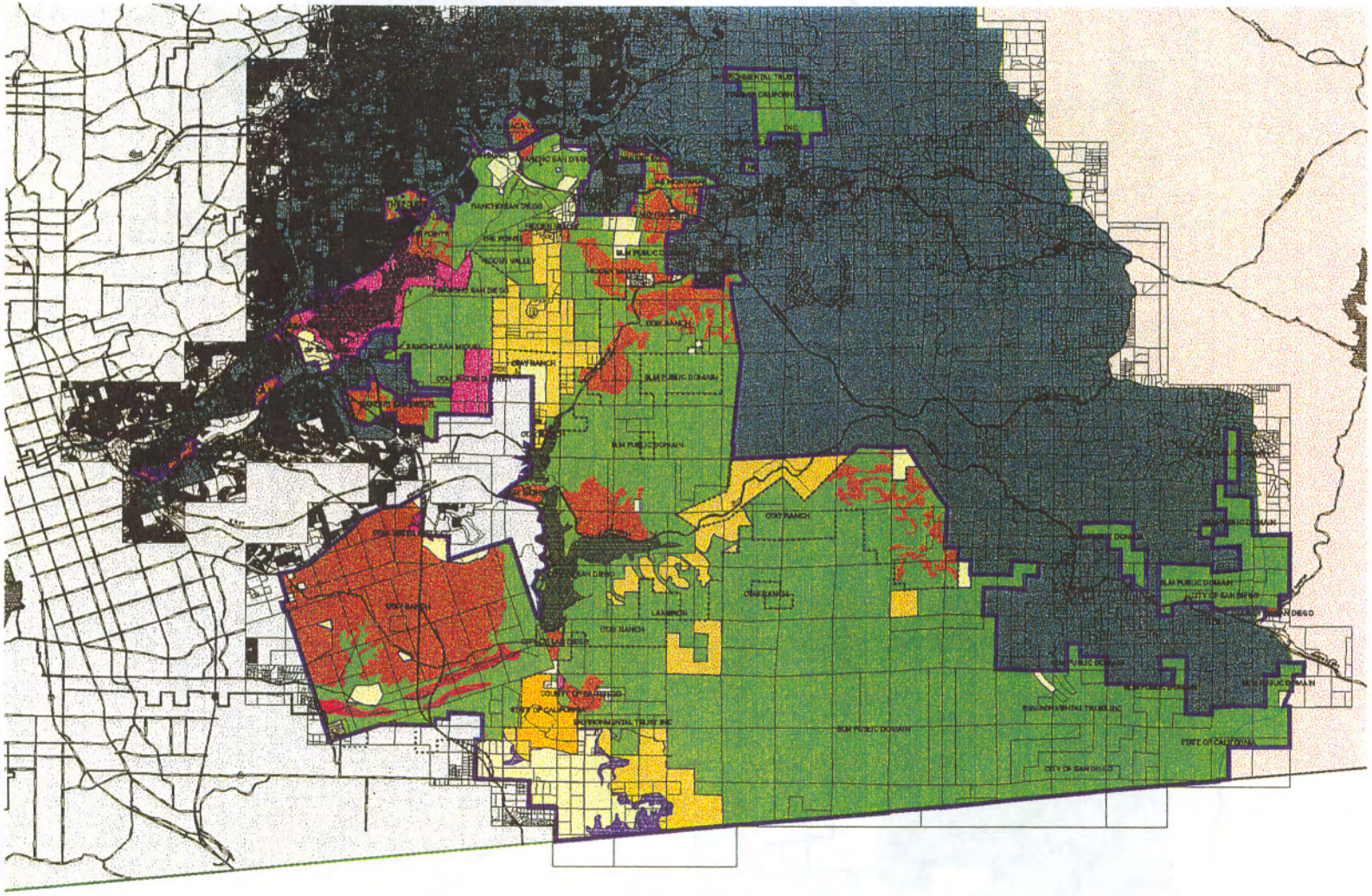
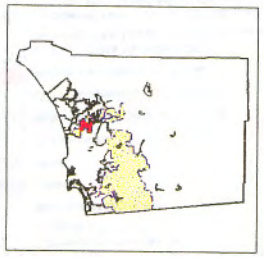


FIG. 1-2

County of San Diego Sub-Area

Lake Hodges Segment

- Public Lands and Dedicated Private Open Space
- Areas not Preserved
- Golf Course Related Development Allowed in Open Space II Areas
- Sensitive Biological Habitat "D" Designator Areas
- Unincorporated Lands in Metro/Lakeside/Jamul Segment
- Unincorporated Lands in MHCP
- Incorporated Cities
- Lakes
- Roads
- Parcel Lines
- Sub-Area Segment Boundary
- MSCP Boundary



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DPLU – COUNTY OF SAN DIEGO

1 inch = 1500 feet

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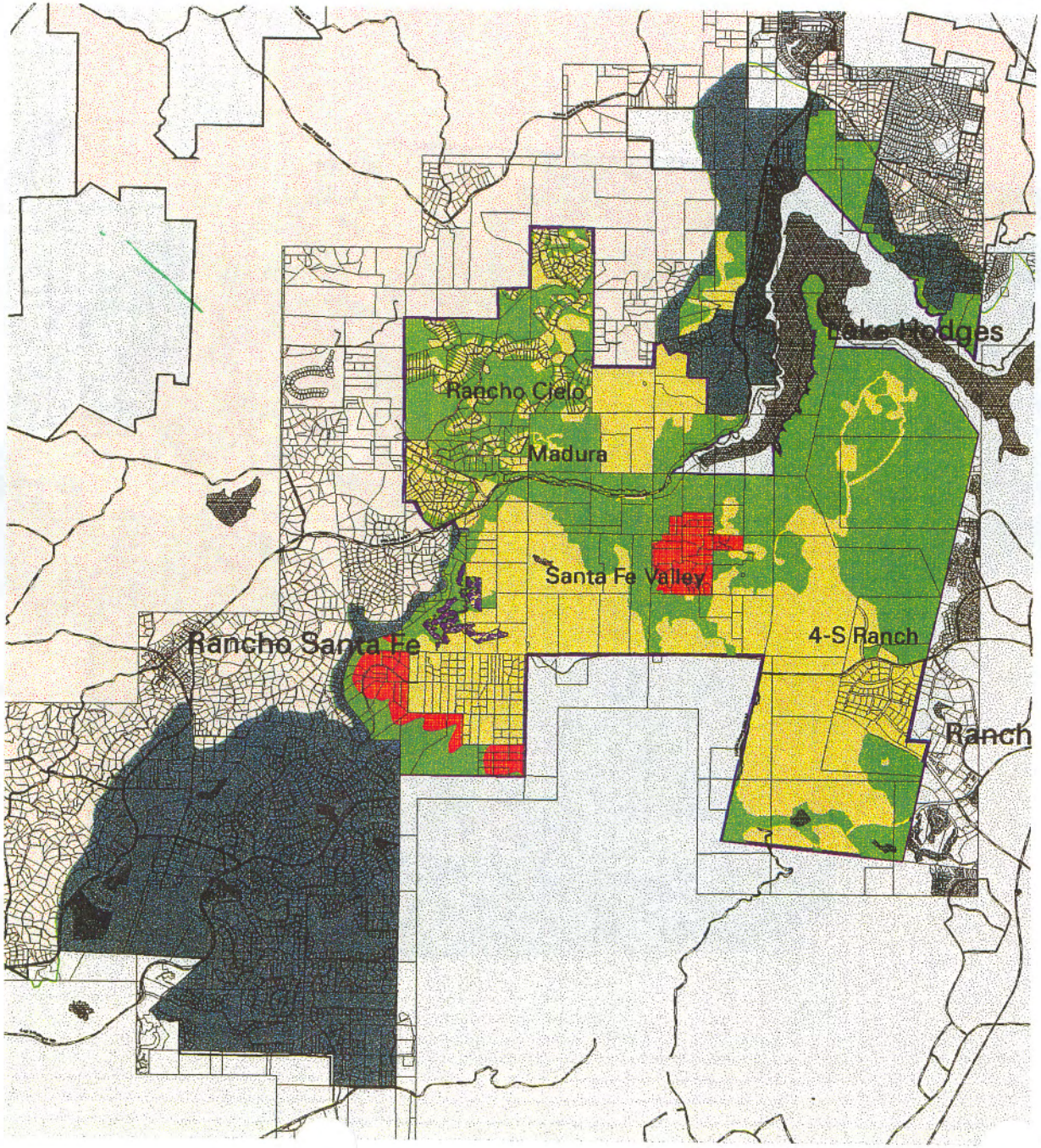

FIG. 1-3

County of San Diego Sub-Area

South County Segment

- Public Lands and Dedicated Private Open Space
- Conserved Subject to Agreements *
- Otay Ranch Areas Where No 'Take Permits' Will Be Issued
- Take Authorized Subject to Agreements *
- Areas not Preserved
- Water District Lands
- Unincorporated Lands in Metro/Lakeside/Jamul Segment
- Unincorporated Lands Outside of MSCP
- Incorporated Cities
- Lakes
- Major Roads
- Parcel Lines
- Project Area Boundaries
- Sub-Area Segment Boundary
- MSCP Boundary
- Active Use Planning Areas
- City of Chula Vista MSCP Subarea Plan Component Boundaries
- Proposed State Route 125 Alignments (Project Not Affected By Segment Plan)

* - See Sub-Area Plan for Explanation of Agreements

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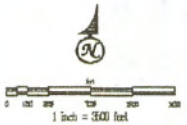

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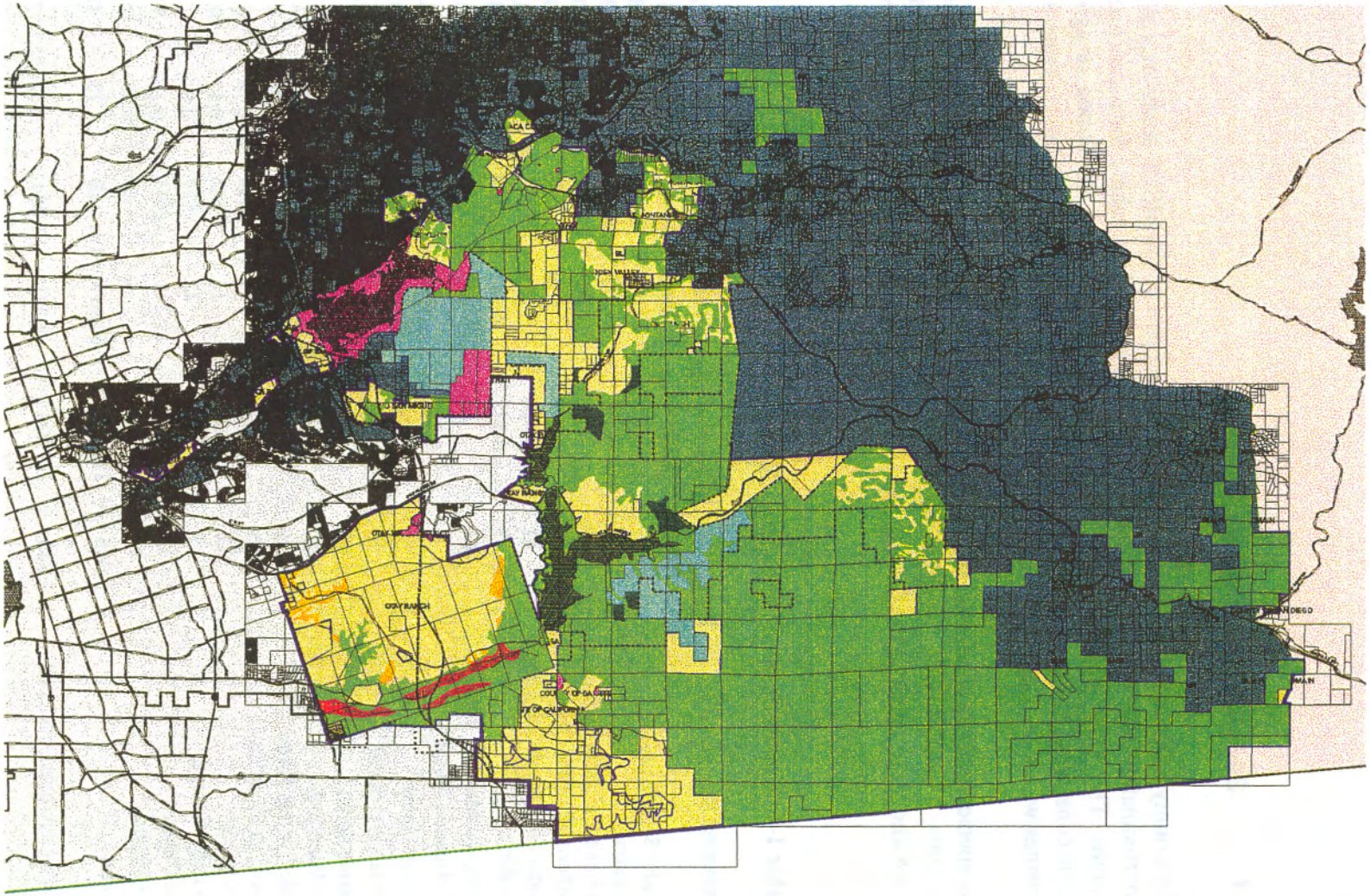


FIG. 1-3

1.1. Setting of the County Subarea

The County Subarea is located mostly in the eastern part of the MSCP study area. About 73% (approximately 184,000 acres) of the County Subarea provides habitat for native plants and wildlife. The remaining 27% (approximately 68,000) is disturbed, developed, or agricultural land that is considered to have little to no habitat value. Table 1-1 lists the habitat types and their acreages within the County Subarea.

Table 1-1: County Subarea Vegetation Acreages

Vegetation Community	Lk Hodges Acres	Lks-Jamul Acres	South Cnty Acres	Total Acres [1]	% Total Area	% Total Habitat
Coastal Sage Scrub	3,455	40,070	27,801	71,326	28.29	38.71
Chaparral	1,992	56,143	21,628	79,764	31.64	43.29
Maritime Succulent Scrub	0	0	285	285	0.11	0.15
Southern Maritime Chaparral	7	52	0	59	0.02	0.03
Coastal Sage Scrub/Chaparral	41	2,926	153	3,119	1.24	1.69
Grassland	1,153	5,373	4,337	10,864	4.31	5.90
Freshwater Marsh [3]	64	36	243	343	0.14	0.19
Oak Riparian Forest [3]	8	4,170	168	4,346	1.72	2.36
Riparian Forest [3]	21	205	300	526	0.21	0.29
Riparian Woodland [3]	6	12	8	26	0.01	0.01
Riparian Scrub [3]	51	537	530	1,118	0.44	0.61
Oak Woodland	28	4,682	289	4,999	1.98	2.71
Tecate Cypress Forest	0	71	5,639	5,710	2.26	3.10
Eucalyptus Woodland	467	367	34	868	0.34	0.47
Open Water	32	238	11	282	0.11	0.15
Disturbed Wetland	7	108	42	157	0.06	0.09
Flood Channel	15	235	141	391	0.15	0.21
Other Habitat [2]	44	17	5	66	0.03	0.04
Subtotal [1]	**7,393**	**115,241**	**61,613**	**184,248**	**73**	**100**
Urban/Agriculture/Developed	1,842	57,711	8,331	67,884	27	
Total	**9,236**	**172,952**	**69,944**	**252,132**	**100**	

Notes:

[1] Component parts may not add to total because of rounding errors.

[2] Disturbed, agricultural and developed areas with habitat value.

[3] No net loss of wetlands is allowed as per Federal Wetland Regulations/State Policies & Regulatior

1.2. Goals

The NCCP Conservation Guidelines, the MSCP, and the biological information from the MSCP's Multiple Habitat Planning Area (MHPA) preserve alternative were used to establish conservation goals and criteria for habitat and individual species for each Segment of the San Diego County Subarea Plan. These goals and criteria are based on the needs of the 85 covered species and an analysis of their habitats in the MSCP study area. Goals and criteria for conservation of core areas and linkages within the individual Segments are discussed in Chapters 2, 3, and 4 of this document. The quantitative anticipated levels of conservation of vegetation types and individual species are included in Section 1.2.1 and Section 1.2.2, respectively.

Any project approved by the County within the County Subarea Plan of the MSCP must be in conformance with the MSCP Plan and the Subarea Plan. The provisions in the County Subarea Plan supersede those of the overall MSCP Plan in the event of conflicts.

The County Subarea Plan Objectives are to:

- Acknowledge the no-net-loss-of-wetlands standard to satisfy state and federal wetland goals, policies, and standards;
- Include measures to maximize the habitat structural diversity of conserved habitat areas, including conservation of unique habitats and habitat features (e.g., soil types, rock outcrops, drainages, host plants);
- Provide for the conservation of spatially representative (e.g., coastal versus interior) examples of extensive patches of coastal sage scrub and other habitat types that were ranked as having high and very high biological value by the MSCP habitat evaluation model;
- Create significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats;
- Provide incentives for development in the least sensitive habitat areas;
- Provide for the conservation of key regional populations of the covered species, and representation of sensitive habitats and their geographic subassociations in biologically functioning units; and
- Conserve large interconnected blocks of habitat that contribute to the preservation of wide-ranging species such as mule deer, golden eagle, and predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near golden eagle nesting sites.

1.2.1. Anticipated Conservation levels for Vegetation Types in the County Subarea

Much of the land within the Subarea has been field surveyed as part of the process of project approval. To determine the biological values of the Subarea, this field survey data was incorporated into the MSCP GIS data base. While some discrepancies may exist between the field data and the GIS data base, overall, the estimates of acreages of vegetation communities are as accurate as possible based on available data. Table 1-2 shows the anticipated protection levels for the vegetation types in the County Subarea. The habitat type with the largest amount of land remaining to be protected is Coastal sage scrub, followed by chaparral. Other habitats are targeted in lesser amounts. Two habitat types, southern maritime chaparral and maritime succulent scrub, already meet the anticipated conservation levels. Throughout the subarea, almost 63,000 acres, approximately 62% of the total anticipated conservation level of approximately 101,268 acres, are already conserved within the County Subarea (see Chapters 2, 3, and 4 for descriptions of the protected areas in each of the Segments).

1.2.2. Anticipated Conservation Levels for Species in the County Subarea

The MSCP and supporting documents contain an analysis of species distribution in the study area and from that information, a conservation level for each species has been established for the County Subarea. The conservation levels are expressed as the number of known occurrences to be conserved in each of the subareas. Each occurrence is a sighting of an individual, a pair, or a population of a single species in a particular location at a specific time. The conservation levels for species in the County Subarea are listed in Table 1-3.

Table 1-2: Habitat Protection Goals for the San Diego County Subarea

Vegetation Community	Total (acres)	Segment Goals: Lake Hodges (acres)	Segment Goals: South County (acres)	Segment Goals: Lks-Jamul (acres)	Total Goal [1]	Currently Conserved (acres) [2]	To Be Protected (acres) [3]
Coastal Sage Scrub	71,326	2,591	23,037	18,626	44,254	25,798	18,455
Maritime Succulent Scrub	285	0	158	0	158	157	1
Chaparral	79,764	1,391	19,874	18,619	39,884	26,901	12,983
Southern Maritime Chaparral	59	5	0	0	5	5	0
Coastal Sage Scrub/Chaparral	3,119	20	153	1,152	1,325	664	662
Grassland	10,864	305	1,658	1,603	3,566	1,712	1,854
Freshwater Marsh [5]	343	50	173	15	238	187	51
Oak Riparian Forest [5]	4,346	7	141	2,045	2,194	338	1,856
Riparian Forest [5]	526	21	243	84	348	199	149
Riparian Woodland [5]	26	6	8	6	20	18	2
Riparian Scrub [5]	1,118	38	424	298	760	436	324
Oak Woodland	4,999	21	284	1,901	2,206	781	1,425
Tecate Cypress Forest	5,710	0	5,589	0	5,589	5,438	151
Eucalyptus Woodland	868	61	17	41	120	79	41
Open Water	282	19	6	124	149	42	107
Disturbed Wetland	157	4	34	52	90	22	68
Flood Channel	391	15	132	197	344	147	197
Other Habitat [4]	66	16	2	0	18	16	2
Total	**184,248**	**4,570**	**51,934**	**44,764**	**101,268**	**62,940**	**38,328**

Notes:

[1] Component parts may not add to total because of rounding errors.

[2] If the number of acres already conserved in any segment exceeds the conservation goal for that segment, then the conservation goal is used in this column.

[3] The number of acres to be protected is calculated by subtracting the currently conserved acreage from the total goal; because of the adjustment described in Note 2, this amount cannot be less than zero.

[4] Disturbed, agricultural and developed areas with habitat value.

[5] No net loss of wetland habitat is allowed as per Federal Wetland Regulations/State Policies & Regulations

No additional land will be required for preserve purposes to meet the above listed goals, from those projects with agreed upon preserve lines as identified and described in chapters 2, 3 and 4 of this Subarea Plan.

Table 1-3: Anticipated Conservation Levels for Species in the County Subarea

Scientific Name Common Name	Within County Subarea Number of Occurrences	Protection Level	% to be Protected	Total MSCP Area % of Total Protected in County Subarea
Plants				
Acanthomintha ilicifolia San Diego thorn-mint	16	15.1	94	56
Ambrosia pumila San Diego ambrosia	2	2.0	100	19
Arctostaphylos glanulosa var. *crassifolia* Del Mar manzanita	6	6	100	6
Arctostaphylus otayensis Otay manzanita	25	24.7	99	100
Astragalus deanei Dean's milk vetch	6	4.5	75	100
Baccharis vanessae Encinitas baccharis	25	24.4	98	82
Brodiaea orcuttii Orcutt's brodiaea	32	29.9	93	73
Calamagrostis densa Dense reed grass	5	4.7	94	82
Calochortus dunnii Dunn's Mariposa lily	40	40	100	94
Caulanthus stenocarpus Slender-pod jewelflower	21	20.7	99	55
Ceanothus cyaneus Lakeside ceanothus	7	5.2	74	100
Ceanothus verrucosus Wart-stemmed ceanothus	21	20.4	97	44
Cordylanthus orcuttianus Orcutt's bird's-beak	2	2	100	36
Cupressus forbesii Tecate cypress	23	22.1	96	89
Dudleya variegata Varigated dudleya	125	123.8	99	63
Dudleya viscida Sticky dudleya	2	2	100	100
Ericameria palmeri ssp. *palmeri* Palmer's ericameria	17	14.9	88	59
Eryngium aristulatum var. *parishii* San Diego button-celery	48	48	100	29
Ferocactus viridescens San Diego barrel cactus	532	498.1	94	55
Fremontodendron mexicanum Mexican flannelbush	7	7	100	100
Hemizonia conjugens Otay tarplant	78	77.5	99	93
Horkelia truncata Ramona horkelia	1	0.7	70	100
Lepechima ganderi Gander's pitcher sage	25	25	100	100

(continued)

Table 1-3: Anticipated Conservation Levels for Species in the County Subarea (continued)

Scientific Name Common Name	Within County Subarea Number of Occurrences	Protection Level	% to be Protected	Total MSCP Area % of Total Protected in County Subarea
Plants (continued)				
Monardella hypoleuca ssp. lanata Felt-leaved monardella	5	5	100	100
Monardella linoides ssp. *viminea* Willowy monardella	14	14	100	32
Muilla clevelandii San Diego goldenstar	98	88.1	90	87
Myosursus minimus ssp. apus Little mousetail	3	2.4	80	38
Navarretia fossalis Prostrate navarretia	1	1	100	22
Nolina interrata Dehesa bear-grass	33	33	100	100
Opuntia parryi var. *serpentina* Snake cholla	9	9	100	42
Pogogyne nudiuscula Otay Mesa mint	74	74	100	86
Satureja chandleri San Miguel savory	2	1.7	85	100
Senecio ganderi Gander's butterweed	4	4	100	100
Solanum tenuilobatum Narrow-leaved nightshade	100	99.7	99.7	91
Tetracoccus dioicus Parry's tetracoccus	30	30	100	100
Invertebrates				
Lycaena hermes Hermes copper butterfly	3	3	100	unknown
Amphibians				
Bufo microscamphus californicus Arroyo southwestern toad	1	1	100	7
Rana aurora draytoni California red-legged frog	1	1	100	100
Reptiles				
Clemmys marmorata pallida Southwestern pond turtle	3	2	67	29
Phrynosoma coronatum blainvillei San Diego horned lizard	134	114.2	85	62
Cnemidophorus hyperythrus beldingi Orange-throated whiptail	195	165.6	85	52
Birds				
Accipiter cooperii Cooper's hawk	32	29.5	92	63

(continued)

Table 1-3: Anticipated Conservation Levels for Species in the County Subarea (continued)

Scientific Name Common Name	Within County Subarea Number of Occurrences	Protection Level	% to be Protected	Total MSCP Area % of Total Protected in County Subarea
Birds (continued)				
Agelaius tricolor Tricolored blackbird	2	2	100	22
Aimophila ruficeps canescens California rufous-crowned sparrow	185	175.6	95	59
Ammodramus savannarum Grasshopper sparrow	19	18.4	97	59
Aquila chrysaetos Golden eagle	27	21	78	74
Buteo regalis Ferruginous hawk	1	0.7	70	43
Buteo swainsoni Swainson's hawk	1	1	100	100
Campylorhynchus brunneicapillus cousei Coastal cactus wren	143	139.1	97	51
Circus cyaneus Northern harrier	14	12.8	91	45
Falcon peregrinus anatum American peregrine falcon	2	2	100	36
Haliaeetus leucocephalus Bald eagle	3	2.1	70	71
Passerculus sandwichensis beldingi Belding's savannah sparrow	1	1	100	4
Polioptila californica californica California gnatcatcher	937	894.2	95	49
Sialia mexicana Western bluebird	2	1.7	85	50
Speotyto cunicularia hypugaea Burrowing owl	10	7	70	66
Vireo bellii pusillus Least Bell's vireo	74	73.7	99.6	27
Mammals				
Felis concolor Mountain lion	17	9.1	54	40
Odocoileus hemionus fuliginata Southern mule deer	63	54	86	43

Note:
No additional land will be required for preserve purposes from areas where there are agreed upon hardlines should the number of occurrences change. Mitigation for impacts to newly discovered occurrences of covered species within soft line areas shall be as specified in the Subarea Plan and implementing regulations.

1.3. County's Role in MSCP

Almost half of the MSCP study area is under the jurisdiction of San Diego County, but because the cities and towns are so much more developed than the unincorporated areas in the County, undeveloped areas are disproportionately found in the County Subarea. This can be illustrated by a look at the distribution of the core biological resource areas and linkages throughout the MSCP area, where 63% of those core areas are under County jurisdiction. Even more strikingly, 81% of the linkages are under County jurisdiction. Furthermore, the County Subarea connects the remaining habitat in the western part of the MSCP area to the large federal land holdings outside of the MSCP area to the east. Conservation within the County Subarea is crucial to the success of the MSCP. Conservation is achieved by protecting habitat and linkages, both within the MSCP area and to habitat outside the MSCP area.

The distribution of individual species is rarely uniform and some of the covered and sensitive species have known occurrences only in the County Subarea – twelve plant species, the California red-legged frog, and the Swainson's hawk are in that category. These species are all identified by a 100% in the last column in Table 1-3, which lists the percentage of the total MSCP anticipated conservation level that will be satisfied within the County Subarea. Clearly, protection of these species depends completely on the conservation efforts in this subarea.

For an additional eight species, more than 75% of the protection will occur in the County Subarea and 16 species will have 50% to 75% of their protection there. Only 20 of the species known to occur in the County Subarea have less than 50% of their protection there.

1.4. Conservation Areas

The maps associated with the Lake Hodges and South County Segments delineate where habitat will be conserved and where development will occur. The Wildlife Agencies have agreed to the conservation and development areas; accordingly, projects approved by the County consistent with these two Segments of the Subarea Plan will not require additional approvals from the Wildlife Agencies. Wetlands impacts throughout the County Subarea will continue to be subject to Federal Water Pollution Act and Fish and Game Code Section 1600 processes, as appropriate.

Although anticipated conservation levels by species and habitat type have been developed for the Metro-Lakeside-Jamul Segment, no preserve boundaries have been designated, except for the Helix Company properties. In an effort to encourage mitigation that meets the anticipated conservation levels, the County has developed mitigation ratios with reduced requirements for projects that contribute to meeting the levels. Figure 1 of Attachment 1 is the Wildlife Agencies' map which depicts areas the Wildlife Agencies have preapproved as meeting the County's Subarea Plan conservation goals. Biological mitigation within the preapproved areas qualifies for the reduced mitigation ratios without further analysis. The Wildlife Agencies have also agreed that mitigation land outside the preapproved area could qualify for reduced mitigation ratios based on the County or the project sponsor demonstrating that the lands help achieve the conservation goals for the Metro-Lakeside-Jamul Segment. This demonstration would be included in the project's CEQA document. Concurrent with the release of the CEQA document for projects that propose to

use this type of demonstration to reduce their mitigation requirements, the County will notify the Wildlife Agencies of their intent to do so and provide the Wildlife Agencies with a copy of the justification for the reduced mitigation ratios. The Wildlife Agencies will have 30 days from the issuance of the notice to respond to the County's approval of a reduced mitigation ratio. This notice will be part of the notice issued pursuant to the CEQA process.

1.5. Implementation

The Board of Supervisors will enter into an Implementing Agreement with the Wildlife Agencies for the County Subarea Plan. The Implementing Agreement will be the contract between the County and the Wildlife Agencies regarding their individual and collective roles in implementing the County Subarea Plan. The Implementing Agreement will ensure that the County Subarea Plan will be implemented over the next fifty years and that State and Federal Take Authorizations will be in effect for the same time period.

1.6. Monitoring the Implementation of the Subarea Plan

The County will maintain records, by project and cumulatively, which show the location, habitat types, and acres of habitat that:

- The County has authorized for development pursuant to the Subarea Plan; and
- Have been conserved through mitigation based on the Subarea Plan.

The County shall be required to show annually that the acreage of habitat loss and acquisition for the preserve have occurred in "rough step" with a maximum deviation as provided in the Habitat Accounting Model contained in Attachment F of the Implementing Agreement. Properties with agreed upon preserve lines as identified and described in chapters 2, 3 and 4 of the Subarea Plan, will not be affected by the ‘rough step’ criteria. The County will provide the above information to the Wildlife Agencies in an annual report. The information will be compiled by calendar year and submitted to the Wildlife Agencies by February 15 of the following year. Within 60 days of the issuance of Take Authorizations to the County, the County and the Wildlife Agencies will prepare a schedule of implementing actions.

1.7. Preserve Management

A draft Framework Management Plan(s) will be created by the County within 6 months of the execution of the County's Implementation Agreement for the MSCP plan with a final Framework Management Plan being completed 3 months later. It will incorporate the requirements of Table 3-5 of the revised Volume I of the MSCP Plan. The management plan will also include measures for fire management. The Framework Management Plan shall also incorporate a requirement for

the subsequent preparation and implementation of area-specific management directives, which shall be prepared in a phased manner for logical discrete areas of land within the Subarea as those lands are committed to permanent preservation. Conditions to perform adaptive management will not be placed on private projects.

The MSCP preserve system, including the County's portion of the system, will be managed by a diverse array of agencies, private foundations, and landowners. This diversity of preserve management will strengthen the adaptive management programs because of the variety of experience and viewpoints brought to preserve management. It also has drawbacks that could result in duplication of effort to develop new management techniques and retention of outmoded management practices. Communication between preserve managers will be the key to developing improved management techniques and discontinuing management practices that degrade the long-term viability of the preserve system.

Within 120 days of the Effective Date, the County shall initiate participation in the Regional Habitat Management Technical Committee. The parties will be formed by the County and all other Participating Local Jurisdictions. The Habitat Management Technical Committee will serve as a coordination forum for technical issues associated with preserve management. The Wildlife Agencies will work with this committee to furnish information and advice on habitat management. The committee will have the responsibilities identified in Section 5.8.3 of the MSCP Plan.

- Coordinate development of a computer database for management issues;
- Coordinate distribution of preserve management reports; and
- Provide biological monitoring information to preserve managers and help coordinate biological monitoring with preserve management.

1.8. Take of Covered Species

The County Subarea Plan is intended to provide for the take of covered species and their habitats associated with development. Take of covered species associated with the on-going management of San Diego County Park Lands and construction of facilities consistent with existing (1996) park development plans is authorized consistent with the Subarea Plan. Take of covered species on County Park Lands not addressed above will be authorized using the minor amendment process. Conformance with the Plan will be accomplished in part through the Biological Mitigation Ordinance. It will apply to the lands in the Metro-Lakeside-Jamul Segment of the Subarea Plan as well as the major and minor amendment areas for the Lake Hodges and South County Segments.

1.8.1. Lake Hodges and South County Segments

Figure 1-1 identifies the lands within the Lake Hodges and South County Segments of the County’s Subarea Plan where take of covered species and their habitat is authorized. Within major or minor amendment areas take of covered species may be authorized only after such an area has become part of the Segment Plan through the appropriate amendment process. Areas

subject to the major and minor amendment process are identified in Figure 1-1. County infrastructure must conform to the requirements of the Biological Mitigation Ordinance and be consistent with the Subarea Plan.

1.8.2. Metro-Lakeside-Jamul Segment

Within the Metro-Lakeside-Jamul Segment of the County's Subarea Plan (Figure 1-1), the take of covered species and their habitats will be authorized for projects based on a project's satisfaction of the requirements of the Biological Mitigation Ordinance and conformance with the terms of the Subarea Plan. The take of covered species and their habitats will be authorized for County infrastructure projects based on conformance to the requirements of the Biological Mitigation Ordinance and provided that the project is consistent with the Subarea Plan.

1.9. Land Uses Allowed Within the Preserve

Land uses within the preserve are generally very limited, specifically those which are considered compatible with the need to permanently protect the natural resources. In most cases, the preserve lands will be the subject of open space easements dedicated to the County or some other governmental agency as explained below. In some cases, the land will be transferred in fee title to a governmental agency or conservation agency as identified in each subsequent chapter. In other cases, the land may not be conveyed or dedicated until a permit such as a Tentative Map or discretionary land use permit has been approved. Activities allowed within the preserve must be consistent with the Habitat Management Plan and Framework Management Plan.

The following activities are typically precluded on land which is dedicated as an open space easement to the County: grading, excavation, placement of soil, sand, rock, gravel or other material, clearing of vegetation, construction, erection or placement of any building or structure, vehicular activities, trash dumping or use for any purpose other than as open space, or planting of vegetation materials.

The exceptions to these prohibitions generally include the following:

A. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard.

B. Activities required to be conducted pursuant to a revegetation, habitat management or landscaping plan approved by the Director of Planning and Land Use.

C. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Health Services of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Land Use of the County of San Diego.

D. Existing uses and Recreational Activities identified in the plans which generate the preserve areas (See specific segment requirements in subsequent chapters).

E. Policing by local, State and Federal law enforcement agencies and fire protection agencies as necessary.

F. Scientific and biological uses (See specific segment requirements in subsequent chapters).

G. Necessary infrastructure (see specific segment requirements in subsequent chapters).

H. Trails including equestrian, hiking and bicycles in accordance with the management plan.

1.9.1. Existing Uses

A. As described above, the preserve areas created through open space easements will generally prohibit any uses other than those specified. Until all of the areas of open space have been dedicated through processing of maps, there may be a continuation of existing uses within areas shown as preserve.

B. Existing uses shall be allowed to continue, including any annual clearing, maintenance and replacement of existing facilities, roads and structures. However, there may be no expansion of such uses, or the clearing of additional areas unless appropriate local, State and Federal permits have first been obtained.

1.9.2. Public Access and Recreation

Appropriate recreational activities shall be accommodated in concurrence with the goals of the MSCP and County Subarea Plans.

A. Public access and passive recreation are permitted uses within specified areas of the preserve. Access points, new trails and facilities, and a public control plan will be included in the framework habitat management plans and the area-specific management directives.

B. Litter and trash removal will be addressed in the Open Space Preserve Management Plans.

C. Riding and hiking trails will be allowed within the preserves to allow passive recreational opportunities for the public. Passive recreation includes hiking, scientific research, bird watching, and under specified conditions and locations identified in approved projects and or management plans, mountain biking, horseback riding, sailing, sun bathing, fishing, and swimming. Equestrian, hiking, and bicycles may be allowed when in accordance with approved management plans and are consistent with the County of San Diego Subarea Plan. Other forms of public access and recreation may be determined to be consistent with the protection of the resources currently

existing within the preserve. Access for hang gliding and hot air ballooning shall be limited to existing dirt roads now used for such purposes unless the roads are to be rehabilitated. Departure/take off areas for such activities are and shall remain located outside of the preserve.

D. Because the final disposition of the preserve lands have not been fully determined, it is not possible to estimate how much of the preserve will remain in private ownership. However, there will be some areas of the preserve that remain in private ownership. The owners of these areas may choose to fence these areas of the preserve to deter trespassing. Allowed uses and specific responsibilities of property owners regarding land designated as open space are covered in the Habitat Loss Permits, Tentative Map, Use Permits or Specific Plan for the project which created the open space.

1.9.2.1. Off-Highway Vehicles

a. Public off-highway recreational vehicle activity (trails, roads, parks, etc.) within MSCP preserve areas is incompatible with the goals of the MSCP. Lands preserved through the MSCP are mitigation for effects to covered species resulting from development outside the preserve areas.

b. Legal access across preserve lands to private inholdings will not change as a result of implementation of the subarea plan.

c. OHV trails in the South County and Lake Hodges Segments of the County Subarea Plan will be located outside of proposed and dedicated preserve areas.

d. OHV trails within Metro-Lakeside-Jamul, but outside of proposed or dedicated preserve areas, will be considered a project and will be subject to the provisions of the MSCP, County Subarea plan, and Biological Mitigation Ordinance.

e. OHV activity on Bureau of Land Management lands will be managed in accordance with the BLM Resource Management Plan.

Use of off-highway vehicles that is necessary in order to engage in other allowed uses as specified in the County Subarea Plan or an approved Habitat Management Plan shall not be prohibited.

1.9.3. Infrastructure

Take for infrastructure projects, other than the categories of projects identified below, within preserve areas and the MHPA will be authorized through the major or minor amendment process to the take authorizations as appropriate.

Current maintenance and operation activities for public infrastructure, including access road maintenance, clearing/desilting of flood/drainage control facilities and those which require the ongoing maintenance of cleared areas, will be allowed consistent with all existing Federal and State laws and regulations.

1.9.3.1. Metro-Lakeside-Jamul Segment

Take of covered species resulting from the construction and operation of public infrastructure facilities within the Metro-Lakeside-Jamul Segment of the Subarea Plan, other than preserved areas, is permitted within the MHPA based on the County making the following findings for the project:

a. The facility, project, or recreational facility is consistent with adopted community or subregional plans, and the MSCP and Subarea Plans.

b. All feasible mitigation measures have been incorporated into the facility, project, or recreational facility, and there are no feasible, less environmentally damaging locations, alignments or non-structural alternatives that would meet project objectives;

c. Where the facility, project or recreational facility encroaches into a wetland or floodplain, mitigation measures have been incorporated into the project that result in a net gain in wetland and/or riparian habitat;

d. Where the facility, project or recreational facility encroaches into steep slopes, native vegetation will be used to revegetate and landscape cut and fill areas;

e. No mature riparian woodland will be destroyed or reduced in size due to otherwise allowed encroachments; and

f. All Critical Populations of Sensitive Plant Species within the County's Subarea (Attachment C of BMO), Rare Narrow Endemic Animal Species within the County's Subarea (Attachment D of BMO), Narrow Endemic Plant Species within the County's Subarea (Attachment E of BMO), and San Diego County Sensitive Plant Species (as defined in the BMO), will be avoided as required and consistent with the Subarea Plan and BMO.

Projects must conform to the above findings or be consistent with the Biological Mitigation Ordinance.

1.9.3.2. New and Existing Roads within the Lake Hodges and South County Segments

Take of covered species from the construction of new or modification of existing circulation element road corridors (within all segments of the Subarea Plan) which are

identified on the County's circulation element road map dated September 17, 1997 (GPA 97-CE) is based on the County making the following findings for the project:

a. The project is consistent with adopted community or subregional plans, and the MSCP and Subarea Plans.

b. All feasible mitigation measures have been incorporated into the project and there are no feasible, less environmentally damaging locations, alignments or non-structural alternatives that would meet project objectives;

c. Where the project encroaches into a wetland or floodplain, mitigation measures have been incorporated into the project that result in a net gain in wetland and/or riparian habitat;

d. Where the project encroaches into steep slopes, native vegetation will be used to revegetate and landscape cut and fill areas;

e. No mature riparian woodland will be destroyed or reduced in size due to otherwise allowed encroachments; and

f. All Critical Populations of Sensitive Plant Species within the County's Subarea (Attachment C of BMO), Rare Narrow Endemic Animal Species within the County's Subarea (Attachment D of BMO), Narrow Endemic Plant Species within the County's Subarea (Attachment E of BMO), and San Diego County Sensitive Plant Species (as defined in the BMO), will be avoided as required and consistent with the Subarea Plan and BMO.

1.9.3.3. Other Infrastructure Within the Lake Hodges and South County Segments

a. Infrastructure necessary and incidental to development projects and identified in the projects within the South County and Lake Hodges Segments of the Subarea Plan that contribute open space to the MSCP preserve are permitted within the MHPA. Mitigation for disturbance inside the MHPA due to infrastructure necessary to support the project shall be as required in the subsequent Subarea Plan chapters.

b. Maintenance and operation of new facilities shall be allowed in accordance with standard practices existing at the time of completion, including access road maintenance.

1.9.4. Scientific and Biologic Activities

A. All scientific, research, monitoring and habitat restoration and enhancement activities are permitted within the preserve, subject to approval by the preserve

manager/landowner and obtaining any necessary permits. All such activities shall be consistent with the area-specific management directives.

B. All or any of the above activities shall be carried out under a regional program implemented by the resource agencies, County of San Diego or preserve manager.

C. Prior to beginning any of the above research activities, prior approval of the property owner/preserve manager must be obtained.

1.9.5. Emergency, Safety and Police Services

The interface between current and future urban development and the preserve areas requires increased coordination between the preserve managers and agencies responsible for public safety and enforcement of immigration laws. The MSCP preserve system, including the County's portion of the system must accommodate access for emergency response, fire control and management, and enforcement of immigration laws.

Law enforcement and fire control agencies, the National Guard, the Immigration and Naturalization Service (INS), the Border Patrol and organizations and agencies which respond to natural disasters shall be permitted to perform their activities within any preserve system subject to all applicable requirements of state and federal law. MSCP shall create no additional permit requirements beyond those of existing state and federal law for the activities of these agencies.

The take of covered species incidental to emergency response activities is provided for based upon the following sections.

1.9.5.1. Fire Prevention, Control and Management

The San Diego County Fire Chief's Urban/Wildland Interface Task Force has prepared Countywide brush management guidelines in concert with the Wildlife Agencies. A Memorandum of Understanding (MOU) among the Wildlife Agencies, California Department of Forestry and Fire Protection, and Fire Chiefs and Fire Districts was executed in February 1997 following completion of the Federal Endangered Species Act Section 7 consultation by the U.S. Fish and Wildlife Service. The Wildlife Agencies, California Department of Forestry and Fire Protection, and Bureau of Land Management are developing a Memorandum of Agreement (MOA) regarding incident response, fuel and fire management, and use of fire for preserve management. The MOU and MOA will provide the basis for ensuring fire control activities, fire prevention and fire for habitat management are integrated into preserve management plans and that the establishment of preserves does not create additional restrictions for fire control.

Fire management activities are permitted within the preserve when conducted according to a fire management plan approved by the wildlife agencies, County and appropriate

fire district as part of area-specific management directives. Preparation of a stand-alone fire management plan is optional, at the desire of the MSCP preserve manager, jurisdiction, landowner or fire district.

Fire suppression districts, personnel and equipment shall use whatever tactics necessary to control and extinguish wildfires. Such activities are permitted within and adjacent to the preserve. No mitigation shall be required for any "take" of covered species that occurs during any fire fighting operation.

1.9.5.2. Enforcement of Immigration Laws

Each of the preserve management plans will include provisions for enforcement of immigration laws. The goals for dealing with immigration issues within preserves is to maintain or increase the ability of immigration enforcement officials to carry out their duties. All law enforcement agencies shall be allowed access to the preserve as necessary to enforce the law.

1.9.5.3. Emergency Response

Each of the preserve management plans will include provisions for response to emergencies, including floods, law enforcement and public health and safety. The goal for dealing with emergency response issues within preserves is to maintain or increase the ability of emergency response personnel to deal with emergencies. All medical, rescue and other emergency agencies are allowed access to the preserve to carry out operations necessary to the health, safety and welfare of the public.

1.9.5.4. Emergency Repairs to Infrastructure

In preserve areas managed by the County or the County's authorized representative, the County shall allow the agency to enter the preserve and complete necessary repairs consistent with normal practices and with state and federal take authorization in conformance with existing federal and state laws.

1.10. Land Uses Adjacent to the Preserve

Residential uses will be the most common use located adjacent to the preserve, although roads, manufactured open space, recreational facilities, and industrial and commercial uses will occur in some areas. The following section establishes guidelines for those uses that are compatible with the preserve. The subsequent section (1.11), along with area specific management directives outlined in the subsequent chapters, establishes a brush management zone that will separate the preserve from developed uses. This transitional area will assure compatibility for residential, commercial, and industrial uses.

The following uses are also allowed on land adjacent to the preserve with no limitations other than subject to the guidelines listed in paragraphs A-E below:

Manufactured open space (e.g. parks, playing fields, vegetated slopes, green belts, etc.) roads, recreational facilities, water reservoirs, other public facilities and utilities, agricultural and grazing operations are deemed to be compatible when located immediately adjacent to the preserve. No additional buffers or transitional areas are required.

In addition, hiking, bird watching, horseback riding, camping, power boating, water skiing, fishing, pet exercising, hang gliding, hot air ballooning, scientific research, mountain biking, equestrian facilities, athletic fields, sailing, sun bathing, swimming, golf courses, hunting, brush management are also compatible uses.

The following guidelines will be used when planning and implementing uses and activities when located immediately adjacent to the preserve. These guidelines are meant to ensure compatibility with the preserve.

A. Where feasible, plant materials used to landscape manufactured open space, road cuts/fills and recreational facilities should consist of native species similar/compatible with the adjacent habitat in the preserve. If possible, those species should be based on plants with genetic materials of the area.

B. Areas and structures subject to heavy human use (e.g. ball fields, parking lots, hardscapes/playing courts, equestrian centers, staging areas, etc.) shall, to the extent feasible, be located away from the edge of the preserve.

C. Lighting within 100 feet of the preserve edge shall be confined to areas necessary to ensure public safety, and shall be limited to low pressure sodium fixtures, shielded and directed away from the preserve where possible.

D. Fencing along the preserve boundary is desirable but not mandatory and may provide a barrier to fire, invasive species, and uncontrolled human access. Should a landowner or preserve manager decide to install fencing, the type, style and height must conform to existing regulations or those included in the applicable Specific Plan.

E. There shall be no requirements for buffers outside the preserve system. All open space requirements for the preserve system shall be incorporated into the preserve system.

1.11. Fuel Modification Zones

Residential, industrial, institutional and commercial uses will be generally separated from the preserve by a fuel modification zone, which varies in width depending on each project's circumstances. Details of site specific requirements are described in subsequent chapters. For

properties controlled by public land trusts, they are responsible for maintaining a fuel modification zone where required. The intent of the fuel modification zone is to protect uses adjacent to the preserve from wildfires. It may further protect the resources within the preserve by absorbing some of the "edge effects" that might otherwise occur within the preserve. With implementation of the fuel modification zone, no other restrictions for fuel management on residential, industrial, institutional, commercial or other uses are required.

The following guidelines are intended to establish how the fuel modification zone will be managed.

A. Plant materials existing within the fuel modification zone may be thinned, mowed, pruned and/or removed as necessary.

B. Supplemental planting may be elected by the owner. Plant materials used shall be acceptable to the appropriate fire agency and non-invasive. This guideline also applies to any road cuts and/or graded disturbed areas within the fuel modification zone.

C. Ownership of the fuel modification zone may vary. In most cases, it may be by the adjacent lot owner or homeowners' association. Where appropriate, the zone may be incorporated into project open space and landscaping plans.

D. Responsibility for brush management will vary according to the specific requirements of the approved project. In most cases, it shall reside with the landowner or homeowners association, and may be enforced by the appropriate fire department or homeowners' association. For residential areas, the Codes, Covenants and Restrictions (CC&Rs) shall clearly define the responsibilities of the owner with respect to fuel modification including when and how such activities shall be carried out.

E. Fencing, lighting and signage are permitted in the fuel modification zone, at the discretion of the landowner.

    1. Lighting shall be confined to areas necessary to ensure public safety, and shall be limited to low pressure sodium fixtures, shielded and directed away from the preserve.

    2. Fencing is desirable but not mandatory and provides a barrier to fire, invasive species, and uncontrolled human access. Should a landowner decide to install fencing anywhere within the brush management zone, the type, style and height must conform to existing regulations.

1.12. Funding Preserve Maintenance

Funds for preserve maintenance shall be provided in accordance with Section 7.3.2 of the MSCP and the County's Implementing Agreement.

The federal and state agency lands dedicated to the preserve will be monitored and managed by the Wildlife Agencies along with lands acquired by the state and federal agencies for the MSCP preserve.

1.13. Preserve Ownership and Conveyance

Ownership of land and the dedication and conveyance sequence within the preserve will vary. Land may be held by the County in fee or conservation easements may be granted jointly to the County and the Wildlife Agencies. In some cases, land may remain in private ownership with a covenant of easement granted to the County which allows access for management purposes. The MSCP preserve system incorporates public lands to the greatest extent possible to minimize the need to acquire private lands and to avoid increasing exactions on private land development beyond the existing requirements of local, state, and federal regulations. Private property rights will be fully respected and upheld. Where public funds are used to acquire lands for the MSCP preserve, the lands will be acquired only from willing sellers at fair market value.

1.14. Amendments to the Subarea Plan

Within the Lake Hodges and South County Segments, location of the preservation and development areas was not resolved for all of the land in the Segments. For lands designated major and minor amendment areas, the County's Take Authorizations do not apply until the major or minor amendment process has been completed. These major and minor amendment lands include key core habitat areas within the County’s jurisdiction which are vital to the continued existence of many of the covered species. The amendment process for these various properties was determined based upon on-site biological values, location and juxtaposition within and adjacent to biological resource core areas and linkages, presence of narrow endemic species, and presence of critical populations of covered species. All major and minor amendments must conform to the MSCP and Subarea Plans.

For all dedicated or designated preserve areas, major amendments will be necessary. Figure 1-4 delineates the amendment process applicable to amendment areas within the Lake Hodges and South County Segments. The amendment process would only be initiated at the request of the property owner, e.g. at the time of proposal for development, etc.

1.14.1. Minor Amendments to the Subarea Plan

Minor amendment properties contain habitat that could be partially or completely eliminated (with appropriate mitigation) without significantly affecting the overall goals of the County's Subarea Plan. Minor amendment properties must meet the criteria and achieve the goals for linkages and corridors as described in sections 4.2.1 and 4.2.2 of the Metro-Lakeside-Jamul Segment of the Subarea Plan and provide mitigation consistent with the Biological Mitigation Ordinance. Minor amendments under County jurisdiction within the Lake Hodges and South County Segments require the approval of the Service's Field Office Supervisor and the CDFG's NCCP Program Manager.

1.14.2. Major Amendments to the Subarea Plan

Requests for major amendment areas must be processed by the Wildlife Agencies in conformity with all applicable laws and regulations (including the National Environmental Policy Act, California Environmental Quality Act, and the Endangered Species Acts) in effect at the time the request for an amendment is received.

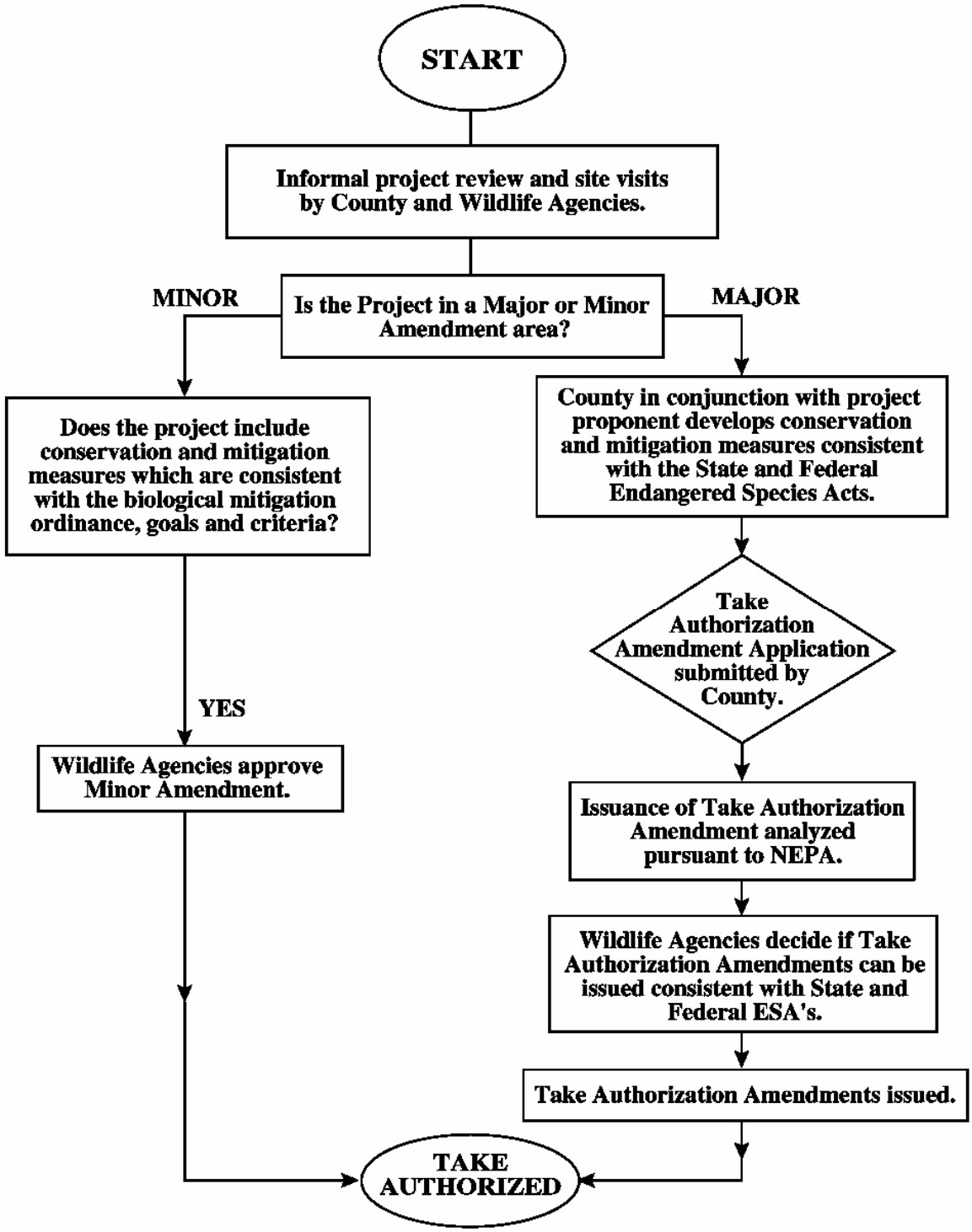
1.15. Exceptions

During the CEQA review and/or design of a project, site specific conditions (geology, slope, location of infrastructure, etc.) may be identified which make it infeasible for the project to meet all goals, criteria or other requirements in the Subarea Plan, but the project could be constructed without compromising the conservation of species and habitats anticipated by the Subarea Plan. Should this situation occur, the County, as provided in Section 10.12 of the Implementing Agreement, may grant an exception to the Subarea Plan for the project with the concurrence of the Wildlife Agencies. During the public review period for the CEQA process, the exceptions will be identified and the Wildlife Agencies will respond with their approval and/or recommendations.

1.16. Mitigation Banks

The formation and utilization of mitigation banks within the Subarea Plan has been identified as an important tool in achieving the Subarea Plan conservation goals. To this end, the County and Wildlife Agencies will allow offsite mitigation, where required of projects within the County, within mitigation banks established pursuant to Board of Supervisors Policy I-117, that are located within the Subarea Plan.

Figure 1-4: Amendment Process for Lake Hodges and South County Segments



1-31

ATTACHMENT 1

MULTIPLE SPECIES CONSERVATION PROGRAM COVERED SPECIES LIST

Plants

San Diego thorn-mint
Shaw's agave
San Diego ambrosia
Aphanisma
Del Mar manzanita
Otay manzanita
Coastal dunes milk-vetch
Encinitas baccharis
Thread-leaf brodiaea
Orcutt's brodiaea
Dunn's mariposa lily
Slender-pod jewelflower
Lakeside ceanothus
Wart-stemmed ceanothus
Salt marsh birds-beak
Orcutt's birds-beak
Del Mar Mesa sand aster
Tecate cypress
Short-leaved dudleya
Variegated dudleya
Sticky dudleya
Palmer's ericameria
San Diego button-celery
Coast wallflower
San Diego barrel cactus
Otay tarplant
Heart-leaved pitcher sage
Gander's pitcher sage
Nuttall's lotus
Willowy monardella
San Diego goldenstar
Prostrate navarretia
Dehesa beargrass
Snake cholla
California orcutt grass
Torrey pine
San Diego mesa mint
Otay mesa mint
Small leaved rose
Gander's butterweed
Narrow-leaved nightshade
Parry's tetracoccus
Dense reed grass
Felt-leaved monardella
San Miguel savory
Nevin's barberry

Animals

Salt marsh skipper
Thorne's hairstreak butterfly
Riverside fairy shrimp
San Diego fairy shrimp
Arroyo southwestern toad
California red-legged frog
Southwestern pond turtle
San Diego horned lizard
Orange-throated whiptail
California brown pelican
Reddish egret
White-faced ibis
Canada goose
Bald eagle
Northern harrier
Cooper's hawk
Swainson's hawk
Ferruginous hawk
Golden eagle
American peregrine falcon
Light-footed clapper rail
Western snowy plover
Mountain plover
Long-billed curlew
Elegant tern
California least tern
Western burrowing owl
Southwestern willow flycatcher
Coastal cactus wren
California gnatcatcher
Western bluebird
Least Bell's vireo
California rufous-crowned sparrow
Belding's Savannah sparrow
Large-billed Savannah sparrow
Tri-colored blackbird
American badger
Mountain lion
Southern mule deer

2. Lake Hodges Segment

The Lake Hodges Segment is located in west-central San Diego County, west of Interstate 15, north of the City of San Diego, and east of Rancho Santa Fe (Figure 1-1). The take areas currently covered by the Lake Hodges Segment (LHS) apply only to areas in which property owners have completed negotiations with the Wildlife Agencies and the County (Figure 1-2).

The LHS covers roughly 8,874 acres. The majority of the land is currently vacant, with approximately 512 acres of agricultural uses and a few scattered homes. Four major projects are located in this Subarea: Rancho Cielo, 4S Ranch, Santa Fe Valley and the Madura Subdivision. These projects are a mix of new communities with urban level uses, and low density residential developments with a variety of private and public support facilities. Additional land owned by the City of San Diego, which exists as a peninsula within Lake Hodges and north of the Lake, is included in the LHS, but is not counted as part of the County's total number of preserved acres, nor is it subject to the County's Subarea Plan. A parcel of mitigation land purchased by the California Department of Transportation (CalTrans) north of Lake Hodges and an area created as a mitigation bank by The Environmental Trust for Bernardo Mountain are also included in the LHS.

The area is traversed by the Del Dios Highway, and crisscrossed by dirt roads. Various utility lines, including electrical and water, currently cross portions of the LHS. The San Dieguito River runs through the central portion of the LHS, generally paralleling the Del Dios Highway. Lake Hodges extends partially into the northeast boundary of the LHS.

The information used in the formulation of this Subarea Plan and maps was derived from a number of sources. Acreage totals are as accurate as possible based on the data available from various sources including preliminary planning documents as well as documents for projects in the final engineering stages. It should be anticipated that the acreage of the various habitat types, and the species dependent upon them, will vary over time due to natural succession, recovery from fire, or other natural causes. The natural variation is accommodated in the design of the preserve.

The LHS preserve is a combination of: (1) projects that have been approved; (2) properties on which negotiations for open space have been completed; and (3) publicly owned lands. Figure 1-3 of the County Subarea plan depicts the preserve and development area for the Lake Hodges Segment. The preserve consists of the open space areas set aside in connection with the following projects: (1) Rancho Cielo, (2) 4S Ranch, (3) Santa Fe Valley and (4) Madura projects. The major amendment areas are not shown on Figure 1-3. Agreements between the landowners, County staff, U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) were concluded on all four private projects, either to establish "hard lines," for the LHS preserver or as part of the 4(d) Habitat Loss Permit process. Rancho Cielo, Santa Fe Valley, and the Madura Subdivisions have completed the land use and zoning approval process. Land use approvals are not complete for 4S Ranch.

2.1. Segment Biology

Table 2-1 presents the existing amounts of vegetation communities in the LHS, as well as the amounts of vegetation communities within the proposed preserve.

Table 2-1: Biology of the Lake Hodges Segment

HABITAT	ACRES	ACRES PRESERVED	PERCENT PRESERVED
Coastal sage scrub	3,379.83	2,600.85+	77% +
Coastal sage scrub/Eucalyptus	67.40	37.3	55%
Southern mixed chaparral	1,877.62	1,422.55	76%
Southern maritime chaparral	17.50	14.50	83%
Native grassland	81.70	60.40	74%
Oak woodland	22.69	19.10	84%
Oak riparian woodland	25.75	25.75	100%
Sycamore alluvial woodland	6.90	5.20[1]	75%
Mule fat scrub	11.53	9.53	83%
Willow scrub	32.33	23.89	74%
Freshwater marsh	67.20	57.30	85%
Water	31.80	18.90[2]	59%
Vernal pools	0.20	0.16	80%
Willow forest	21.70	21.70	100%
Tamarisk scrub or disturbed wetland	4.90	4.90	100%
Alkali meadow	1.10	0.9	82%
Wetland swale/ecotone	6.70	1.70[3]	25%
Unvegetated channel	17.80	16.50	93%
Non-native grassland	941.6	156.6	17%
Eucalyptus woodland	444.00	50.10	11%
Agricultural lands	512.20	38.00	7.4%
TOTAL	7,568.45[4]	4,588.73	61%

Notes:

1. Reduction in area of wetland habitats will be mitigated on the projects which are processed to maintain the "no net loss" standard for wetland habitats. However, on the regional scale, the loss is shown in the subarea plan because the mitigation to maintain the no net loss standard has not been identified for all projects. The Santa Fe Valley and 4S Ranch projects will require revegetation to mitigate for the loss of wetlands.

2. All open water exists as agricultural ponds. Some do not fill every year and will be modified or eliminated on individual projects.

3. In most cases, wetland swale/ecotone has been disturbed by previous agricultural activities.

4. This total and the total acres preserved do not include ruderal and disturbed habitat. That is why the total acreage of habitats does not match the total acres of land within the Lake Hodges Subarea Plan and the total acres preserved listed here as 4,588.73 does not match the total preserve area in table 2-6.

The dominant vegetation types shown on the MSCP vegetation maps for the LHS are grassland, coastal sage scrub (CSS) and chaparral. The MSCP vegetation mapping does not distinguish between native and non-native grasslands. Subsequent field mapping has shown that non-native grassland makes up the majority of the grasslands in this vegetation category.

2.2. Covered Species List

The LHS will also provide conservation benefits for uncovered species. Additional species not covered, together with those of the 85 species covered by the MSCP plan, totals 114 species. Not all species designated on the MSCP list occur within this Segment. (Attachment 1 contains a list of Sensitive Species Observed within the LHS.)

2.3. Existing and Planned Land Uses Within the Lake Hodges Segment

2.3.1. Existing Land Uses, General Plan Designations and Zoning

The Lake Hodges Segment (LHS) is generally vacant, with some agriculture (mostly grazing, nurseries, and some tree crops) and a few scattered homes. Some utilities, notably electric and water lines, cross the area. Table 2-2 illustrates existing land uses.

Table 2-2: Existing Land Uses in the Lake Hodges Subarea Plan

LAND USE	ACRES	PERCENTAGE
Natural	7,138.97	79%
Agriculture/grazing	512.20	6%
Developed/disturbed	1,378.83	15%
TOTAL:	9,030.00	

The LHS is located in the San Dieguito Community Planning Area. The four main private projects are generally designated as Specific Plan Area, with various densities. The land owned by the City of San Diego is designated as (22) Public Semi-Public and (24) Impact Sensitive. Zoning varies through all of the properties. The majority is zoned S88 Specific Planning Area Use Regulations with varying densities. Rancho Cielo has areas of S80 Open Space zoning as well as RR1 Residential zones and a small amount of commercial. Upon completion, the Community Plan envisions a variety of low density and higher density residential areas complete with necessary public services, large areas of natural open space and a variety of recreational facilities.

2.3.2. Planned Land Uses and Mitigation for Covered Projects

The LHS consists of four land development projects, including Rancho Cielo, 4S Ranch, Santa Fe Valley and the Madura subdivision, two areas owned by the City of San Diego, a small CalTrans mitigation site and a mitigation bank owned and operated by The Environmental Trust.

2.3.2.1. Rancho Cielo

The Rancho Cielo ownership consists of 1,487 acres of land with recorded maps, and an additional 245 acres for which maps have not been processed. Thus, the total ownership within the LHS is 1732 acres. The project is located in the northern portion of the LHS. Approximately 442 homes, 2 commercial areas, 2 water storage tanks, a village center and an equestrian center may be constructed on roughly 603 acres within the areas of recorded maps.

Take of gnatcatchers was authorized through an Interim Habitat Loss Permit (HLP 94-003). The HLP allowed up to 64.97 acres of CSS to be impacted. In addition to the 847 acres of open space being provided, the landowner will revegetate 27.12 acres, allow the recovery of 16.24 acres and provide conservation easements that will create a 1,000 foot wide wildlife corridor. This corridor is a portion of a major linkage identified by the

MSCP consultants as the "Hodges Reservoir to La Costa Linkage." After all mitigation measures are complete and open space set aside, 883 acres of natural open space, including the special mitigation measures associated with the Habitat Loss Permit, are planned for the project. This open space is proposed to be part of the preserve. Within the open space there are seven lots permanently dedicated in an open space easement as of December 1996. Table 2-3 illustrates existing approved land uses.

The open space, corridor and other mitigation measures included in the HLP are incorporated into the Subarea Plan.

Mitigation for Rancho Cielo is in the form of dedication of a permanent open space easement.

Table 2-3: Rancho Cielo Land Uses

LAND USE	ACRES
Open Space	883.49
Residential Development, Roads and Utilities	554.47
Equestrian Center	19.38
Commercial Lots	29.40
Area M proposed for village development	245.60
Total:	1,732.00

2.3.2.2. 4S Ranch

4S Ranch is located on approximately 3,525 acres in the eastern portion of the LHS. Approximately 634 acres were the subject of a previous project that resulted in the construction of a business park and apartment/condominiums as well as 176 acres of open space lands and 156 acres for future planning. This 634 acres is included in the Subarea Plan since an agreement has been made on the future planning area. The remaining 2,891 acres are currently designated as Future Urban Development Area (FUDA) and (21) Specific Plan Area (Future Development). The landowner has been processing a General Plan Amendment and Specific Plan to allow development on this portion of the property over the past several years.

The proposed Specific Plan defines a planned community of various types of residential, commercial, institutional, recreational, open space and other public uses consistent with

the previously developed industrial park and apartments/condominiums. Proposed land uses are shown below in Table 2-4.

In response to the MSCP planning effort, the landowner voluntarily entered into negotiations with the USFWS, CDFG and the County in mid-1994. The result of these negotiations was a defined boundary or "hard line" for the 2,891 acre portion of the Specific Plan Area that allowed a development area of 1,279 acres, with the remaining 1,612 acres being designated as permanent open space. Of the 634 acre piece that was the subject of a previous Specific Plan including the future planning area, 248.7 acres will also be included as permanent open space for a total of 1,877 acres. This area has been incorporated into this Subarea Plan.

Table 2-4: 4S Ranch Proposed Land Uses

LAND USE	ACRES
Residential	1,051
Office professional /commercial	32
Light industrial	159
Mixed uses	52
Roads	120
Managed open space	142
Schools	20
Utilities	18
Park	61
Natural open space	1,870
Total:	3,525

Mitigation for 4S Ranch shall consist of:

- Dedication of 1,612 acres as permanent natural open space as shown on the preserve area map, with 569 acres of the 1, 612 acres constituting excess mitigation that can be sold or used to mitigate impacts of other projects in the County of San Diego. A mitigation bank or other mechanism may be created in order to facilitate sale of the 569 acres of excess mitigation credit.

2.3.2.3. Santa Fe Valley

The Santa Fe Valley project is located in the western portion of the LHS on approximately 3,163 acres. This land is held by eighty-five different owners. The Specific Plan for the Santa Fe Valley project was adopted by the Board of Supervisors on December 15, 1995. The project is a recreational residential development that will consist of approximately 1,200 homes of varying densities on 1,289 acres.

In response to the MSCP Planning effort, the major land owners whose land is subject to the Santa Fe Valley Specific Plan, entered into voluntary negotiations with the County, USFWS, and CDFG in 1994. These negotiations resulted in establishment of hard lines showing areas of development and areas of preservation. As a result of these negotiations, 1,411 acres will remain as permanent open space and has been incorporated into this Subarea Plan. The EIR for the project recognized the dedication of these 1,411 acres of land as permanent natural open space. The EIR also recognized dedication of appropriate areas in the portion of the Specific Plan Area near Lusardi Creek and the eastern portion where special area designators require avoidance of sensitive habitats. If further mitigation is required for impacts for Santa Fe Valley, acquisition of land within the LHS from willing sellers in the Lusardi/Creek/San Dieguito River corridor is planned.

Two types of open space have been identified in the Specific Plan for Santa Fe Valley, Open Space I and Open Space II. The majority of the land that will be placed in permanent natural open space is identified as Open Space I as part of the Specific Plan. Areas of Open Space I will be dedicated as easements when Tentative Maps are approved for land with Open Space I designation. Open Space II identifies lands that will support both active and passive recreational uses. Additional lands, within areas identified as Open Space II, will be left in natural open space as part of major use permits for golf courses and other active recreational uses. As a result of lands set aside as either Open Space I or Open Space II, nearly half of the property (1,411 acres) will be left as natural open space.

In addition to the area specifically identified as open space in the Santa Fe Valley Specific Plan, other lands will be left in open space as a result of the processing of maps and use permits within the project area. There will also be a special area designator placed on portions of the southwestern corner and the area of smaller lots in the eastern portion of the Specific Plan Area. The designator is designed to address protection of sensitive coastal sage scrub and vernal pool habitat and will also result in open space easement dedication. In addition to the 1,411 acres of land set aside as permanent open space under the designation Open Space I and II, the EIR for Santa Fe Valley requires as mitigation dedication of appropriate areas in the portion of the Specific Plan Area near Lusardi Creek and the eastern portion where special area designators required avoidance of sensitive habitats. If further mitigation is required for impacts from the Santa Fe Valley project, land will be acquired from willing sellers in the Lusardi Creek/San Dieguito River corridor for the purpose of enlarging and enhancing the function of the corridor. Proposed land uses for the Santa Fe Valley Specific Plan are shown on Table 2-5.

Table 2-5: Santa Fe Valley Proposed Land Uses

LAND USE	ACRES
Open Space I (permanent open space)	1,404
Open Space II (golf course, other uses and open space)	374
Residential	1,287
Commercial	40
Community facilities	58
Total:	3,163

2.3.2.4. Madura Subdivision

The Madura Subdivision consists of 14 lots and a Planned Residential area. The approved project is located in the central portion of the LHS within the Rancho Cielo SPA. Approximately 142 acres of the 181 acre project site are located in permanent open space. Only two land uses will occur on the site when it is developed; 39.7 acres of residential development and 142 acres of open space.

In addition, approximately 30 acres of CSS located off-site will be provided as mitigation. The off-site parcel will be adjacent to the County's 1,000 Sycamore Canyon Regional Open Space Park or other location as approved and in conformance with the County's Biological Mitigation Ordinance.

The development/open space line allowed on HLP 94-002 is incorporated into this Subarea Plan.

Mitigation for the Madura project consists of dedication of two open space easements and a 30 acre off-site mitigation parcel, located in San Diego County, just west of Sycamore Canyon Road within the City of Poway's sphere of influence. The off-site mitigation parcel is located north of and adjacent to the County's 1,000 acre Sycamore Canyon Regional Open Space Park.

2.3.3. Remaining Land within the Lake Hodges Segment

Land under the ownership of the City of San Diego exists surrounding Lake Hodges as part of the ownership of the Lake. This lake land is not addressed in the LHS because it is included in the City of San Diego Subarea Plans.

Additional land, approximately 19 acres, has also been acquired by the California Department of Transportation (CalTrans) north of the reservoir and just east of the City lands. The majority of the vegetation at this site is Coastal sage scrub. Furthermore, additional lands which partially surrounds and includes Bernardo Mountain are under the control of The Environmental Trust. This land, consisting of approximately 279 acres, is intended to be utilized as a mitigation bank. Approximately 59 acres of it is located in the unincorporated area. It contains Coastal sage scrub, some Southern mixed chaparral and smaller amounts of Oak woodland and Riparian oak woodland.

2.4. Land Use Summary/Preserve Description

At build out, the Lakes Hodges Segment will generally include a mix of urban uses and rural areas consisting of pockets of homes at varying densities set amid large expanses of natural open space. Table 2-6 summarizes the planned land uses for the entire Lake Hodges Subarea.

Table 2-6: Lake Hodges Subarea Plan Proposed Land Uses

LAND USE	ACRES	PERCENTAGE
Residential	3,177.5	35.0%
Commercial	101.7	1.1%
Industrial and mixed uses	211.0	2.3%
Public Facilities*	260.0	2.9%
Equestrian center, golf course and managed open space	536.0	5.9%
Preserve	4,743.3	53.0%
Total:	9,029.2**	

* Includes parks, schools, circulation element roads, recreation facilities, water and wastewater facilities, and fire stations.

** Excludes major and minor amendment areas.

The resultant preserve will consist of 4,743 acres in the configuration shown on the Lake Hodges Segment, Figure 1-3. The preserve includes more than 2,600 acres of Coastal sage scrub, 1,422 acres of Southern mixed chaparral, 14.5 acres of Southern maritime chaparral, 60 acres of native grassland, 105 acres of Oak and Riparian woodlands and scrub, and 79 acres of marsh and wet meadow. The preserve also protects a major portion of the Hodges Reservoir-San Pasqual Valley

Core Area identified in the Draft MSCP, as well as providing the vital regional linkage to the northwest to the Carlsbad/La Costa region. This is the primary connection between these two regions for the California gnatcatcher. After development of the projects in the LHS, habitat for at least 74 pairs of gnatcatchers will remain (70% of pairs within this Segment or 3.7% of the total population), plus there will be additional territories preserved by the Special Area Regulations Designators on the Santa Fe Valley Specific Plan. It is expected the number of territories will increase as the vegetation recovers from large fires in 1990.

The Lakes Hodges Segment is located within an important regional section of the MSCP. The areas of open space preserved in this plan contain a variety of unique and sensitive communities as outlined above. Its value is enhanced because of the location relative to the coastal regions. The land included within the preserve has a configuration of large blocks of self sustaining habitat especially in the northern portion of 4S Ranch and portions of Santa Fe Valley. In those areas, existing populations of the threatened California gnatcatcher and other sensitive species will remain. In addition, the preserved land in this plan includes linkages and connections to other areas to the northwest and east. These linkages will ensure a continual dispersal interaction with other populations of sensitive species in the region. Therefore, the size of the preserve and variety of vegetation communities contained within the open space on the plan will allow significant conserved habitats and resident species to remain viable over the long term.

Attachment 1 includes the species of plants and animals considered sensitive that occur within this area. These include reptiles associated with coastal sage scrub such as San Diego banded gecko, San Diego horned lizard, Coronado Island skink, orange throated whiptail, silvery legless lizard, coastal rosy boa, San Diego ringneck snake, and northern red diamond rattlesnake. The southwestern pond turtle and western spadefoot toad habitats along the San Dieguito River and nearby ponds will also be protected. Riparian species of birds and birds which inhabit coastal sage scrub such as the Southern California rufous-crowned sparrow, and Bell's sage sparrow in addition to the gnatcatcher will be protected under this Subarea Plan. The Golden eagle which inhabits this region will also be protected under the Lake Hodges Segment because it maintains large foraging areas and protects the primary nesting sites within the Del Dios gorge.

2.5. Land Uses Adjacent to the Preserve

General guidelines and directives are given in section 1.10.

2.5.1. Fuel Modification Zones

Within the LHS the general guidelines of section 1.11 apply, but with the zone boundary modified by project circumstances as follows. In Santa Fe Valley and 4S Ranch, the fuel modification zone is not part of the preserve. In Rancho Cielo, the fuel modification zone may occur outside of the individual homeowner lots, however, it is not counted as part of the preserve. The fuel modification zone for Rancho Cielo is a maximum zone, and may be reduced.

2.6. Preserve Ownership and Conveyance

Ownership of land and the dedication and conveyance sequence for easements within the preserve will vary. For the Madura property, the land will remain in private ownership but will have an open space easement dedicated to the County. The easement dedicated to the County was required to be recorded prior to approval of the final map.

In the case of Rancho Cielo, the dedications of the open space easement for much of the original project have occurred.

For 4S Ranch, if approved by the Board of Supervisors, portions of the land along Lusardi Creek and the remainder of the land to be preserved will be placed in conservation easements in an agreed upon phased process with recordation of specific final map units. A mitigation bank or other mechanism may be proposed to facilitate the sale or use of the 569 acres of excess mitigation credit on the 4S ranch to mitigate impacts of to other projects in the County of San Diego. An open space easement will be dedicated to the County that will allow for such a sale or use of the 569 acres of excess mitigation credit at the time of recordation of the first final map unit located anywhere within the 2,891 acre specific plan area. The easement will be rededicated as a conservation easement as credits for mitigation are conveyed to other projects.

For Santa Fe Valley, the specific preserve ownership patterns have not been fully determined. However, a Habitat Management Plan is required by the Specific Plan to address ownership and management issues. The Specific Plan identifies two types of open space areas, Open Space I and Open Space II. Open Space I will be preserved in its entirety in separate parcels, as part of the Specific Plan. Open Space II allows a number of other uses with the final configuration of open space to be determined at the time that subdivision maps or use permits are processed on the property. At a minimum, the lands within the preserve will be the subject of open space easements dedicated to the County and the open space will be managed consistent with the Management Plan prepared for the Santa Fe Valley Specific Plan.

A land transfer has taken place to transfer in fee title 327 acres to the County Department of Parks and Recreation. It is anticipated that lands will continue to be conveyed to either a conservation trust, the San Dieguito River Park or the County Department of Parks and Recreation. Lands which may be included in such a transfer are Open Space I lands and possibly some Open Space II lands which have been identified to be maintained as natural open space.

Lands that were not transferred in fee title prior to Specific Plan approval, will be conveyed into the preserve as the projects are approved. In those cases, as a subdivision map is processed on a piece of property, the subdivider will be required to dedicate open space easements in conformance to the Specific Plan. Usually, the condition requires that the dedication occur prior to the approval of the Final Map. Therefore, the assemblage of the preserve in the Santa Fe Valley area will be staggered. However, three of the major property owners have Tentative Maps included in the draft Environmental Impact Report (EIR) for Santa Fe Valley and an additional

owner is proposing another Tentative Map which is in progress. These maps together will result in the preservation of a major large amount of open space in the Subarea Plan.

Other lands in the Segment include land on which The Environmental Trust has an agreement for a mitigation bank. That land is located on the eastern edge of the Subarea, just north of Lake Hodges. While this mitigation bank extends into the incorporated area, approximately 59 acres are located in the unincorporated area. Another piece of land within the Segment, approximately 19 acres just north of Lake Hodges, is under the ownership of the California Department of Transportation (CalTrans) as a mitigation for a CalTrans project elsewhere. The City of San Diego also owns land included within the Subarea totaling approximately 361 acres. This land is not identified within the Subarea Plan in the City of San Diego for Lake Hodges.

2.7. Land Uses Allowed Within the Preserve

Permitted uses within the preserve are detailed in section 1.9.

2.7.1. Existing Uses

As described in 1.9 and above, the preserve areas created through open space easements will generally prohibit any uses other than those specified. In the 4S Ranch property, specific uses that will continue in the preserve include: horseback riding, mountain biking, fishing, low impact recreational uses, water wells, pumps and associated facilities, dams, roads and trails, grazing, public utilities and hunting consistent with the approved Habitat Management Plan. However, until all of the areas of open space have been dedicated through processing of maps, there may be a continuation of existing uses within areas shown as preserve.

2.7.2. Public Access and Recreation

In addition to the access and recreation activities indicated in 1.9.2, public access and passive recreation are permitted uses within specified areas of the preserve on the Santa Fe Valley and 4S Ranch portions of the preserve. The location of access points, new trails and facilities, and a public control plan will be included in the framework habitat management plans and the area-specific management directives.

The Santa Fe Valley Specific Plan area shows a trail extending through the San Dieguito River and to the east as well as a trail diagonally across the central portion of the plan area connecting to the east loop road and Four Gee Road. The access points will be adjacent to the Del Dios Highway north of the bridge crossing of the San Dieguito River and adjacent to the proposed Transit Center. The 4S Ranch project will include a public trail through the Lusardi Creek portion of the site, on the southern end of the project.

2.7.3. Infrastructure

General guidelines are given in 1.9.3.

Figure 6-2 of the Santa Fe Valley Specific Plan illustrates the existing infrastructure and 6-3 shows the proposed infrastructure that will be necessary for the development of Santa Fe Valley. For the most part, the proposed infrastructure occurs outside of the Open Space I areas. Proposed infrastructure would extend sewer lines through the golf course on the west edge of the Specific Plan Area. Since portions of the golf course are to remain in open space, the proposed infrastructure would impact some of them. However, the existing infrastructure for the Santa Fe Valley already supports 12 inch water lines through the central portion of the Specific Plan Area and a regional aqueduct traversing through the western portion of the site, both in areas where the land is proposed to be preserved as open space.

Figure 10 of the Rancho Cielo Mitigation Plan dated April 14, 1995 shows the areas of sewer and water easements through the areas of natural open space. There are several small water and sewer easements through the open space areas and they were accounted for in the Habitat Loss Permit processed for the project.

4S Ranch proposes to have off-site water transmission lines to the project as well as off-site reclaimed water lines connecting to the treatment facility on 4S Ranch. While it is planned that only one of the off-site pipeline corridors will traverse the open space preserve, it may be necessary for others to do so as well as the project is refined.

Mitigation for disturbance inside the preserve due to infrastructure necessary to support the project shall be as required in Section 2.8.

2.7.4. Scientific and Biologic Activities

See section 1.9.4 for details and requirements.

2.7.5. Emergency, Safety and Police Services

While brush management will be conducted outside the preserve, it may be desirable to carry out programs and activities designed to reduce the possibility of catastrophic wildfires that could destroy much of the Lake Hodges Segment preserve. Such activities may include controlled burns and fuel load reduction carried out in accordance with section 1.9.5.1.

All Law enforcement, medical, rescue, and emergency agencies shall be allowed unrestricted access to the preserve as detailed in Section 1.9.5.

2.8. Statement of Mitigation

2.8.1. Mitigation for Covered Projects

Covered Projects shall consist of 4S Ranch, Rancho Cielo, Santa Fe Valley and the Madura Subdivision. The Take Authorizations cover all activities that were identified in the project descriptions including but not limited to all construction and land disturbance/alteration necessary, either on or off-site, within or outside of the preserve, to complete and operate the project. Mitigation shall generally consist of participation in the subarea planning process and the dedication or transfer ownership of an appropriate amount of natural habitat to the LHS preserve as identified in Section 2.3.2. of this Subarea Plan. This may involve transferring fee title of the affected land to an acceptable private and/or public entity, or retention in private ownership with the recordation of suitable conservation easements.

Biological mitigation for wetlands shall be in accordance with the federal policy of "no net loss" of wetland functions and values plus the U.S. Environmental Protection Agency's Section 404(b)(1) guidelines (40 C.F.R. Part 230).

2.9. Interim Protection/Long-term Protection

Existing County regulations and ordinances, as well as project Specific Plans, will provide both interim and permanent protection. No proposed project within the LHS will be approved by the Board of Supervisors without a determination of conformance with the LHS. No grading will be done within the LHS Preserve without a determination of conformance with the LHS by the Director of the Department of Planning and Land Use of the County of San Diego.

2.10. Habitat Management Plan

A Framework Management Plan will be created by the County as indicated in 1.7. This will act as the guide for all future Habitat Management Plans in the LHS as well as the other Segments of the Subarea Plan.

A Habitat Management Plan for the portion of the LHS preserve located in Rancho Cielo was included as part of the Mitigation Plan for the Habitat Loss Permit. Because the Madura project is of smaller size, it has no specific management plan other than to maintain the area as open space. The 4S Ranch and Santa Fe Valley Specific Plans contain conditions that the proponents shall prepare and submit separate habitat management plans to the CDFG, USFWS and County prior to the recordation of the first final map within each project. The Habitat Management Plan for 4S Ranch and Santa Fe Valley will act as their area-specific management directives.

Additional Habitat Management Plans shall only be required for those portions of the preserve that remain in private ownership. Land which is transferred to public ownership shall be managed

by the accepting entity which may prepare a new habitat management plan or incorporate management into existing appropriate plans.

The Habitat Management Plan will include provisions for control of access, signage to prevent trespassing, trash and litter pickup, and other required activities. Any specific species surveys, censuses, biological monitoring and all and all other scientific research activities will be carried out consistent with the MSCP Plan. Any State and/or Federal agency proposing to perform such research in the privately owned portions of the preserve shall obtain permission and indemnify the landowner prior to the beginning of any such activities.

2.11. Focal Area for Directed Acquisition

Within this Segment, the corridor through Lusardi Creek is a focal area for directed acquisition as public funds become available.

ATTACHMENT 1

SENSITIVE SPECIES OBSERVED WITHIN THE LAKE HODGES SEGMENT

PLANTS

Acanthomintha ilicifolia -- Open space easement within the 4S-Ranch inset area.

Adolphia californica -- protected within Coastal sage scrub and chaparral throughout the subarea.

Arctostaphylos glandulosa ssp. *crassifolia* -- protected within maritime chaparral.

Artemisia palmeri -- protected within drainage areas.

Baccharis vanessae -- protected within Rancho Cielo.

Brodiaea orcuttii -- protected within tributaries to the San Dieguito River.

Ceanothus verrucosus -- protected within the chaparral on the north facing slopes on the south side of the Del Dios gorge.

Chamaebatia australis -- a small population of this species occurs within an area that has been subdivided and on which the "D" designator has been applied.

Comarostaphylis diversifolia ssp. *diversifolia* -- protected along the Del Dios gorge area as well as along the San Dieguito River.

Dudleya variegata -- protected within the northeastern portion of the Santa Fe Valley Specific Plan Area.

Dudleya viscida -- protected within Del Dios gorge.

Ferocactus viridescens -- protected on the slopes in the northeastern portions of the Santa Fe Valley Specific Plan Area.

Iva hayesiana -- protected in the areas of open space in the drainages.

Juncus acutus var. *leopoldii* -- protected in areas of open space in the drainages.

Quercus dumosa -- protected in the open space areas along Lusardi Creek.

Selaginella cinerascens -- protected in open space within areas of chaparral and Coastal sage scrub.

BIRD SPECIES

American kestrel -- adequate habitat is maintained around Eucalyptus trees and the San Dieguito River.

Barn owl -- adequate habitat in cliffs and trees in open space.

Bell's sage sparrow -- adequate habitat is maintained within the subarea on all of the projects due to the inclusion of large areas of Coastal sage scrub as open space.

Black crowned night heron -- adequate foraging habitat is maintained in pond areas within the subarea.

Blue gray gnatcatcher -- adequate foraging habitat for this winter visitor is maintained in the riparian and chaparral portions of the subarea.

Blue grosbeak -- adequate habitat is maintained for this species in the riparian portions of the subarea.

California gnatcatcher -- The pre-development estimates of the number of gnatcatchers from the large development projects is 105 pairs. After the projects are developed, there will be habitat remaining of at least 74 pairs plus additional territories regulated by the Design designators on the Santa Fe Valley plan. The number of territories remaining will probably increase as the vegetation recovers from large fires in 1990 and is expected to provide habitat for an estimated 74 pairs of gnatcatchers.

California horned lark -- some habitat is maintained in the area of Lusardi Creek and the native grassland in 4S ranch, however, the majority of its habitat existing in the area is fallow agricultural fields.

Cooper's hawk -- adequate habitat is maintained within riparian and drainage courses.

Downy woodpecker -- adequate habitat for this species is maintained in the riparian woodlands throughout the subarea.

Golden eagle -- adequate habitat for the golden eagle is protected in the large areas of open space associated with the proposed subarea plan. Nest sites are protected within the Del Dios gorge.

Grasshopper sparrow -- adequate habitat for this species is maintained in the grassland area in the northern portion of 4S Ranch.

Great blue heron -- adequate habitat for this species is maintained in the wetland portions of the subarea.

Great egret -- adequate foraging habitat for this species is maintained along the San Dieguito River.

Green heron -- adequate foraging habitat for this species is maintained along the San Dieguito River around ponded areas and the San Dieguito River.

Loggerhead shrike -- adequate habitat for this species is maintained in the western portion of the subarea plan.

Merlin -- adequate foraging habitat is maintained in the western portions of the subarea and areas around Lake Hodges.

Northern harrier -- large areas of habitat suitable for this species is maintained within the grassy areas of northern 4S Ranch and adjacent lands in Santa Fe Valley.

Prairie falcon -- adequate foraging habitat is maintained in the western portions of the subarea and areas around Lake Hodges.

Rufous crowned sparrow -- adequate habitat is maintained within the subarea within the Santa Fe Valley area.

San Diego cactus wren -- areas inhabited with this species or a high potential for it occur in the open space areas along the northeastern side of Lake Hodges.

Turkey vulture -- adequate foraging habitat is maintained in the open areas of the subarea.

White tailed kite -- adequate open land and riparian habitat is maintained within the subarea for this species.

Yellow warbler -- adequate habitat is maintained along the San Dieguito River and Lusardi Creek.

REPTILES AND AMPHIBIANS

Coronado Island skink -- adequate habitat for this species is protected within the open space along Lusardi Creek and other areas of Coastal sage scrub.

Granite spiny lizard -- adequate habitat for this species is protected in the areas of chaparral and Coastal sage scrub that are preserved.

Northern red diamond rattlesnake -- adequate habitat for this species is protected in the areas of chaparral and Coastal sage scrub that are preserved.

Orange throated whiptail -- adequate habitat for this species is protected in the areas of Coastal sage scrub that are being set aside in the preserve.

San Diego horned lizard -- large areas of habitat for this species are being protected in the open space preserves within the Coastal sage scrub and chaparral habitats.

Western pond turtle -- adequate habitat for this species is protected along the San Dieguito River and Lusardi Creek.

Western spadefoot toad -- adequate habitat for this species is protected in the riparian and pond areas.

Western whiptail -- adequate habitat for this species is protected in the areas of chaparral and Coastal sage scrub.

MAMMALS

San Diego black-tailed jackrabbit -- adequate habitat for this species is protected in areas of chaparral and Coastal sage scrub that are preserved.

San Diego desert woodrat -- adequate habitat for this species is protected in areas of chaparral and Coastal sage scrub that are preserved.

INVERTEBRATES

San Diego fairy shrimp -- found within the vernal pools on the southwestern portion of the Santa Fe Valley site. This species is protected by special "D" design designators.

3. South County Segment

The South County Segment (SCS) includes about 82,767 acres within the County jurisdiction in the southwest section of the County (see Figures 1-2, and 1-3 for Covered Projects and Preserve Areas). The planning area generally includes lands south of Jamacha Boulevard and South Bay Parkway, including the lower drainage basins of the Sweetwater, Otay, and the Tijuana Rivers. On the southwest, the plan includes the westernmost parcel of Otay Ranch south of Telegraph Canyon Road and extends south to the International Border south and east of Otay Lakes. To the northeast, the plan includes State, County, and other parcels on McGinty Mountain. On the east, the plan covers substantial areas south of Campo Road (State Route 94), excluding the rural communities of Jamul and Dulzura. In the extreme southeast, the plan includes Bureau of Land Management (BLM) and California Department of Forestry lands in the San Ysidro Mountains (Otay Mountain), and the lower western slopes of Tecate Mountain; it also includes BLM parcels southeast of Dulzura and north of State Route 94.

The plan includes two outlying areas on McGinty Mountain to the north and BLM lands north of Highway 94 and east of Dulzura (Engineer Springs, White Mountain).

During the development of the SCS, efforts were made to accurately reflect approved projects. This document is not intended to supersede the regulatory approval requirement for any property or to supersede any condition in existing County permits or maps. To the extent that there is a conflict between the articles of this document and permit conditions, the permit conditions shall prevail. The Otay Ranch project is the one exception to this rule. The project proponent is involved in negotiations with the County, the City of Chula Vista, and the Wildlife Agencies which will require changes to the existing plan.

Within the 82,767 acres of the SCS, the open space includes about 48,240 acres (see Table 1). The SCS covers substantial areas around the urban fringe of southwest San Diego County, from the International Border to the Sweetwater River drainage, including major parts of the San Miguel, San Ysidro and Jamul Mountains. The proposed preserve area includes much of the river bottom lands within County jurisdiction of the Otay River and the Sweetwater River above the Sweetwater Reservoir to Highway 94. Substantial habitat areas include Otay Mountain (with almost contiguous connections east toward Tecate Peak), the lower Otay River and Otay Lakes, the bulk of the Jamul Mountains, with linkages to the large area including San Miguel Mountain and upper Sweetwater River south of Highway 94 and Willow Glen Drive. These latter lands link up with U.S. Forest Service lands, including the Hauser and Pine Creek Wilderness areas, and ultimately to other State and Federal managed lands covering much of the eastern one-half of San Diego County.

The SCS presently covers five private development plans: Otay Ranch, Hidden Valley Estates, Pointe San Diego, Las Montañas, and parts of Loma del Sol. All of these projects have been designed with natural open space areas and make up the bulk of the

private preserved areas in the SCS (both on-site and off-site from the project development areas). An additional proposed private development plan, San Miguel Partners (located south of Sweetwater Reservoir) is in the planning stages in the City of Chula Vista. Although this project is currently within the County of San Diego jurisdiction, it is being preplanned by the City of Chula Vista and will likely be annexed to the City.

The SCS also includes lands owned by non-governmental entities, such as The Nature Conservancy (TNC) lands on McGinty Mountain, and private mitigation banks including those managed by The Environmental Trust (TET) on McGinty Mountain, O'Neal Canyon and Marron Valley.

The SCS also includes public lands with natural open space areas pledged for conservation purposes by the Federal BLM and Fish and Wildlife Service, State of California Department of Forestry and Department of Fish and Game, the City of San Diego, and the County of San Diego, including Rancho San Diego purchased by the County, CalTrans, and San Diego Association of Governments (SANDAG) and is now part of the National Wildlife Refuge System.

Other public agencies, including the Sweetwater Authority, the Otay Municipal Water District have prepared plans. These habitat plans will substantially add to the presently proposed preserve area extent and biological function.

3.1. Key Aspects of the SCS Plan Preserve

From northeast to west and south, the covered projects preserve substantial high value habitat areas within the SCS. On McGinty Mountain, a combination of lands owned and managed by The Environmental Trust, State of California, San Diego County and The Nature Conservancy cover much of the top of McGinty Mountain. These lands are separated from other lands in the Segment Plan Preserve by Jamul Drive and parts of rural Jamacha and Jamul. South of Jamul Drive, the approved Loma Del Sol Habitat Loss Permit (HLP) area, Las Montañas and BLM parcels form a contiguous core and linkage to Hidden Valley Estates.

Northwest of Hidden Valley Estates, undeveloped portions of the National Wildlife Refuge property cover the bottomlands and slopes along both sides of the Sweetwater River. To the northeast, north of Sweetwater Reservoir, preserved lands within Pointe San Diego extend on both sides of Jamacha Boulevard to the lower slopes of Dictionary Hill. East and south of the Sweetwater Reservoir, off-site mitigation parcels acquired by Pointe San Diego and Hidden Valley Estates, as well as Sweetwater II (part of the Rancho San Diego/RTC purchase) are included in the proposed preserve.

South of Proctor Valley, the Otay Ranch Jamul Mountains parcel (and a large BLM ownership) protect much of the Coastal sage scrub and Chaparral habitats. Immediately around Upper and Lower Otay Reservoirs, the City of San Diego and the County Park

protect substantial lake and Coastal sage scrub (CSS) vegetation. The Otay Valley parcel of Otay Ranch and the Otay River Valley Regional Park protect most of the bottom lands and lower slopes along the Otay River, including Riparian scrub, grasslands, and Coastal sage scrub.

South of Lower Otay Reservoir, BLM, County Park and County Detention Facility open space protects Coastal sage scrub habitats. The Environmental Trust, BLM, and Otay Mountain parcel of Otay Ranch protects most of the San Ysidro Mountains south of the Otay River. Farther to the east, California Department of Forestry lands link BLM lands on Otay Mountain with additional BLM lands east of Dulzura and east toward Tecate Peak.

3.2. South County Segment Biology

The methodology for gathering data on biological resources is set out in Chapter 1, Section 1.2.1. Table 3-1 indicates regional vegetation type totals derived from the MSCP regional vegetation database and is based on individual project boundaries digitized into the Geographical Information System (GIS) database. These data are only an approximation of the areas and resources identified in original project analyses. In all cases, the original approved open space maps and resource assessments take precedence over the summary regional data presented here.

The preserve area presently includes about 48,240 acres. The native vegetation of the South County Segment is dominated by Coastal sage scrub (19,542 acres) Chaparral (18,106 acres) vegetation. Chaparral/coastal sage scrub mix comprises about 637 acres of preserve land. Additionally, the largest stands of Southern cypress woodland (5,320 acres) in the United States exist on the slopes of Otay and Tecate Peaks in the South County Segment. Grasslands comprise about 1,172 acres; greater than 200 acres of the following habitats fall within the preserve area: Coast live oak riparian forest, Riparian forest, Oak woodlands, and disturbed habitats. The remaining habitats in the preserve are less than 200 acres each (see Table 3-1).

TABLE 3-1

CONSERVATION BY PROJECT IN SOUTH COUNTY SEGMENT

VEGETATION COMMUNITY	TOTAL SEGMENT	TOTAL PROJECTS		HIDDEN VALLEY		LAS MONTAÑAS		LOMA DEL SOL		OTAY RANCH	
		PRESERVED	TOTAL	PRESERVED	TOTAL	PRESERVED	TOTAL	PRESERVED	TOTAL	PRESERVED	TOTAL
Maritime succulent scrub	292	179	290	0	0	0	0	0	0	179	290
Coastal sage scrub (CSS)	31,977	20,969	25,300	480	762	253	407	73	126	8,143	11,225
Chaparral	22,066	17,801	19,124	811	935	84	318	0	0	1,795	2,750
Chaparral/CSS	156	151	156	0	0	1	1	0	0	125	130
Grassland	5,645	1,223	3,105	19	109	0	0	0	0	906	2,176
Fresh water marsh	313	175	253	9	9	0	0	0	0	114	166
Oak riparian forest	279	212	231	0	0	20	35	0	0	39	43
Riparian forest	503	283	336	0	0	0	0	0	0	0	0
Riparian woodland	8	8	8	0	0	0	0	0	0	8	8
Riparian scrub	870	543	631	0	0	0	0	0	0	389	403
Oak woodland	341	297	297	41	41	1	1	0	0	208	208
Tecate cypress forest	5,650	5,349	5,356	0	0	0	0	0	0	186	193
Eucalyptus	53	16	35	0	0	0	0	0	0	16	31
Open water	1,545	932	939	0	0	0	0	0	0	2	3
Disturbed wetlands	91	29	34	0	0	0	0	0	0	0	0
Natural flood channel	191	154	159	0	0	0	0	0	0	122	124
Disturbed	1,277	275	448	2	19	2	19	0	0	16	18
Agriculture/Developed	11,491	278	5,306	4	21	8	116	0	0	153	4,568
Unknown	19	0	0	0	0	0	0	0	0	0	0
TOTAL	82,767	48,874	62,008	1,366	1,896	369	897	73	126	12,401	22,336

TABLE 3-1 (CONTINUED)

CONSERVATION BY PROJECT IN SOUTH COUNTY SEGMENT

VEGETATION COMMUNITY	THE POINTE		BLM		STATE OF CALIFORNIA		CITY OF SAN DIEGO		COUNTY OF SAN DIEGO		RANCHO SAN DIEGO	
	PRESERVED	TOTAL	PRESERVED	TOTAL	PRESERVED	TOTAL	PRESERVED	TOTAL	PRESERVED	TOTAL	PRESERVED	TOTAL
Maritime succulent scrub	0	0	0	0	0	0	0	0	0	0	0	0
Coastal sage scrub (CSS)	426	644	4,544	4,555	280	577	3,803	3,891	312	457	1,448	1,449
Chaparral	44	49	11,849	11,849	1,502	1,502	837	840	15	17	16	16
Chaparral/CSS	0	0	22	22	0	0	3	3	0	0	0	0
Grassland	9	96	51	51	0	176	129	142	1	246	105	106
Fresh water marsh	0	1	0	0	0	5	50	50	2	22	0	0
Oak riparian forest	0	0	30	30	0	0	109	109	0	0	14	14
Riparian forest	0	0	0	0	0	0	116	116	0	48	167	172
Riparian woodland	0	0	0	0	0	0	0	0	0	0	0	0
Riparian scrub	1	11	18	18	0	5	130	133	1	57	4	4
Oak woodland	0	0	6	6	0	0	31	31	0	0	0	0
Tecate cypress forest	0	0	5,093	5,093	32	32	2	2	0	0	0	0
Eucalyptus	0	0	0	0	0	0	0	0	0	2	0	2
Open water	0	2	0	0	0	0	930	931	0	3	0	0
Disturbed wetlands	0	0	0	0	0	0	11	11	0	5	18	18
Natural flood channel	0	0	0	0	0	0	24	24	6	9	2	2
Disturbed	4	23	2	2	0	25	180	198	1	56	56	76
Agriculture/Developed	4	19	1	1	0	266	78	79	9	194	19	40
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	488	845	21,616	21,627	1,814	2,588	6,433	6,560	347	1,116	1,849	1,899

TABLE 3-1 (CONTINUED)

CONSERVATION BY PROJECT IN SOUTH COUNTY SEGMENT

VEGETATION COMMUNITY	TOTAL SEGMENT	TNC		TET		LAMBRON		CUYAMACA COLLEGE		RANCHO SAN MIGUEL	
		PRESERVED	TOTAL	PRESERVED	TOTAL	PRESERVED	TOTAL	PRESERVED	TOTAL	PRESERVED	TOTAL
Maritime succulent scrub	292	0	0	0	0	0	0	0	0	0	0
Coastal sage scrub (CSS)	31,977	214	214	993	993	328	328	36	63	1,589	1,684
Chaparral	22,066	358	358	490	490	442	442	0	0	271	272
Chaparral/CSS	156	0	0	0	0	0	0	0	0	0	0
Grassland	5,645	0	0	3	3	3	3	0	9	224	619
Fresh water marsh	313	0	0	0	0	0	0	0	0	5	5
Oak riparian forest	279	0	0	0	0	0	0	2	2	0	0
Riparian forest	503	0	0	0	0	0	0	0	0	0	0
Riparian woodland	8	0	0	0	0	0	0	0	0	0	0
Riparian scrub	870	0	0	0	0	0	0	0	0	0	0
Oak woodland	341	2	2	8	8			0	0	0	0
Tecate cypress forest	5,650	0	0	36	36	85	85	0	0	0	0
Eucalyptus	53	0	0	0	0	0	0	0	0	0	0
Open water	1,545	0	0	0	0	0	0	0	0	0	0
Disturbed wetlands	91	0	0	0	0	0	0	0	2	0	0
Natural flood channel	191	0	0	0	0	0	0	0	0	0	0
Disturbed	1,277	0	0	12	12	11	11	8	12	15	15
Agriculture/Developed	11,491	1	1	1	1	0	0	3	80	1	1
Unknown	19	0	0	0	0	0	0	0	0	0	0
TOTAL	82,767	575	575	1,543	1,543	873	873	49	168	2,112	2,604

Table 3-2: Biology of the South County Segment

HABITAT	ACRES	ACRES PRESERVED	PERCENT PRESERVED
Maritime Succulent Scrub	288	179	62%
Coastal Sage Scrub	25,255	20,642	81%
Chaparral	19,118	17,751	92%
Chaparral/Coastal Sage Scrub Mix	156	156	100%
Grassland	3,101	1,170	38%
Freshwater Marsh	254	173	68%
South California Live Oak Riparian Forest	228	209	92%
Riparian Forest	336	263	78%
Riparian Woodland	8	8	100%
Riparian Scrub	628	543	86%
Oak Woodland	298	298	100%
Tecate Cypress Forest	5,357	5,349	99.8%
Eucalyptus	36	18	50%
Open Water	937	931	99%
Disturbed Wetland	34	29	85%
Non-Vegetated Stream Channel	158	152	96%

3.3. Existing and Planned Land Uses Within the Segment Plan

3.3.1. Existing Land Uses within the South County Segment

Land uses within the proposed covered projects of the SCS are generally vacant and/or used for agriculture (generally groves and grazing). The SCS covers parts of the following County planning areas: Crest-Dehesa-Harbison Canyon-Granite Hills Community Plan, Jamul-Dulzura Community Plan, Sweetwater Community Plan, and Otay Subregional Planning Area.

Existing residential uses in the area include generally urban densities adjacent to the Cities of Chula Vista and San Diego to the west; in the communities of Spring Valley and Casa de Oro (urban to rural densities) to the north; the rural communities of Jamul and Dulzura lie along Highway 94 to the east. The developing commercial/industrial land uses on Otay Mesa lie to the west along the International Boundary.

Much of the SCS is in private ownership. The largest area of land managed for resource conservation is located on Otay Mountain and is managed by the Federal Bureau of Land Management (BLM). The City of San Diego owns land around the Upper and Lower Otay Reservoirs and Marron Valley. The majority of this land is managed as a regional park by the County Department of Parks and Recreation.

3.3.2. South County Segment Planned Land Uses

In general, projects covered by the MSCP Plan in this area designated land for residential uses and associated facilities. Four projects, propose one or more golf courses. In addition, Las Montañas and Pointe San Diego propose resort facilities. Pointe San Diego includes corporate offices and a professional park. Otay Ranch, when completed, will have a full range of residential and commercial development.

3.3.3. Planned Land Uses For Covered Projects

3.3.3.1. Hidden Valley Estates

Hidden Valley Estates (SPA 88-002, TM 4761) was approved by the Board of Supervisors on July 10, 1991 for the owner/applicant, Southwest Diversified. The project proposes 438 dwelling units on 1460 acres, with additional recreation, waste water treatment, and other facilities. It is located on the north side of San Miguel Mountain and is 14 miles east of the intersection of Interstate 5 and State Highway 94 and 1 mile west of the community of Jamul. Although the project has not constructed any dwelling units, some of the mass grading has been performed.

The Hidden Valley Specific Plan area includes nine vegetation types. The area is largely undeveloped with approximately 5 percent of the area being in agricultural or developed uses. See Table 3-1 for project vegetation summary based on geographical information system analysis. Additional information about vegetation is found in the project EIR which Reported that Southern mixed chaparral, totaling 795.0 acres, is the dominant Vegetation type within the Specific Plan boundaries. Table 3-3 shows the acreages of the different vegetation types within the Specific Plan.

Table 3-3: Vegetation types within the Hidden Valley Specific Plan

VEGETATION TYPE	ACRES
Southern Mixed Chaparral	795
Inland sage scrub/ Disturbed inland sage scrub	536.9
Southern oak woodland	23
Engelmann oak woodland	18
Freshwater marsh/riparian scrub	2.5
Sycamore woodland	0.7
Wet meadow	0.3
Vernal pools	0.134
Agriculture	31
Disturbed habitat	53

3.3.3.2. Las Montañas

The Las Montañas project is located on both sides of State Route 94, east of eastern Jamul (and south of Steel Canyon Road), south of Jamul Drive and north of Hidden Valley Estates. The project functionally separates small rural lot development along the Steel Canyon Road and larger lot rural development to the east around State Route 94/Campo Road and the Lyons Valley Road/Indian Springs area. Rancho San Diego and Steele Canyon Estates are located to the north. The partially constructed Loma Del Sol development lies to the northwest. Property managed by the BLM abuts the southern boundary of the project and property owned by The Nature Conservancy (TNC) lies north of Jamul Drive and Lyons Valley Road (not abutting the project site). The approved open space for

Las Montañas allows undeveloped habitat linkages to open areas to the north and south, and to a lesser extent, to the southwest and northeast. Habitats to the northwest and northeast are primarily Coastal sage scrub. Oak woodland and Chaparral occur to the south and southwest.

The current proposal includes amendments to the Las Montañas Specific Plan originally approved by the Board of Supervisors in February 1984 and a modification to the Major Use Permit originally approved in August 1988. Approved land uses within the 706 acres existing Specific Plan include a 600 room resort hotel, an 18-hole golf course and club house, a nine court tennis facility, and a residential development area conceptually designated to accommodate 170 residential units. The current proposal would increase the Specific Plan area from 706 to 929 acres.

The Environmental Impact Report prepared for Las Montañas Specific Plan indicated that the Specific Plan area included 7 habitat types. The dominant vegetation type found within Las Montañas is Coastal sage scrub (totaling 382.05 acres). The remaining vegetation includes 322.80 acres of Southern mixed chaparral, 21.25 acres of Oak riparian forest, 10.55 acres of Coast live oak woodland, 0.14 acres of Mule fat scrub, 0.21 acres of Eucalyptus woodland, 0.43 acres of orchard, 2.38 acres of developed land, and 189.11 acres disturbed habitat. The area is largely undeveloped, with approximately 20 percent of the area being in agricultural or developed uses. The undeveloped portions of the area has a high habitat value, and provides habitat for 14 sensitive species of plants and animals. See Table 1 for project vegetation summary based on geographic information system analysis.

3.3.3.3. Loma Del Sol

The Loma Del Sol Specific Plan Area is located north and south of Jamul Drive and southeast of the Sweetwater River in the Jamacha area, north of Jamul. This project, originally known as the Windmill Estates Specific Plan was approved in 1985. A subsequent Specific Plan provided for a residential development, a resort, and a 27 hole golf course. Some of the original land is currently being considered for a Specific Plan Amendment to delete the resort development and replace it with single-family homesites.

The current Loma Del Sol project discussed here applies only to the area covered by the approved Habitat Loss Permit (HLP 95-003). It is within Tentative Map 4577RPL[1], which covers approximately 129.0 acres of land. Of this, 125 acres consist of high quality Coastal sage scrub, the remaining 4 acres have been previously disturbed by clearing for the improvement of the access road that traverses the property. The project provides habitat for 11 sensitive plants and animals, including the California gnatcatcher. Eight breeding pairs of gnatcatchers

were identified on-site. The HLP application covers existing legal lots. See Table 1 for a project vegetation summary based on geographic information system analysis.

The proposed project would impact a total of 17.95 acres (about 14% of site) by grading for house lots. This grading includes direct impacts to 14.28 acres of undisturbed CSS. Biological open space is proposed for 92.23 acres (71% of the site). Impacts to the remaining 14.10 acres that are not within an open space easement from fire clearing and landscaping could raise the loss of CSS to a total of 28.48 acres (approximately 22% of the undisturbed CSS). The project as proposed would also directly impact six of the eight pairs of gnatcatchers. Habitat Loss Permit 95-003 mitigates project impacts by designating undeveloped portions of the area around the existing 27 hole golf course as open space and by requiring a purchase of 19.7 acres as off-site mitigation land.

3.3.3.4. The Pointe San Diego

The Pointe San Diego project is located southeast and south of the intersection of Sweetwater Springs Boulevard and Jamacha Boulevard, near the north shore of Sweetwater Reservoir. The Pointe project, approved in August, 1990 includes a destination resort, corporate offices, 619 single family homes, 236 apartments, a 350,000 square foot office professional park, and an 18-hole golf course.

The environmental documentation (EIR 90-GP3) prepared for The Pointe Specific Plan included a section on biology. The EIR indicated that the proposed project would result in a significant and not mitigable impact to biology. The Board of Supervisors made overriding findings when approving the project.

Based on the data in that report, the dominant vegetation type found within the specific plan boundaries is Diegan sage scrub (Coastal sage scrub, including disturbed areas) totaling 514.1 acres. The remaining vegetation included 94.2 acres of non-native grasslands, 6.9 acres of Coastal freshwater marsh, 3.2 acres of Chamise chaparral, 2.3 acres of Southern willow scrub, 2.0 acres of open water, 0.1 acres of Southern cottonwood-willow riparian forest, and 30.5 acres of disturbed habitat.

The proposed project would impact 190 acres (37%) of the Diegan sage scrub, 94.2 acres (91%) of non-native grasslands, 6.6 acres (96%) of Freshwater marsh, 2.1 acres (91%) Southern willow scrub, 0.1 acre (100%) of Southern cottonwood-willow riparian forest, 2.0 acres (100%) of open water, 21.7 acres (71%) of the disturbed areas and no acres of the Chamise chaparral.

Sensitive species located on-site include the following plants and animals: Plants - California adolphia, Western dichondria, Coast barrel cactus, Palmer's

grapplinghook, Otay tarplant, Munz's sage, Ashy spike-moss, San Diego County needle grass, and San Diego sunflower. Animals - Western pond turtle, Northern harrier, Red-shouldered hawk, Cooper's hawk, Sharp-shinned hawk, Golden eagle, Burrowing owl and California gnatcatcher.

Development of the project would result in impacts to all of these species, but most notable would be the impacts to the gnatcatchers located on-site. Of the 28 individuals comprising 18 pairs of birds, it is estimated that 8 pairs would be displaced. The project was approved with overriding findings of public benefits. It was determined that on-site and off-site open space and revegetation programs would provide adequate mitigation for the remaining species.

3.3.3.5. San Miguel Ranch Properties

The San Miguel Ranch Properties consist of approximately 2,590 acres of land in the northern portion of the South County Segment. The property consists of two separate parcels both of which are included within the context of a tentative agreement between the owner, the California Department of Fish and game and the U.S. Fish and Wildlife Service. This agreement generally provides for 145 acres of open space and habitat preserve on the Southern Parcel, 166 acres of the Northern Parcel to be preserved, conservation and/or acquisition of the remainder of the Northern Parcel (approximately 1,686 acres), management of the preserved lands and retention of approved land use designations for those lands which are not successfully acquired.

3.3.3.6. East Otay Mesa Specific Plan

The East Otay Mesa Specific Plan sets out a comprehensive development plan for the development of approximately 3,300 acres within the East Otay Mesa Specific Plan Area. Anticipated uses are business and industrial with some low density residential. Certain steep slope and biologically sensitive resources have been identified in areas that are zoned Rural Residential and Mixed Industrial and Commercial. These areas have been given a "G" Designator and are subject to the Sensitive Resource Area Regulations of the Zoning Ordinance. The County must approve a Resource Conservation Plan before areas subject to the "G" Designator may be developed. A Resource Conservation Plan must address impacts to habitat and endangered species on the site. Certain areas may be acquired or exacted as open space as a potential means of mitigating environmental impacts of industrial or commercial development.

3.3.3.7. Otay Ranch

The Otay Ranch General Plan Amendment, proposed by Baldwin Vista Associates (now Otay Ranch L.P.), was approved by the County Board of Supervisors on October 28, 1994. The project proposes 24,000 dwelling units on 23,000 acres and includes approximately 13,000 acres of open space, a commercial village and a potential university site, with a potential final population of 68,000-70,000 persons. The approved project included a series of 15 villages, ranging from 4.5 to 18 dwelling units per acre within the core areas. These villages and other rural-density areas would allow as many as 13,144 single family units and 11,080 multi-family units. See Table 1 for a project vegetation summary based on geographic information system analysis.

While most of the Otay Ranch is within the unincorporated area, the City of Chula Vista is in the process of annexing the western portions of Otay Ranch. The Otay Ranch comprises the largest privately held ownership of Coastal sage scrub vegetation in the United States. The combination of CSS and other habitats, varying geography, and location at the boundaries of several plant floras (unique combinations of plants) make the Ranch a unique biological resource. The Otay Ranch area is divided into three major parcels: 1) Otay Valley Parcel (9,449 acres); 2) Proctor Valley Parcel (7,895 acres) and 3) San Ysidro Parcel (5,555 acres).

The dominant feature linking the three Otay Ranch parcels is the Otay River system, which includes a tributary system of canyons and drainage courses and the Otay Lakes. The size and undeveloped character of the property, its diverse terrain, its strategic location at the northern margin of Baja California habitat associations, and its links to large areas of public ownership contribute to the presence of an important and unusual assemblage of habitats and species. The following is a summary of plant communities, wildlife habitats, and sensitive species that exist on the Otay Ranch property based upon various inventories of existing resources on the site.

<u>Otay Valley Parcel</u>: The Otay Valley Parcel is the largest parcel of Otay Ranch, comprising 9,449 acres. This area of land is bounded by Telegraph Canyon Road on the north, Heritage Road and the Otay Landfill site on the west, Brown Field on the south, and Lower Otay Lake on the east. The Otay River Valley bisects the southern portion of this parcel east to west. Several natural landforms are situated within this parcel: Wolf Canyon, Salt Creek Canyon, Poggi Canyon, Johnson Canyon, O'Neal Canyon, and Rock Mountain. The six "out parcels" are not included in the Otay Ranch General Development Plan. They correspond to lands dedicated to reservoirs (or other facilities) in the Otay Water District and City of San Diego water system, a Federal Aviation Administration airway control facility, a rock mining quarry, and privately owned parcels.

The Otay Valley Parcel contains approximately 1,825 acres of Coastal sage scrub. Maritime succulent scrub habitat is concentrated in three general locations on the Otay Valley Parcel: in the western and eastern corners and in the central southern area, covering 285 acres in all. Other vegetation found on the Otay Valley Parcel includes 7 acres of Chamise chaparral, 1,310 acres of non-native grassland, and 12 acres of Southern willow scrub. Baccharis scrub, Baccharis floodplain scrub, and Tamarisk scrub are also present. The Otay Valley Parcel contains an area of Vernal pool habitat and associated mima mound topography. These are generally located south of the River. Recent sightings (1989 and later) of sensitive animals made on the Otay Valley Parcel include the American badger, Common barn owl, California gnatcatcher, Yellow-breasted chat, Cactus wren, Blue grosbeak, and Sage sparrow.

Proctor Valley/Jamul Mountains Parcel: The Proctor Valley Parcel comprises 7,895 acres. The Proctor Valley area is the northernmost portion of the Otay Ranch and is generally bounded by Otay Lakes Road and Lower Otay Lake to the south, the Upper Otay Lake and San Miguel Mountains to the west, the community of Jamul to the north, and vacant agricultural land to the east. The Proctor Valley Parcel also includes the Mary Birch-Patrick Estate and the "Inverted L" areas. The four out parcels encompassed by the Proctor Valley Parcel correspond to two sections of land owned by the Bureau of Land Management (BLM), a City of San Diego reservoir, and two private holdings. Major landforms include the Jamul and Callahan Mountains. It is notable that this parcel contains two separate BLM ownerships which are governed by the adopted South Coast BLM Plan and not by the Otay Ranch Plan.

The Proctor Valley Parcel contains approximately 4,843 acres of Coastal sage scrub habitat. Additional significant resources within the Proctor Valley Parcel include 569 acres of Southern mixed chaparral, approximately 49 acres of Valley needlegrass grassland, and 138 acres of Alkali meadow. Coast live oak woodland covers 176 acres in the Proctor Valley Parcel. Small areas containing Southern willow scrub and Eucalyptus can also be found. Vernal pools occur primarily on weathered alluvial soils of mesas and floodplain terraces in Proctor Valley. Recent sightings (1989 and later) of sensitive animals made on the Proctor Valley Parcel include the California gnatcatcher, Loggerhead shrike, Sage sparrow, Blue grosbeak, Two-striped garter snake, Rufous-crowned sparrow, and the Coastal rosy boa.

San Ysidro Mountains Parcel: The San Ysidro Mountains Parcel is comprised of 5,555 acres located in the southeastern portion of the project area, along the fringes of the northern foothills of the San Ysidro Mountains and Otay Mountain. The parcel is generally bounded by the eastern arm of Lower Otay Lake and vacant land along Otay Lakes Road to the north, the main body of Lower Otay Lake to the west, land owned by the BLM to the south, and vacant land just west

of the community of Dulzura to the east. Major landforms contained within this region include Little and Big Cedar Canyons and Hubbard Springs.

The San Ysidro Mountains Parcel contains important biological resources. Coastal sage scrub can be found on 3,698 acres of this parcel. Approximately 469 acres of uniform stands of Chamise occur on mesas and some gentle slopes in the Otay Lakes portion of the San Ysidro Mountains Parcel. In addition, approximately 474 acres of non-native grassland, 5 acres of Coast live oak woodland, 75 acres of Coast southern live oak riparian forest, 7 acres of Sycamore alluvial woodland, and 165 acres of Southern interior cypress forest occur on this parcel. A small number of Vernal pools occur on the level terraces south of the eastern arm of Lower Otay Reservoir. Most of these exist off-site on City of San Diego land. Some of the larger contiguous masses of habitat within the San Ysidro Mountains Parcel include numerous sensitive plants and animals. Recent sightings (1989 and later) of sensitive animals have been made on the San Ysidro Mountains Parcel, including the California gnatcatcher, Blue grosbeak, and San Diego horned lizard.

Resource Management Plan: Part of the approval of General Plan Amendment for Otay Ranch included approval of the Phase I Resource Management Plan (RMP). This is a comprehensive planning document that addresses the preservation, enhancement, and management of sensitive natural and cultural resources on the 22,899 acre Otay Ranch property.

The goal of the RMP is establishment of an open space system that will become a permanent Management Preserve dedicated to the protection and enhancement of the multiple resources present on Otay Ranch. The RMP is intended to be implemented as part of the overall integrated planning approach for Otay Ranch. A series of goals, objectives, policies and standards in the RMP address the resource protection issues.

Biogeography/Conservation Issues: The approved Plan Preserve for Otay Ranch is 11,375 acres. Together with the 1,166 acres of Limited Development Areas, a total of 12,541 acres are anticipated to be preserved in open space on Otay Ranch. The configuration of the Limited Development Areas may be revised in future, but in no case shall the acreage retained in open space be less than 396 acres.

The planned preserve area or Management Preserve plans to capture the highest value resource areas as preserved lands and concentrate development in disturbed habitat or agricultural areas. Generally, development areas are concentrated around major road systems such as Telegraph Canyon Road, East Orange Avenue, Paseo Ranchero, Otay Valley Road, Proctor Valley Road and Otay Lakes Road. Areas planned to be developed also extend to already developed areas, such as a series of villages south of Telegraph Canyon Road and residential development to the North in Chula Vista and planned development in north Proctor Valley south

of the community of Jamul. Pioneering development is planned on the north slopes of Otay Valley, the lower slopes of Proctor Valley, north and south of Otay Reservoir and along Otay Lakes Road, and on the upper east-facing slopes above Highway 94 in the eastern San Ysidro parcel.

Since the adoption of the General Development Plan, negotiations are continuing between Village Development and the Wildlife agencies which would result in additional lands in Proctor Valley, east of the approved resort, and additional lands south of Lower Otay Lake being placed in open space. In return, additional development would be approved in the Poggi Canyon area, the area on the eastern edge of Village 10 and west of Salt Creek, and a portion of Village 4, east of Rock Mountain. This project modification would require the County and the City of Chula Vista to amend the General Plan.

Since the adoption of the General Development Plan, the ownership of several properties within the Otay Ranch has passed from Village Development to other entities. These properties include lands south of Lower Otay Reservoir and the "Inverted L," which are presently shown as conserved in the Segment Plan. Should this property be developed, rather than conserved, the Wildlife Agencies would require a Major Amendment to the Segment Plan. At the County's request development bubbles for those areas within the approved Otay Ranch plan were analyzed as an alternative in the Environmental Impact Report for the unincorporated area.

The approved Otay Ranch Plan provides for up to 400 acres of active recreational land in the Otay River Valley. This land is predominantly located on the bench areas north of the Otay River floodway, on lands that have been used for agricultural purposes in the past. The actual amount of land that could be used for active recreation shall be determined in conformance with the criteria in the General Development Plan/Otay Subregional Plan through the Otay Valley Regional Park Joint Exercise of Power Agreement. Furthermore, there are requirements that provisions be made for biological connections through the active recreational areas between the Otay River and the slopes above.

Note: All conditions and exceptions listed in the Otay Ranch approval documents, including the Resource Management Plan (Volume I) are hereby incorporated by reference, with respect to easement requirements, revegetation requirements, allowed facilities within the Preserve area, etc.

3.3.3.8. Resolution Trust Corporation/Rancho San Diego Mitigation Bank

The County and other agencies have acquired approximately 1,853 acres of land in the Valley de Oro Community Planning Area, previously owned by the Resolution

Trust Corporation. This property, the undeveloped part of the Rancho San Diego Specific Plan, is located south of the intersection of State Route 94/Campo Road and Jamacha Road.

The site supports 1,428 acres of CSS habitat and approximately 181 acres of riparian woodland and includes other vegetation communities: Southern mixed chaparral, Coast live oak woodland, Engelmann oak woodland, scrub, freshwater marsh, and native grassland. The site may serve, initially, as a mitigation area for a number of public projects. These lands are now part of the U.S. Fish and Wildlife Service's National Wildlife Refuge.

3.3.3.9. Otay Valley Regional Park Plan (County Jurisdiction Lands)

The Otay Valley Regional Focused Park Concept Planning Area, including the Otay River Valley and all drainages into the valley west of the Otay Reservoirs, is located in the southern portion of San Diego County, and four miles north of the United States/Mexico International Border. The Otay Valley Regional Park (OVRP) is being planned through a Joint Exercise of Powers Agreement (JEPA) between the County of San Diego, the City of San Diego and the City of Chula Vista. According to the goal statement adopted for the OVRP, The Otay Valley Regional Park will represent one of the major open space areas within southern San Diego County linking South San Diego Bay and Lower Otay Lake. The park will fulfill the need to provide a mix of active and passive recreational activities while protecting environmentally sensitive areas, protecting cultural and scenic resources, and encouraging compatible agricultural uses in the park.

The Focused Planning Area (FPA) of the Otay Valley Regional Park was adopted by the San Diego City Council and the County Board of Supervisors in 1993.

The environmentally sensitive open space areas consists of wetland areas (including Otay River), biologically sensitive areas subject to preservation and resource enhancement, and habitat linkages. The boundaries of this area are consistent with the Multiple Habitat Planning Area (MHPA) boundary contained within the Multiple Species Conservation Program (MSCP) Plan. It may permit some active and passive recreation uses, such as trails, consistent with the guidelines of the MSCP Plan.

The proposed regional trail system is intended to link to the Bayshore Bikepath to the west and serve as a continuing link to regional trails further east. Trails within the Otay River Valley will utilize existing fire and utility roads wherever possible in order to minimize impacts.

The recreational development areas identified on the concept plan include both existing and proposed active and passive recreation sites. Many of these sites also

contain existing private development potential through zoning or development approvals and will require additional land use analysis prior to adoption of a regional park master plan.

A nature interpretive center is envisioned near the salt ponds located at the mouth of the Otay River. In addition, the Otay Ranch Resource Management Plan (RMP), Phase I calls for a nature interpretive center to be located within the open space preserve on the Otay Ranch.

The following are identified as "special study areas" on the draft concept plan. A determination of appropriate land uses for these areas will be subject to future analysis:

- Potential recreational development site located north of the Otay River, west of Beyer Way. This site will be subject to future study to determine its local/regional recreation or private development potential.

- The Otay landfill, located approximately one-half mile north of the Otay River. With ultimate closure of the landfill, potential active/passive recreation opportunities will be studied.

The part of the proposed park in County jurisdiction lies primarily east of Otay Valley Road and extends to the east side of the MSCP boundary, except for lands in the City of Chula Vista on the west side of Lower Otay Reservoir. The County jurisdiction includes the City of San Diego owned lands around the reservoir which is part of the City's Cornerstone Lands Conservation Bank. The lands in County jurisdiction are primarily in open space, riparian and disturbed riparian uses, but include a rock quarry and gun club (see below). Nearly all of the County jurisdiction land is planned for open space park uses (including habitat management), except for the following recreation uses/areas.

a. Existing rock quarry (about 135 acres) on Rock Mountain, just east of Otay Valley Road: the quarry operation is expected to continue for about the next 50 years, after which the site may be appropriate for active recreation.

b. The Gun Club/Bird Ranch: this area and the area immediately east (about 225 acres) has been a gun club and ranch and would not be used for habitat management purposes under the conceptual park plan.

c. Lower Otay County Park (about 70 acres): an existing but closed camp ground to be refurbished or to be used as a site for the University of California at San Diego Environmental Sciences Research Institute.

d. The existing County Air Park, located east of Otay Reservoir, south of Otay Lakes Road: used as a landing field and observation area for gliders and parachutists (about 60 acres).

e. The Conceptual Park plan also includes the George F. Bailey/East Mesa Detention facility and the 120 acre mitigation/open space area located to the north of the facility (see below).

3.3.3.10. County of San Diego East Mesa Detention Facility

The East Mesa Detention Facility site is located south of Lower Otay Lake, north of O'Neal Canyon, and north east of the Donovan State Prison facility site, the lower south west slopes of the San Ysidro Mountains. The site encompasses approximately 524 acres with elevations ranging from just over 300 feet in the northwesterly corner of the site to over 1,200 feet in the eastern portion of the site. "In addition to the steep hillside terrain, the site contains an approximately 60-acre mesa and portions of two canyons" (County of San Diego, 1988). The County planned a detention facility for 6,000 inmates, 2,000 of which could be accommodated in Phase I of the project.

In 1987, the site contained substantial amounts of CSS, disturbed CSS, Chaparral, limited riparian, vernal pool, native grassland, eucalyptus grove and disturbed habitat. The site also contained 10 species of sensitive plants (all MSCP target species) and up to 15 pairs of California gnatcatchers, subsequently listed as a Federal Threatened Species. The first phase of the project was approved on June 30, 1988.

Approximately 120 acres have been set aside for open space. Additional lands will be retained as open space as mitigation for the future phases of development as depicted on the South County Segment plan maps.

3.3.3.11. County of San Diego BLM/Lower Otay Reservoir Site

This 200 acre property (APN 647-130-12) is presently owned by BLM but the County of San Diego manages the site for conservation purposes and is obtaining a patent on the property. The property will be managed by the County Department of Parks and Recreation for passive recreation and natural resource conservation."

3.3.3.12. County of San Diego McGinty Mountain Park

This 20.34 acre parcel is adjacent to The Nature Conservancy holdings south of McGinty Mountain. It contains Coastal sage scrub and Chaparral vegetation communities and was acquired for natural resources protection (100%).

3.3.3.13. County of San Diego Sweetwater Regional Park

Sweetwater Regional Park is located in the Sweetwater River Valley between the Sweetwater Reservoir on the east and I-805 on the east in the Bonita/Sunnyside area (San Diego County Parks and Recreation Department, 1989). The eastern third occupies the high, hilly ground between the reservoir and the valley below. The western two-thirds lies within the 100-year floodplain of the Sweetwater River. The County jurisdiction part of the park includes about 515 acres.

Vegetative cover on the site includes the following: about 90 acres of Coastal sage scrub, 40 acres of Maritime succulent scrub, 115 acres of Southern willow scrub, 170 acres of non-native grasslands, and about 100 acres of urban uses, including mining and intensive agriculture.

Sensitive plants present within the park include *Hemizonia conjugens*, *Ferocactus viridescens*, *Iva hayesiana*, *Adolphia californica*, *Viguiera laciniata*, *Dudleya variegata*, and *Selaginella cinerascens*. Sensitive wildlife identified in 1979 and 1988 surveys (in San Diego County Parks and Recreation Department, 1989) included: Black-tailed hare, California gnatcatcher, Coastal cactus wren, Least Bell's vireo, Yellow-breasted chat and Yellow warbler.

Existing park uses include several houses, an equestrian center, limited retail commercial, a golf driving range, a pine tree nursery, abandoned dairy buildings, trails and a campground.

3.3.3.14. Environmental Land Solutions/The Environmental Trust Properties

The Environmental Trust (TET) has two mitigation banks within the South County NCCP planning area: Marron Valley Mitigation Preserve and O'Neal Canyon and southerly foothills corridor.

1. Marron Valley Mitigation Preserve consists of 561 acres located just to the east of Otay Mountain and is surrounded the BLM Wildlife Study Area and the City of San Diego Marron cornerstone lands.

Regional vegetation coverage at the Marron Valley site include primarily (Interior) Sage scrub and Chaparral.

2. O'Neal Canyon and Southerly Foothills Corridor is currently about 600 acres abutting the BLM "Otay Wilderness Study Preserve" (north and south), and south of Lower Otay Lake and the County jail, and approximately north of the International Border, on the western flanks of the San Ysidro Mountains. Resources include: 217.8 acres of Diegan coastal sage scrub; 11 acres of maritime succulent scrub; 8.8 acres of Southern willow riparian scrub; 1.2 acres of California native grassland; 0.5 acres of Engelmann oak woodland; 378.5 acres of Tecate cypress woodland; 53.5 acres of Southern mixed chaparral; 36.6 acres of Chamise chaparral; 10.4 acres of Cismontane alkali wetlands; 1.4 acres freshwater marsh; and 2.7 acres of rock outcrops/cliffs.

3.3.4. Other Preserve Areas Within the South County Segment Planning Area

3.3.4.1. The Nature Conservancy Lands on McGinty Mountain

These parcels are owned in fee title by The Nature Conservancy (TNC) and total 573 acres. The northerly parcels intertwine with California Department of Fish and Game and The Environmental Trust mitigation bank parcels on the top and south side of McGinty Mountain. The County of San Diego McGinty Mountain County Park and several privately owned parcels lie in between the bulk of the northerly TNC parcels and an isolated southern parcel, although an easement for a trail covers some of the intervening parcels.

The Nature Conservancy is seeking to cooperatively manage their ownerships along with the California Department of Fish and Game (CDFG). At the present all the TNC fee-owned parcels are considered 100 percent preserved, with no exclusions except hiking trails, and passive recreational uses.

3.3.4.2. California Department of Fish and Game McGinty Mountain Ecological Reserve

The California Department of Fish and Game owns both fee title and easements on property on McGinty Mountain. The lands covered by a Conservation Easement to the CDFG consist of 5 tax parcels and total 150.37 acres (owned by The Environmental Trust) and the lands owned in fee title consist of 86.67 acres on a single tax parcel. These lands are managed by the CDFG as the McGinty Mountain Ecological Reserve. These lands will be managed by the CDFG

consistent with the biological goals of the MSCP and will be considered 100 percent preserved.

These lands have high resource value, and because of the proximity to other lands owned and managed for natural resource values by TNC, TET, and the County of San Diego, should serve as an anchor point for additional acquisition of core and linkage habitats.

3.3.4.3. California Department of Forestry West Tecate Peak Ownership

The Department of Forestry owns and manages approximately 2,200 acres abutting the western boundary of BLM property on the west side of Tecate Peak . This property does not have a formal management plan but is presently used for prescribed burning, training for California Department of Forestry uses, and resource management. The site has both Chaparral and Southern Tecate cypress forest.

3.3.4.4. Bureau of Land Management Lands in Otay Mountain Area

The BLM adopted the South Coast Resource Management Plan and Record of Decision on May 26, 1994. This plan addressed management of approximately 296,000 acres of BLM-administered public land in the southwestern Counties of California. The San Diego County Management Area includes 65,000 acres of BLM public land, and an additional 74,000 acres of BLM split estate lands in the western portion of the County. In Split Estate lands, the Federal government still controls mineral resources, but not the surface uses of the land (these lands are not shown on the SCS maps). Most of the BLM public lands, including the largest parcels, are in the mountainous terrain lying between Interstate Highway 8 and the United States/Mexican Border. The 1994 plan identified a number of Areas of Critical Environmental Concern (ACEC), Research Natural Areas (RNAs) and Outstanding Natural Areas (ONAs) for the protection of sensitive resources and Native American religious values (see BLM, 1994). The plan identifies a number of Resource Condition Objectives and specific Land Use Allocations (and planned acquisitions).

In June 1994, the BLM, U.S. Fish and Wildlife Service, California Department of Fish and Game, San Diego Association of Governments (including the County of San Diego and the City of San Diego) signed a Memorandum of Understanding (MOU) for cooperation in habitat conservation planning and management. This includes policies dealing with diversity, coordination of land management, resolution of conflicts between land management prescriptions and conservation objectives, and cooperation in acquiring other habitat areas and corridors.

BLM has summarized details of the plan for the land within the SCS as follows:

Resource Objectives. The South Coast RMP/ROD identified the following resource condition objectives for the San Diego County Management Area:

a. Emphasize protection and enhancement of sensitive species habitat and open space values.

b. Improve management effectiveness within the management area through disposal of isolated parcels and consolidation of BLM public land ownership.

c. Enhance habitats for all wildlife species, including deer and quail.

d. Provide opportunities for low-impact recreation through provision of facilities and services.

e. Protect Native American values associated with Caecum (Tecate Peak).

3.3.4.5. City of San Diego Land Around Otay Lakes

City owned lands are included in this Segment of the SCS to maintain continuity. These lands around Otay Lakes and the biological resources they support are discussed in the City of San Diego's Subarea Plan. Some of these lands are subject to a mitigation banking agreement between the City and the Wildlife Agencies called the Cornerstone Lands Agreement. These lands will form a cornerstone for a natural open space corridor in the South Bay area. Otay Lakes Road may be realigned and Proctor Valley road improved on these cornerstone lands.

3.3.4.6. City of San Diego Marron Valley Property

Marron Valley occupies approximately 2,300 acres in the southeastern portion of the MSCP study area.

"The large drainages through this area (e.g., the Tijuana river, Bee Canyon, and Cottonwood Creek) support significant stands of riparian habitat and function as major wildlife corridors. These riparian areas offer excellent opportunities for restoration and enhancement. Much of the area is currently leased for cattle grazing. Portions of the lands are overgrazed (Ogden field data), but likely could be restored with removal of grazing or decreased intensity and rotation of grazing. Management of this area for biological resources will pose special problems because of its remoteness and proximity to the Mexican border. Conservation of Marron Valley will provide wildlife habitat, offer opportunities for the creation

and enhancement of various habitat types (i.e., riparian, coastal sage scrub), and extend the sphere of protected lands surrounding the San Ysidro Mountains."

The City proposes no exclusions, although, in Section 8.6.5 of the MSCP, the draft plan discusses use of City Cornerstone Lands as mitigation banks for City of San Diego Public projects.

3.4. Land Uses adjacent to the Preserve

3.4.1. Compatible Uses Adjacent to the Preserve

See Chapter 1, Section 1.10. for a discussion of Land Uses Adjacent to the Preserve.

3.4.2. Specific Project Requirements

Otay Ranch: Allowable uses for areas adjacent to the preserve are discussed in Policies 7.1-7.3 of the Otay Ranch RMP. The edge of the preserve is defined as a strip of land 100 feet wide that surrounds the perimeter of the Management Preserve.

3.4.3. Fuel Modification

General principles for design and management of the fuel modification zone are contained in Chapter 1, Section 1.11. Within the SCS, Otay Ranch is required to produce Fuel Management Zone Plans on a SPA by SPA basis. To the extent that these plans may affect preserve resources, they must be consistent with MSCP standards.

3.5. Preserve Ownership and Conveyance

Ownership of land and the dedication and conveyance sequence for easements within the preserve will vary depending on the project approval requirements. In some cases, the preserve open space will be retained in fee title by the project applicants or homeowners; in other cases, the fee title will be granted to a third party, including County of San Diego or a Wildlife Agency. Refer to specific project requirements for particular projects. These procedures may change with review and approval of the subarea plan or the MSCP.

Specifically, for the Otay Ranch project, the area of open space is required to be transferred to a preserve owner manager entity, with associated funding to insure adequate maintenance. For the majority of the other projects; Hidden Valley Estates, Las Montañas, Loma del Sol, and The Pointe Development, open space will be dedicated as

easements which may later be taken over by a management entity. The Rancho San Diego property will be managed by the U.S. Fish and Wildlife Service and the lands owned by the Nature Conservancy as the environmental trust will be managed by this organization or a cooperative agreement.

3.6. Land Uses Within the Preserve

Land uses within the preserve are generally very limited, specifically those which are considered compatible with the need to permanently protect the natural resources. Land use within the preserve is discussed in Chapter 1, section 1.9

3.6.1. Public Access and Recreation

Public access to and recreation within the preserve is discussed in Chapter 1, Section 1.9.2.

3.6.2. Infrastructure

Location of infrastructure within the preserve is discussed in Chapter 1, Section 1.9.3.

3.6.3. Scientific and Biologic activities

Scientific and biologic activities within the preserve are discussed in Chapter 1, Section 1.9.4.

3.6.4. Emergency, Safety and Police Services

See Chapter 1, Section 1.9.5.

3.6.5. Specific Project Exclusions

3.6.5.1. Otay Ranch

Permitted Uses. Section 5.8 of the RMP indicates that: "the primary goal of the RMP is to provide opportunities for passive recreation within the Preserve that are consistent with resource protection. In addition, 400 acres within the Preserve are available for "active recreational uses."

With respect to agricultural uses, the RMP states in Section 5.9, "Establishment of the Preserve will provide opportunities for creation of demonstration agricultural uses within the Preserve. The area in the vicinity of Bird Ranch has been identified as an area suitable for demonstration agriculture. Demonstration agricultural activities must be compatible with RMP polices and standards for resource protection and enhancement."

Revegetation of Preserve Lands. The RMP includes requirements for revegetation of certain disturbed areas to be included in the Preserve; an Appendix in the RMP discusses conceptual revegetation plans.

Permitted uses within the preserve; an interpretive center or centers, native plant nursery and/or botanical garden, active recreation not greater than 400 acres (depending on Otay Valley Regional Park design see map for location), a system of trails, motorized vehicles necessary for preserve management and emergency services, limited infrastructure crossings (see Figures 14, 15, 16 17, and 18 of RMP); limited fire roads, and ecologically necessary controlled burning. Objective 8 of the RMP lists interim uses and activities that may continue within the proposed preserve until conveyance to the Preserve Owner/Manager.

The following specific preserve exclusions have been identified for Otay Ranch.

a. The proposed alignment for SR 125 from Otay Mesa through Otay Ranch along the preferred alignment is excluded from the Preserve area, as is the alignment for Alta Road and La Media along a near parallel alignment to the east. The specific alignments will depend on the final CalTrans and Wildlife Agency review and permit process.

b. The Otay Ranch RMP (Page P-3, #3) contains a partial list of facilities as follows: SR 125, County Water Authority (CWA) aqueduct easements, utility easements, the Otay Valley trunk sewer, the proposed Salt Creek trunk sewer, and others (at this time, it is not known which of these potential facilities would impact the preserve area). Refer to the draft (RMP II) for specific facilities. These projects would be subject to separate permitting processes.

3.6.5.2. Otay Valley Regional Park Plan (County Jurisdiction Lands)

At present, a conceptual plan considered by the JEPA Policy Committee for the park preliminarily identifies a number of recreational facilities as indicated above in 3.6.5.1. At present, the exact location of these recreational facilities within the park is not known. In addition to the potential recreational facilities, other facilities, listed below may be located within the river park boundary (these exclusions are in addition to the normal preserve exclusions listed above).

a. City of San Diego Clean Water Program reclamation facility (located in the western end of the County jurisdiction lands, within the river valley (see Lettieri-McIntyre, 1994).

b. Proposed roads crossing the river: a) Paseo Ranchero; b) La Media Road; c) State Route 125; and d) Alta Road.

c. Other local roads and trails within the park for local access.

d. Existing rock quarry (about 135 acres) on Rock Mountain, just east of Otay Valley Road; the quarry operation is expected to continue for about the next 50 years, after which the site may be used for active recreation.

e. The Gun Club/Bird Ranch: This area and the area immediately east (about 225 acres) has been a gun club and ranch and would not be used for habitat management purposes under the conceptual park plan.

f. The site for the 400 acres of active recreation in Otay Ranch has been identified for the beach areas on both sides of the Otay River.

g. Lower Otay County Park (about 70 acres): an existing but closed camp ground; to be refurbished.

h. The existing County Air Park, located east of Otay Reservoir, south of Otay Lakes Road: used as a landing field and observation area for gliders and parachutists (about 60 acres).

i. The Conceptual Park plan also includes the George F. Bailey Detention facility and the 120 acre mitigation/open space area located to the north of the facility.

3.6.5.3. Bureau of Land Management Lands in Otay Mountain Area

The preserve exclusions are contained in the South Coast Management Plan (BLM, 1994).

3.6.5.4. City of San Diego Land Around Otay Lakes

The City has excluded certain utilities and public facilities from the Preserve Area. Both the County and the City of Chula Vista General Plan Circulation Elements show Proctor Valley Road with preserve areas on City of San Diego's owned land. Construction of these roads is not precluded based on the City's Cornerstone Lands Conservation Bank Agreement.

3.6.5.5. City of San Diego Marron Valley Property

The City has indicated that 10 percent of the site may have to be used for future water utility uses.

3.7. Preserve Lands Set Aside as the Result of Mitigation for Covered Projects

3.7.1. Mitigation for Covered Projects

The following section discusses the required mitigation measures for each covered project within the South County Segment Plan.

3.7.1.1. Hidden Valley Estates

Mitigation for the project required 923.0 acres of on-site open space, a minimum of 246 acres of off-site mitigation (the applicants have purchased a total of 400 acres off-site habitat). In addition, the following mitigations were required: 1) on-site revegetation and enhancement plans that require a 4:1 replacement for impacts to the riparian, wetland and vernal pool habitats were required; 2) detailed landscaping plans for all man-made slopes and fire buffer areas, these plans are to utilize native plant species where feasible; 3) detailed study plan to monitor the on-site population of California gnatcatchers for a period of time up to five years beyond 80 percent occupancy of the Tentative Map; 4) an Open Space and Habitat Management Plan (approved September 8, 1992); 5) a $20,000 deposit revolving account to fund the County of San Diego for the monitoring of the maintenance and schedules of the landscaping, sedimentation basins, native open space, and other conditions of the Specific Plan; 6) establishment of an Open Space and Habitat Management District for the long term funding of maintenance and operation of open space; 7) establishment of a separate open space and habitat management account or fund, for the deposit of fees assessments, and contributions for the ongoing annual operation of, maintenance and management costs of the designated open space areas and provide $100,000 deposit to offset start-up costs; and 8) evidence of legal transfer of ownership of all on-site/off-site open space areas to a public or non-profit entity.

The off-site mitigation parcels total 400 acres and are located on western and northern slopes of San Miguel mountain. These off-site areas contain 6 separate high quality habitat types including: 130 acres of Diegan sage scrub, 220.2 acres of Southern mixed chaparral, 42.0 acres of Mesic north slope chaparral, 6.0 acres of Coast live oak woodland, 1.5 acres of native grasslands and 4.4 acres of Willow riparian scrub (Sweetwater Environmental Biologists, 1992). The site survey

identified 21 sensitive species, including several that would be impacted by the development of Hidden Valley Estates. These parcels provide undeveloped connections between Hidden Valley Estates and the Sweetwater River.

The open space/preserve design was approved by the Director of Planning on September 8, 1992, and an Open Space Habitat Management Plan (OSHMP) was approved by Director of Planning, on July 8, 1992. Condition 5 of SP 88-002 required an OSHMP to describe administrative and management structure, ownership and management responsibility, funding mechanism, long term maintenance, open space enhancement, amend procedure, and habitat mapping. Condition 8 of SP 88-002 also required the applicant to contribute the sum of $100,000 to the long term open space maintenance fund, or to be used by the County to offset start-up costs related to the establishment of the funding mechanism and initial operation of the open space/habitat. Some of these funds were utilized by County staff in reviewing a proposed Sweetwater River Habitat Conservation Plan.

3.7.1.2. Las Montañas

The project as proposed is recommending that a combination of on-site and off-site open space and revegetation programs for mitigation of impacts to sensitive vegetation types. These measures are expected to fully mitigate the project impacts to biology to a level of less than significant

The on-site open space easements would total 535 acres (58% of the project area). Coastal sage scrub revegetation/restoration is proposed for 10 acres of man-made slopes and 80-90 acres of disturbed habitat. Coast live oak woodland and Oak riparian forest revegetation will occur on approximately 2.81 acres of disturbed areas within the project area. The project also proposes to dedicate approximately 23 acres of off-site mitigation. This 23 acres is dominated by Coastal sage scrub, smaller areas of Southern mixed chaparral and disturbed habitat. Several sensitive species were identified on-site including San Diego sagewort, Summer-holly, Rushlike bristleweed, Engelmann oak, Ashy spike-moss, San Diego viguiera, Orange-throated whiptail, and a portion of a territory of one pair of California gnatcatchers.

Impact totals and mitigation amounts for this project are based on the "screencheck draft" Environmental Impact Report and biological resource reports dated June 2, 1994 and May 19, 1994 which were prepared by Dudek and Associates. The numbers are preliminary and will be updated if necessary based on future documents.

The SPA Resolution for the approved project, Condition A. 18.a. (2) required that the "Applicant shall adopt and adhere to the Development Criteria to Protect

Natural Resources as found in Table 3 of the EIR. These criteria apply to brush removal generally and also to any project development near sensitive riparian corridors and oak stands."

Condition A. 18.b. (2) states: "In revegetation and landscaping, applicant shall use native species with high wildlife values as much as possible and avoid the use of non-native species except in situations where they provide exemplary benefits (such as protection from wildfires) and are not invasive species such as Pampas grass and French Broom."

Condition A.18.c. (2) states: "Reduce all habitat losses and degradation of habitat to the maximum extent possible."

3.7.1.3. Loma Del Sol

Proposed mitigation includes placing 73.35 acres into a biological open space easement. Previous Environmental Impact Reports (EIR): Loma Del Sol Residential and Golf Course Project SPA 85-05, R85-079, P85-101, TM 4577 Log Number 85-19-38; The Planning Associates, and Supplemental Environmental Impact Report: Loma del Sol Residential and Golf Course Project SPA 85-05, R85-079, P85-101, TM 4577 Log Number 85-19-38: The Planning Network) found that this mitigation would mitigate biological impacts to a level of less than significant. The applicant shall grant an open space easement over potions of TM 4577-1, Map 12676. The applicant shall obtain a Minor Deviation to revise the plot plan for Major use Permit P85-101 to show a biological open space easement over portions of the Steele Canyon Golf Course as shown on Figure 7, 8, 9, and 10 "Off-site Mitigation Areas," addendum to the EIR, dated September 21, 1995.

3.7.1.4. The Pointe

Mitigation for the project required both on-site and off-site open space that included 312.3 acres (includes 11.1 acres of undisturbed golf course areas) of on-site open space, a minimum of 150 acres of off-site mitigation (this requirement was proposed to be met by a 260 acre parcel purchased by the Pointe Partners located adjacent to open space within the Rancho San Diego Specific Plan Area [SPA]), and on-site revegetation and enhancement plans including the 1:1 replacement of 10.8 acres of aquatic and riparian habitat. In addition the applicant was required to establish a $250,000 deposit or revolving account to fund monitoring of the open space easements.

The on-site open space easements will provide direct connections to off-site undeveloped areas of equal or better habitat value and provides an open space

connection between the Sweetwater Reservoir and the proposed Urban Wilderness Area of the former Rancho San Diego Specific Plan.

The off-site mitigation parcel purchased by the Pointe Partners is a 260 acre parcel located adjacent to the Sweetwater River and the Rancho San Diego Specific Plan Area. The proposed off-site open space parcel contains four native plant communities including: 150.7 acres of Diegan sage scrub, 96.3 acres of southern mixed chaparral, 4.2 acres of willow riparian scrub, 0.9 acres of Coast live-oak woodland, and 1.0 acre of native grasslands. The remainder of the parcel includes 1.6 acre area that has been graded and approximately 9.5 acres of metavolcanic rock outcrops/cliffs.

Other conditions required obtaining California Department of Fish and Game and Army Corps of Engineers permits for disturbance of Hanson's Creek, and a Cowbird trapping plan. Condition 4 of the SPA required the applicant to acquire riparian habitat at a ratio of 2.5:1 the area of Bancroft Creek Resource Protection Area, with maintenance funding or obtain approval of a Restoration Plan.

Condition A (1)(a.) of Major Use Permit 89-014 requires: "An open space easement over all areas specified as native habitat in the draft EIR."

The areas of mitigation and open space for The Pointe project are being further refined through the Habitat Loss Permit process on which agreement has been reached with the Wildlife Agencies, the applicant and the County.

3.7.1.5. County of San Diego East Mesa Detention Facility

The following mitigation measures (in the EIR) were made conditions of approval in the Major Use Permit (P88-018):

"Retain undeveloped areas in natural open space with no grading, or placement of structures allowed in those areas.

Submit for review and approval of the Department of Planning and Land Use, a protection plan for identified vernal pool habitat. This plan shall include the area to be fenced and type of fencing to be used. The area to be fenced and the design of the fence shall be reviewed and approved by a qualified biologist who shall also monitor fence installation".

Parcels totaling 120 acres north and adjacent to the site were identified for open space purposes.

3.7.2. Mitigation for Other Permitted Uses

Permitted uses within the preserve area are defined above in Section 3.6. Permitted uses outside of the preserve are guided and defined by the appropriate community plan and the relevant Specific Plans. Mitigation will be required for such uses in accordance with the following guidelines:

A. All lands included within the SCS designated for preserve or development have been the subject of negotiation and agreement with the wildlife agencies and the owners. All biological impacts outside of the preserve but within the SCS are covered in the above discussions and need no further mitigation measures than those required for those plans except for impacts to wetlands.

   Mitigation for impacts to land outside of the SCS must meet the requirements of the Biological Mitigation Ordinance.

B. Temporary impacts within the preserve shall be mitigated through the revegetation of the disturbed lands. Revegetation ratios shall be determined by the County upon review of the improvement plans, and shall base such determination on the quality and type of the habitat being disturbed.

3.8. Interim Protection/Long-term Protection

Existing County regulations and ordinances, as well as project Specific Plans, will provide both interim and permanent protection. No proposed project within the SCS will be approved by the Board of Supervisors without a determination of conformance with the SCS. No grading will be done within the SCS without a determination of conformance with the SCS by the Director of the Department of Planning and Land Use of the County of San Diego.

3.9. Habitat Management Plan

The general requirements for Habitat Management Plans and area specific management directives are discussed in Chapter 1, Section l.7. Projects which have an existing habitat management plan are discussed below.

3.9.1. Hidden Valley Estates

The approved Open Space Habitat Management Plan (OSHMP) summarizes a proposed future implementation agreement as follows: "The owner and the County will enter into an Implementation Agreement with an agreed upon Habitat Operator. The purpose of this agreement is to ensure that those project conditions of approval

relative to the OSHMP will be carried out and that management of this open space in the future will be assured. This agreement will describe the role of each party in the implementation of this plan. Within this agreement will be a provision to amend or annex the plan to allow for future project participation, or for incorporation of the Hidden Valley Estates OSHMP into the broader cooperative Sweetwater-Loveland OSHMP when it is established. It also will provide for action in the future which might be necessary, such as changing program participants or the Habitat Operator, assignments and assumptions, etc., and provide that the County will have final authority over any actions relative to operation of the Hidden Valley Estates OSHMP [Summary 4., Hidden Valley Estates OSHMP, 1992]."

Relating to fire management concerns, the OSHMP further states:

4. The Habitat Operator or habitat management organization will enter into an agreement with the Rural Fire Protection District establishing responsibilities and implementing actions necessary for an effective fire management plan, for open space identified in the HCW-OSHMP consistent with the Specific Plan conditions for Hidden Valley Estates.

3.9.2. Otay Ranch

See Resource Management Plan discussion (Section 3.3.3.7). The RMP also includes other resource standards: Wetlands--no net loss (Policy 2.10); Wetland Buffer Areas--"Edge Plans for SPAs" in areas adjacent to the Preserve and includes setback criteria for specific habitat types (Policy 7.1 and 9.8); Floodways--conformance to Federal and State wetlands regulations (Policies 1.5 and 2.13). The RMP (Page P-16) also lists a number of standards for protection of various sensitive habitat lands within Otay Ranch, including the following: Diegan coastal sage scrub, Maritime succulent scrub, Valley needlegrass grassland, Riparian woodlands, Southern interior forest, Oak woodlands and Vernal pools.

3.9.3. The Nature Conservancy Lands on McGinty Mountain

The BLM South Coast RMP indicates that 603 acres of these lands are controlled for public purposes through a Patent (No. 04-85-0167) and limited to hiking, botanical, sight-seeing and day use.

ATTACHMENT 1

The Baldwin Company
Craftsmanship in building since 1956

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DEPARTMENT OF PLANNING AND LAND USE

November 10, 1995

Mr. Gail Kobetich
U.S. Fish and Wildlife Service
2730 Lower Avenue West
Carlsbad, CA 92007

Ms. Lari Sheehan
Assistant Chief Administrative Officer
County of San Diego
1600 Pacific Highway
San Diego, CA 92101

Mr. Ron Rempel
Department of Fish and Game
1416 9th Street
Sacramento, CA 95814

Mr. John Goss
City Manager
City of Chula Vista
276 Fourth Ave
Chula Vista, CA 91910

Dear Gentlepersons:

Enclosed is a summary of the elements of the Otay Ranch MSCP Subarea Plan agreement. I look forward to your questions or comments. The Baldwin Company does not object to public discussion of this agreement.

Sincerely,

Kim John Kilkenny
Vice President

Enclosure

KJK/cc

cc: Jerry Jamriska, Otay Ranch Project Team
Bob Leiter, City of Chula Vista
Bob Asher, County of San Diego
Ann Ewing, County of San Diego
Tom Oberbauer, County of San Diego

SOUTH COUNTY SUBAREA PLAN

The following are the elements of a proposed agreement between the City of Chula Vista, the County of San Diego, the California Fish and Game Department, the US Fish and Wildlife Agency, and the Baldwin Company concerning the South County/Otay Ranch MSCP Subarea Plan relative to Otay Ranch properties controlled by The Baldwin Company or Baldwin Company affiliates.

A. Elimination of Otay Ranch GDP/SRP Development Entitlements

The South County/Otay Ranch MSCP Subarea Plan will be prepared, and the Otay Ranch GDP/SRP Plan will be amended, to eliminate development entitlements for the following areas and to designate such areas as part of the MSCP Preserve.

1. Central Proctor Valley (Otay Ranch Village 14, See Exhibit 1)

   a. PV1: Approximately 10 acres located west of Proctor Valley Road designated "L2" by the Otay Ranch GDP/SRP containing approximately 20 dwelling units.

   b. PV2: Approximately 70 acres on the east side of Village 14, designated "L2" by the Otay Ranch GDP/SRP, containing approximately 35 dwelling units.

   c. PV3: Approximately 119.2 acres of land in the southern portion of Village 14 designated by the Otay Ranch GDP/SRP as "LMV 3" and "LMV 2", containing approximately 290 dwelling units.

2. Resort Village (Village 13, See Exhibit 2)

   a. R1: Approximately 40.5 acres of land in the eastern portion of Village 13 designated "L2" by the Otay Ranch GDP/SRP, containing approximately 81 dwelling units.

   b. R2: Approximately 88 acres of development in the eastern portion of Village 13 designated "LMV 3" by the Otay Ranch GDP/SRP, containing approximately 264 dwelling units.

   c. R3: Approximately 9 acres of development in the eastern portion of Village 13 designated "LMV 3" by the Otay Ranch GDP/SRP, containing approximately 27 dwelling units.

3. Southeast of the Lake (Village 15, See Exhibit 3)

   a. SE1: Approximately 42 acres of development in the southwest portion of Village 15 designated "VL0.7" by the Otay Ranch GDP/SRP, containing approximately 16 dwelling units.

b. SE2: Approximately 48 acres of development in the southwest portion of Village 15 designated "VL0.7 by the Otay Ranch GDP/SRP, containing approximately 17 dwelling units.

B. Areas of Development Added to the Otay Ranch GDP/SRP.

The South County/Otay Ranch MSCP Subarea Plan will be prepared, and the Otay Ranch GDP/SRP will be amended, to designate the following areas as developable and remove such areas from the Otay Ranch Preserve.

1. Poggi Canyon, (See Exhibit 4)

Land in Otay Ranch Villages One and Two, west of Paseo Ranchero (P1) will be designated developable for residential uses or for the construction of public infrastructure, (primarily Orange Avenue, related utilities and a trolley line). The expanded residential development areas within Otay Ranch ownership will equal approximately 140 acres (Village One and Village Two combined) and contain a land use designation of "LM 3", permitting 420 units. Development would also be permitted in the small Wolf Canyon finger between Village 2 and Village 3, currently omitted from development as a potential avian corridor linked to Poggi Canyon (P2). All these areas (Villages 1, 2 and 3) will be removed from the Otay Ranch Resource Preserve and excluded from the MSCP Preserve. The Poggi Canyon area east of Paseo Ranchero, between Village One and Village Two, is not part of the Otay Ranch Preserve, or of the Draft MSCP Preserve because the area contains low quality, fragmented and isolated habitats, not sustainable in the long term. Entitlements may be approved and development may proceed in that area resulting in the development of occupied habitats.

Portions of the land west of Paseo Ranchero (P1) are not within Otay Ranch ownership. These properties would be governed by this agreement and would not be included in the Subarea Preserve. Development entitlement for these properties would be determined by the City of Chula Vista, effective upon annexation.

2. Village 10 and 11 (See Exhibit 5)

a. SC1 - Otay Valley Road. Realign Otay Valley Road/Hunte Parkway eastward to the road alignment depicted in Exhibit 5 (which roughly equates to the alignment contained in the Otay Ranch Phase 2 Progress Plan).

b. SC2 - Village 10 and 11. Expand the development area in Villages 10 and 11, eastward to abut the newly aligned Otay Valley Road/Hunte Parkway, adding approximately 93 acres of development with a land use designation of "LMV 4.5", permitting approximately 460 units. This will cause a minor adjustment in the configuration of the adjacent community park to ensure that the area contains 25 acres of viable park land. (SC3)

3. Village Four (See Exhibit 6)

   a. Rock Mountain. Expand the development area in Village Four to include approximately 70 acres roughly located on Rock Mountain and increase the permissible number of dwelling units within Village Four by 350 units (the location of new units will be determined by the land use jurisdiction through the GDP/SRP amendment process).

4. Village Nine (See Exhibit 7)

   a. South of Otay Valley Road. Add approximately 10 acres in three new development areas to Village Nine south of Otay Valley Road connecting the existing four development "blobs". The land use jurisdiction may reallocate Village Nine dwelling units to the area south of Otay Valley Road.

C Other Considerations

1. City of Chula Vista and the County of San Diego will decrease densities within the Otay Ranch transit village cores from an average of 18 dwelling units per acre to 14.5 dwelling units per acre, resulting in a decrease of 1,057 units (Villages 1, 5, 6 and 8).
2. Draft the MSCP Subarea Plan and amend the Otay Ranch GDP/SRP and related documents to eliminate coastal sage scrub and maritime succulent scrub mitigation requirements for restoration.
3. California Department of Fish and Game agrees to approve the establishment of a Habitat Maintenance District to fund the Otay Ranch Resource Preserve pursuant to the provisions of the Habitat Maintenance District Act.
4. The parties agree to support the establishment of a federal wildlife refuge for the designated Otay Ranch open space areas east of the Otay Reservoir. Upon the establishment of such a refuge, the Fish and Wildlife Agency will be designated the Otay Ranch Preserve Owner/Manager for those portions of the Otay Ranch Preserve that lie within the refuge. The City and the County will thereafter require that Otay Ranch preserve land be conveyed to the Wildlife Refuge, consistent with the provisions of the Otay Ranch GDP/SRP, RMP and Preserve Conveyance Plan. Land conveyed to the Wildlife Refuge shall be the maintenance responsibility of the Fish and Wildlife Agency or its designee, without financial assistance from assessment districts or other financing or exaction mechanisms imposed by the City of Chula Vista or the County of San Diego.
5. The parties agree that the initial Otay Ranch Preserve Financing Plan program will be established to generate sufficient revenues to maintain the entire Otay Ranch Preserve without the creation a Wildlife Refuge. However, if a

Wildlife Refuge assumes maintenance responsibility for preserve land, the first priority for revenues diverted from maintenance of refuge land shall be for Otay Ranch Preserve Owner/Manager tasks within the western portions of the Preserve, which were not initially funded through the Phase 2 RMP finance mechanism (specifically the establishment and maintenance of a Nature Interpretive Center and research and education programs associated with the Nature Interpretive Center and the Otay Valley Regional Park).

6. The Sensitive Resource Study (SRS) area contained within the Otay Ranch Resort Village (Village 13) shall be removed from the Otay Ranch GDP/SRP and State and Federal agencies shall not object to development of such areas pursuant to the Otay Ranch GDP/SRP/SRP.

7. The State and Federal Resource Agencies agree to issue necessary "take permits" for the development of Otay Ranch consistent with the land use entitlements contained in the Otay Ranch GDP/SRP as modified through the implementation of this agreement.

D. Implementation Process

This agreement shall be implemented through the following process:

1. Subarea Plan. The City of Chula Vista and the County of San Diego shall proceed with the development of their respective MSCP Subarea Plans which incorporate the Otay Ranch Planning Area. The Subarea Plans area shall reflect the provisions of the Otay Ranch GDP/SRP as proposed for modification by this agreement. For those areas for which it is proposed that current Otay Ranch development entitlements be eliminated (Section A above), the Subarea Plan shall provide that take permits will not be authorized. For those areas for which it is proposed that additional areas of development be authorized (Section B above), the Subarea Plan shall provide that take permits will be authorized. The Subarea Plan text shall also incorporate the provisions of "Other Considerations" as discussed in Section C above.

2. MSCP Process. The Subarea Plans shall be submitted to the City of San Diego for inclusion in the revised MSCP, including necessary environmental review.

3. SPA One. The City of Chula Vista and the County of San Diego shall continue processing the Otay Ranch SPA One application and related documents (including but not limited to the SPA One tentative map, the Chula Vista Sphere of Influence, the initial Otay Ranch annexation, the Otay Ranch Overall Design Plan and Otay Ranch Phase 2 RMP).

4. General Plan Amendment. Soon after approval of the Otay Ranch SPA One Land Plan, tentative map and the annexation of SPA One into the City of

Chula Vista, the Baldwin Company shall initiate a General Plan Amendment applications through the City of Chula Vista and the County of San Diego seeking plan amendments to implement the components outlined in A, B, and C above. It is understood that as a private applicant, the applicant shall pay full cost recovery fees for the processing of the General Plan Amendments.

E. Timing

1. All parties understand that time is of the essence, with respect to the preparation, review and action on MSCP documents and SPA One related documents (as outlined above). Implementation of the MSCP Subarea Plan agreement is a distinct and separate process from the processing of SPA One related documents. Implementation of this agreement does not require delay of the timely consideration of SPA One related applications. To the contrary, failure to proceed with SPA One related applications jeopardizes the ability of The Baldwin Company to implement the elements of this agreement.
2. Implementation of the elements of this agreement is not dependent upon resolution of outstanding MSCP issues involving Otay Ranch properties not controlled by The Baldwin Company or Baldwin Company affiliates.

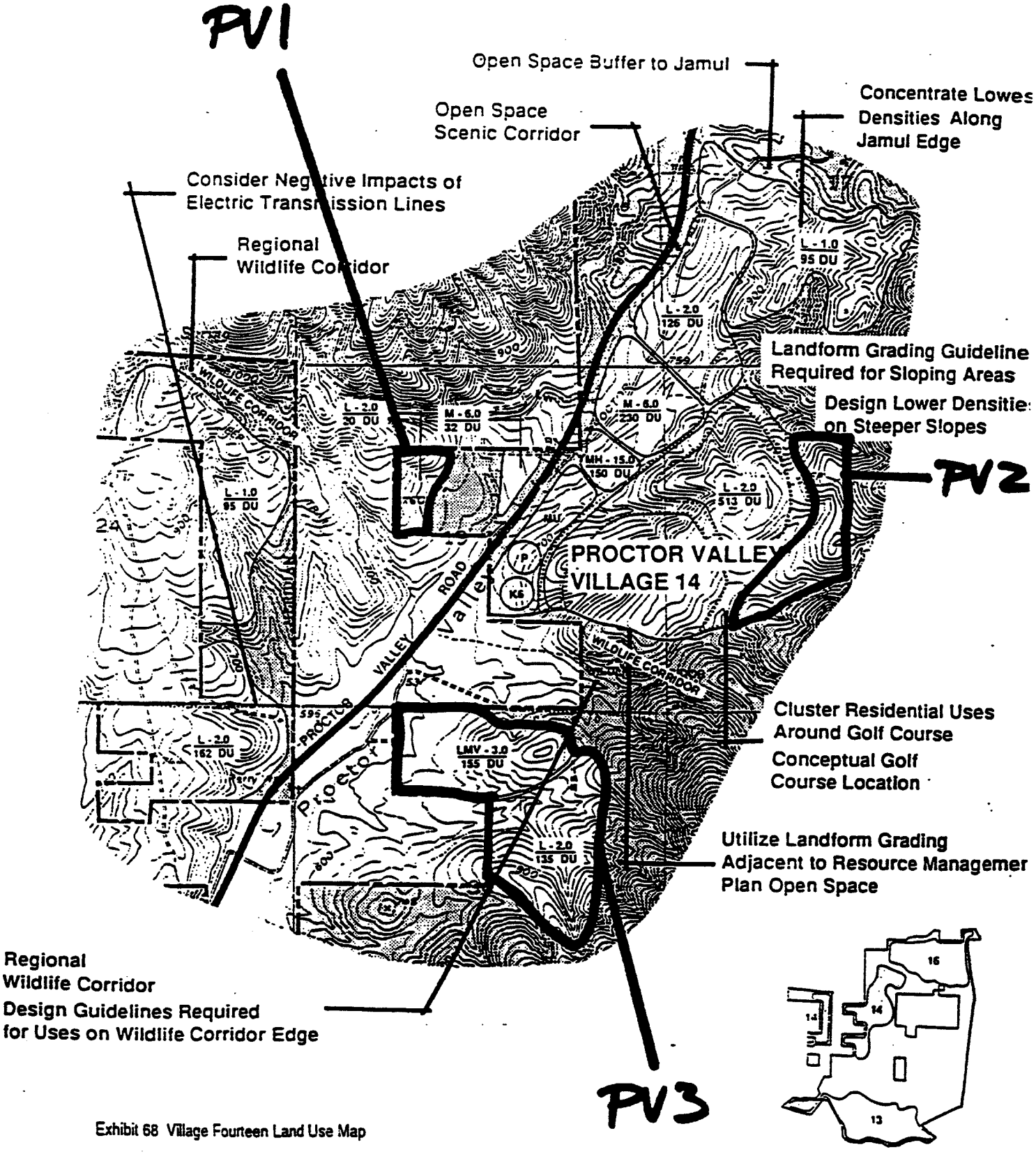


Exhibit 68 Village Fourteen Land Use Map

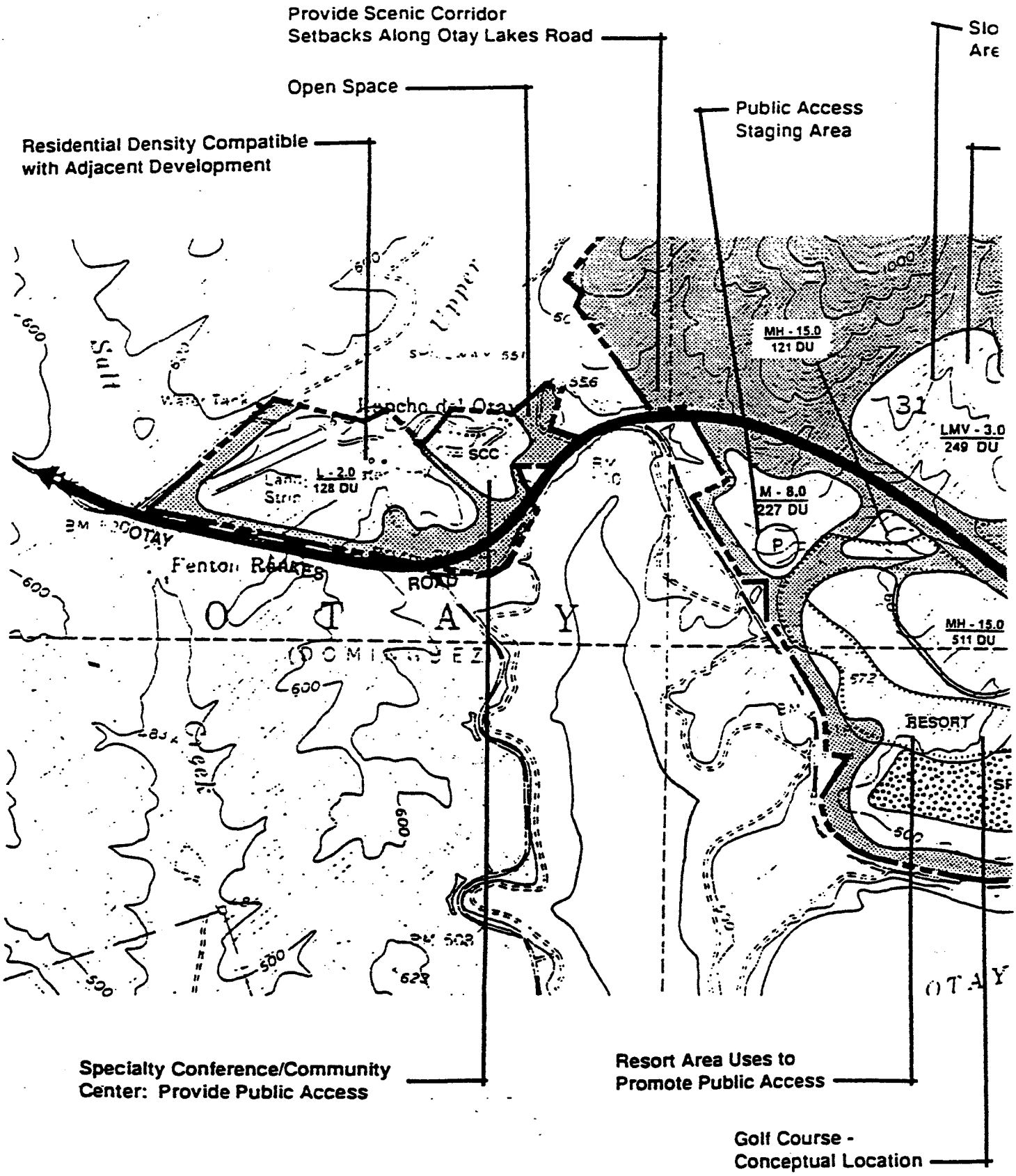


Exhibit 66 Resort Village Land Use Map

Residential
Providing Views

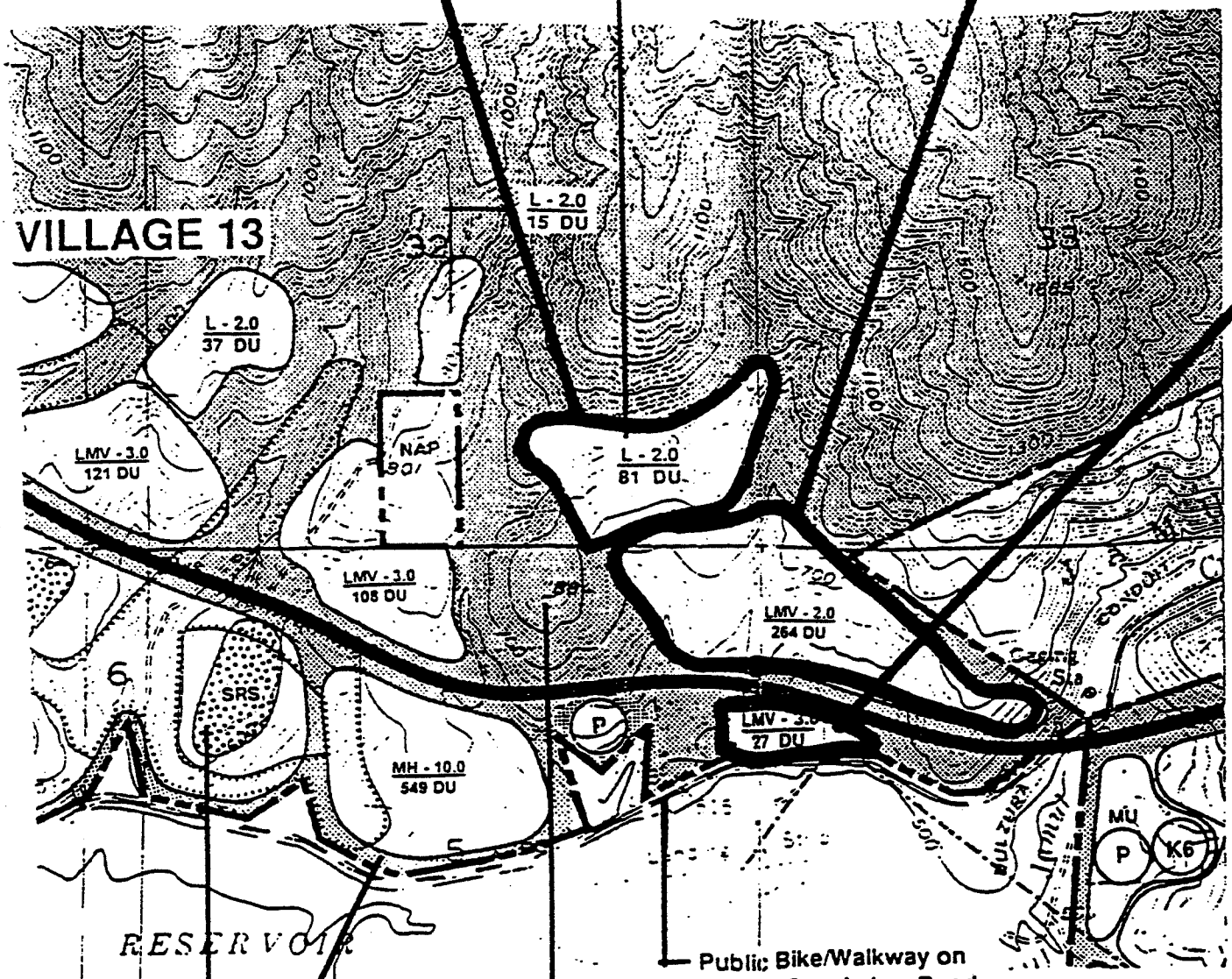
Utilize Landform Grading to
Transition Graded Slopes to
Natural Topography

R1

R2

R3

Low Residential
Densities on Ridges

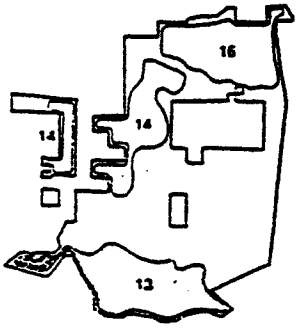


Public Bike/Walkway on
Former Otay Lakes Road

Provide for Regional
Wildlife Corridor

500 foot buffer
from Management
Level Reservoir

Vernal Pool/Native Grassland
Study Area: Subject to Further
Study at SPA Level



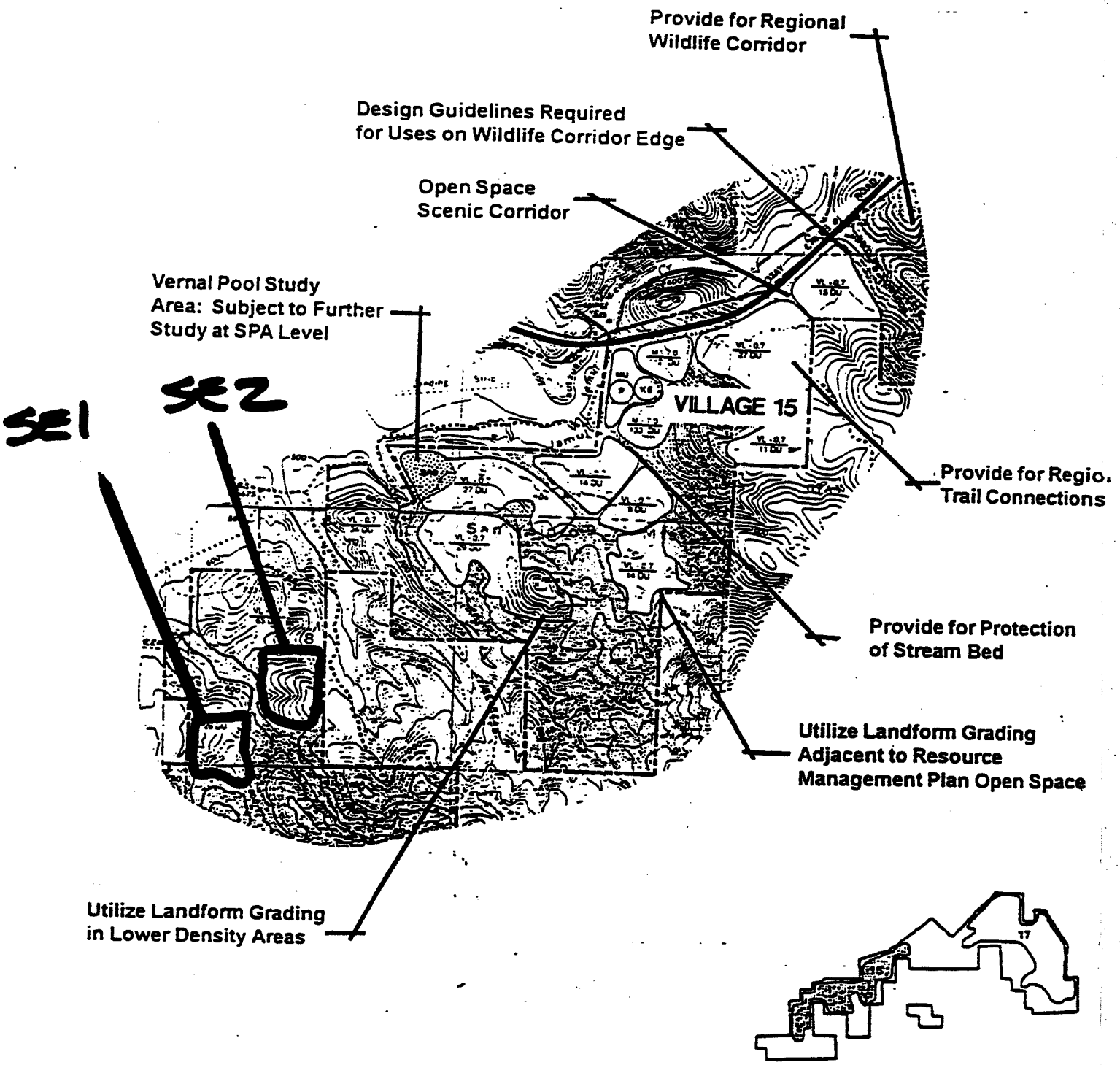


Exhibit 70 Village Fifteen Land Use Map

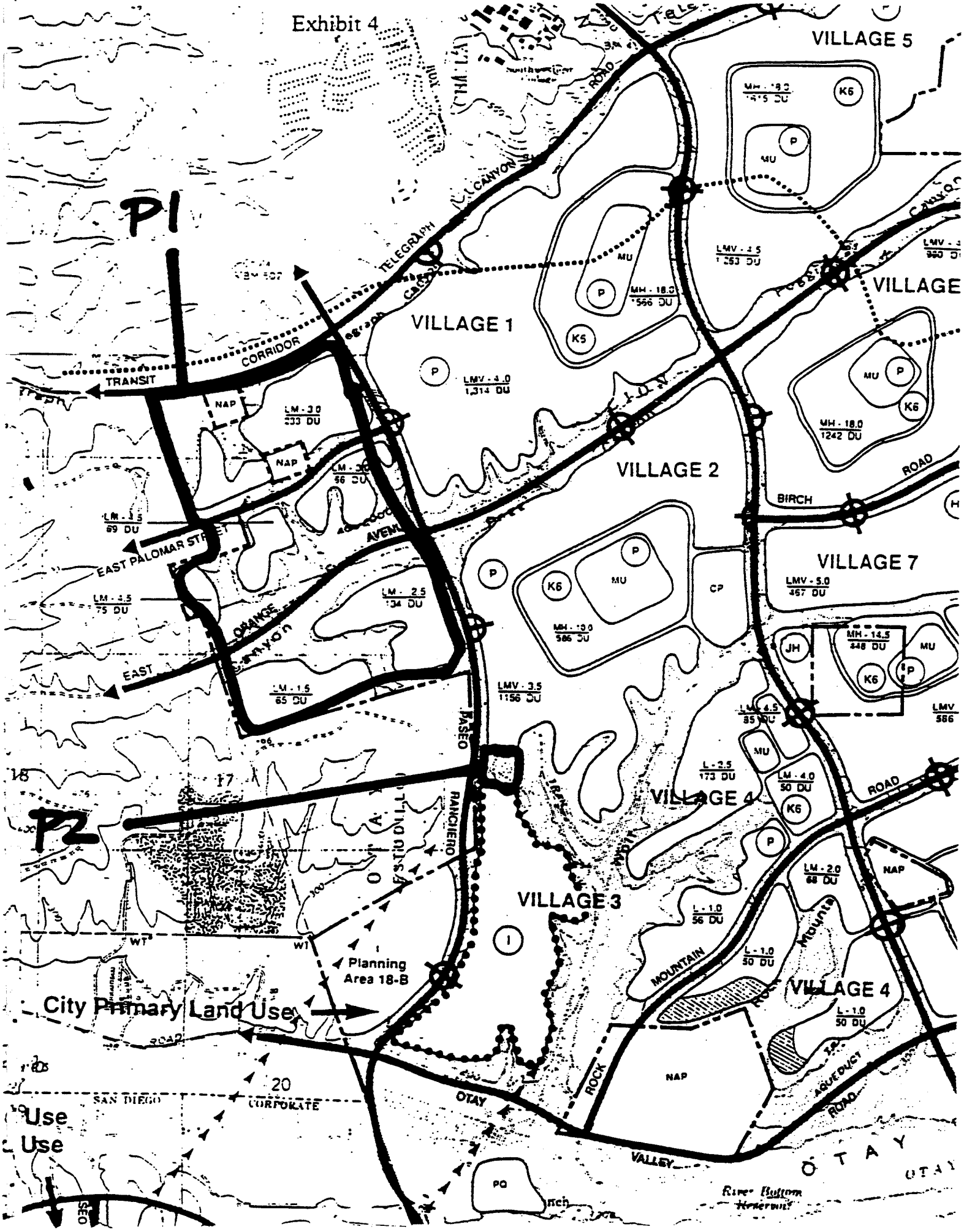


Exhibit 4
VILLAGE 5
VILLAGE 1
VILLAGE 2
VILLAGE 7
VILLAGE 4
VILLAGE 3
VILLAGE 4
P1
P2
TELEGRAPH
CANYON
CORRIDOR
TRANSIT
EAST PALOMAR STREET
EAST
ORANGE
AVENUE
PASEO
RANCHERO
BIRCH
ROAD
ROCK
MOUNTAIN
OTAY
VALLEY
AQUEDUCT
Planning Area 18-B
City Primary Land Use
Use
Use
SAN DIEGO
CORPORATE
River Bottom Reservoir
NAP
MU
P
K5
K6
CP
JH
PQ
LMV - 4.0 1,314 DU
LMV - 3.5 1156 DU
LMV - 5.0 467 DU
LMV - 4.5 1,253 DU
MH - 18.0 1566 DU
MH - 18.0 1242 DU
MH - 14.5 448 DU
MH - 10.0 586 DU
LM - 3.0 233 DU
LM - 2.5 134 DU
LM - 1.5 65 DU
LM - 4.5 75 DU
LM - 4.5 69 DU
LM - 4.0 50 DU
LM - 2.0 68 DU
L - 2.5 173 DU
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L - 1.0 50 DU
L - 1.0 50 DU
WT
17
18
20

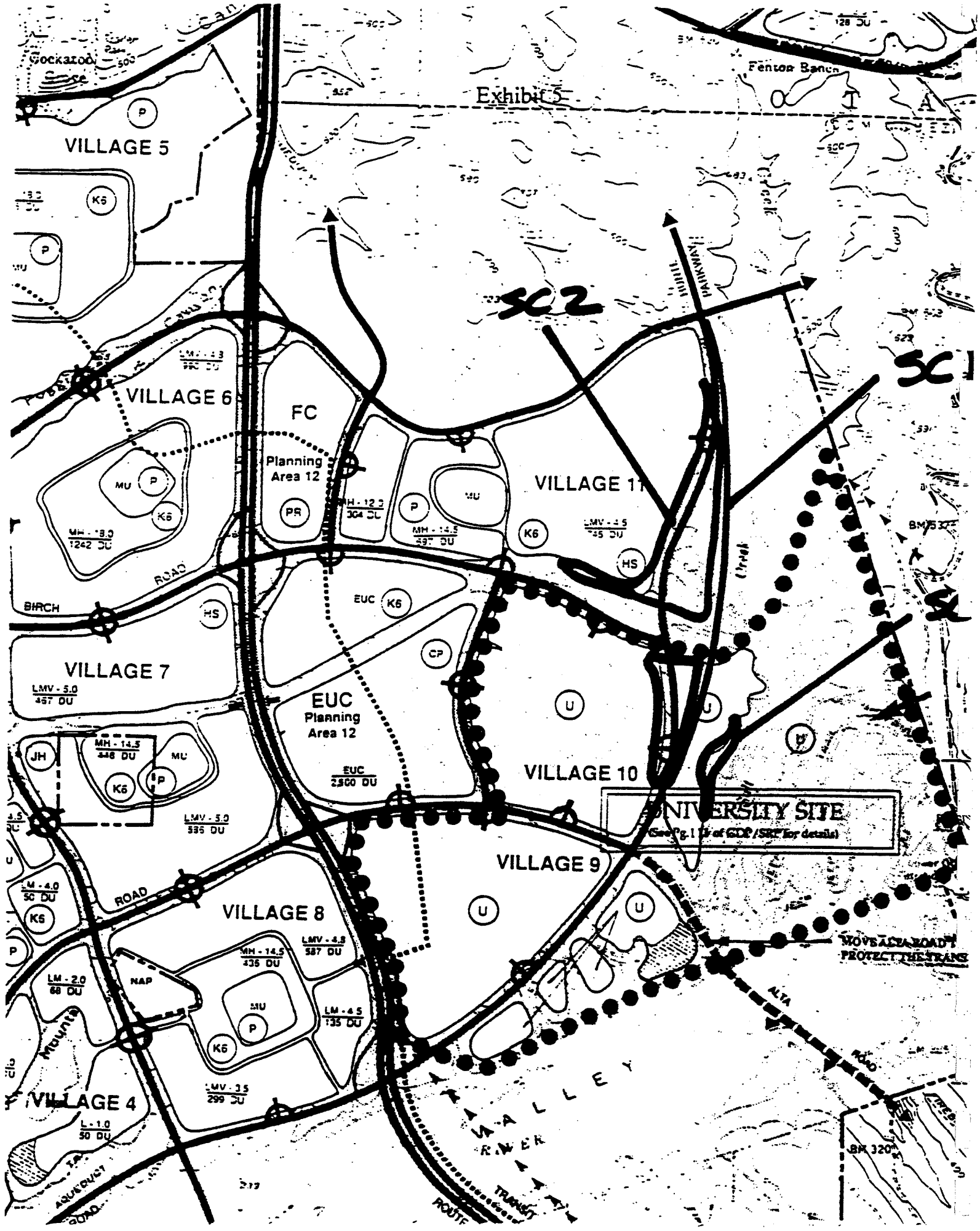


Exhibit 5
Fenton Ranch
VILLAGE 5
VILLAGE 6
FC
Planning Area 12
VILLAGE 11
VILLAGE 7
EUC
Planning Area 12
VILLAGE 10
UNIVERSITY SITE
VILLAGE 9
VILLAGE 8
VILLAGE 4
BIRCH ROAD
ROAD
PARKWAY
SC2
SC1
MOVE ALTA ROAD
PROTECT THE TRANS
ALTA ROAD
VALLEY
RIVER
TRANSIT
ROUTE
AQUEDUCT
BM 320

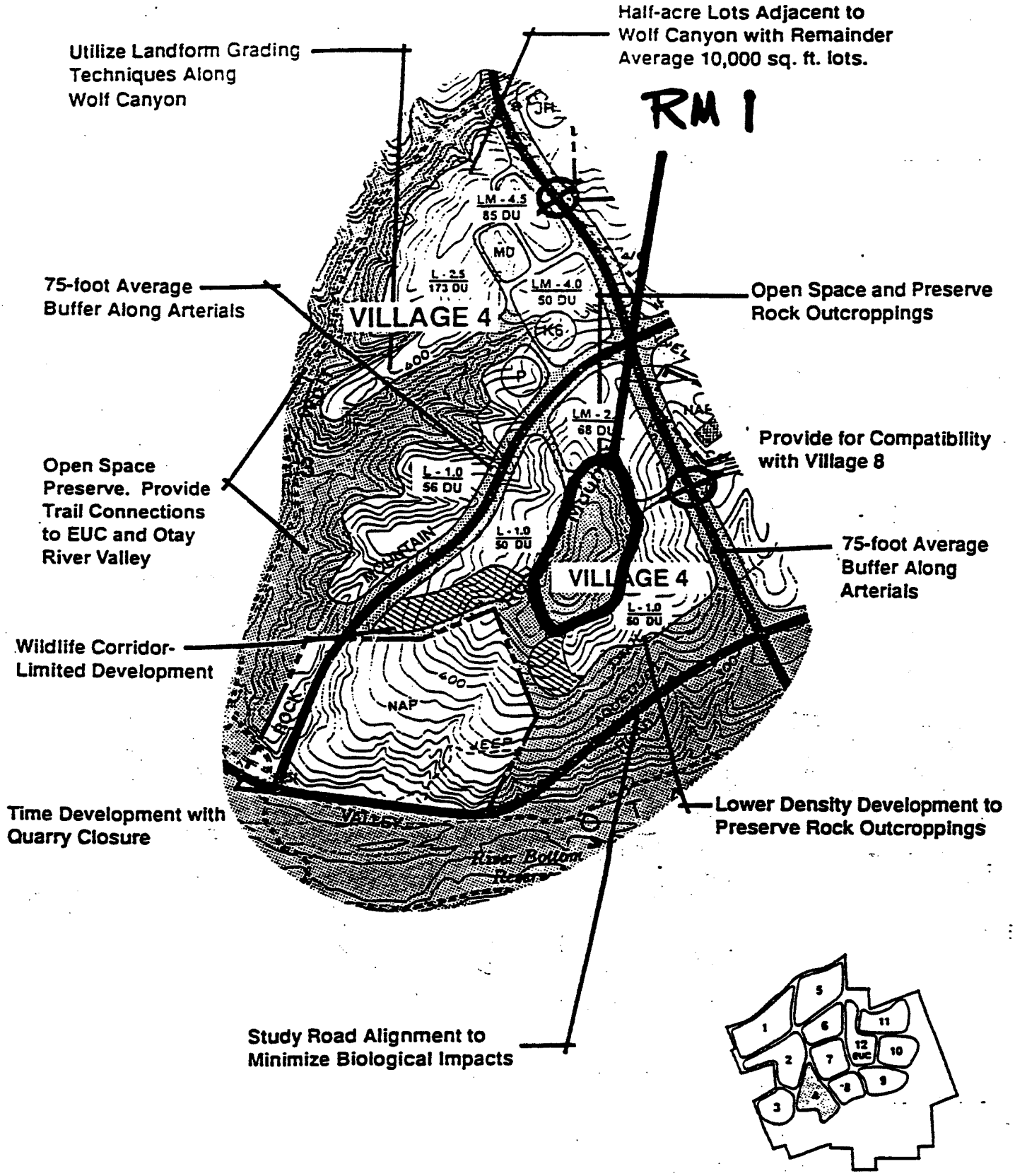
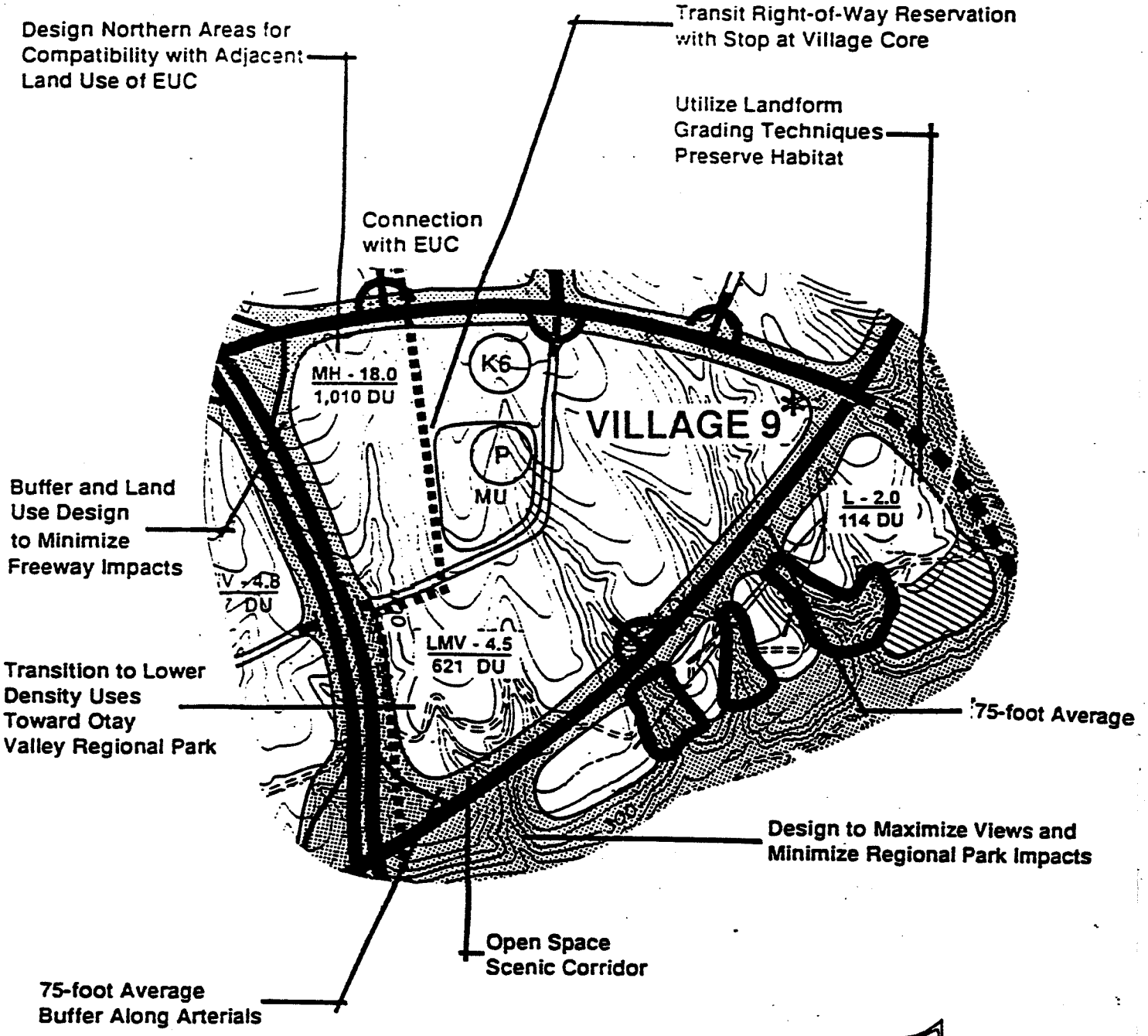
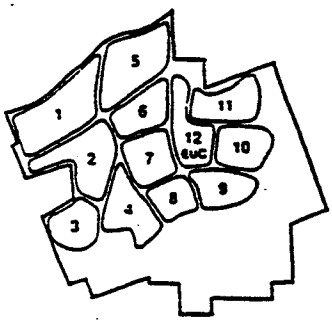


Exhibit 46 Village Four Land Use Map





* Primary use of Village 9 is University. Secondary use of Village 9 is depicted above. See Otay Ranch Land Use Designations Table, Part II, Chapter 1, Section C.

Exhibit 57 Village Nine Land Use Map - Secondary Residential Village Land Use

4. Metro-Lakeside-Jamul Segment

The Metro-Lakeside-Jamul Segment of the County Subarea Plan includes lands that are under the jurisdiction of San Diego County and within the Multiple Species Conservation Program (MSCP) planning area, but outside the Lake Hodges and South County Segments described in Chapters 2 and 3. This third Segment has two parts, one in the north bounded by the City of San Diego, Poway, and the boundary of the MSCP area. The second part is bounded on the west by several incorporated areas, on the east and north by the MSCP boundary, and on the south by the South County Segment. For purposes of this plan, the Metro-Lakeside-Jamul Segment is analyzed in two sections, separated by I-8.

The Metro-Lakeside-Jamul Segment has a total area of 172,952 acres, of which 115,241 are in natural vegetation with habitat value. The area north of I-8 occupies 74,510 acres, of which 51,543 provide habitat. South of I-8, the Metro-Lakeside-Jamul Segment includes 98,442 acres with 63,698 acres of habitat. Urban uses, other development, and agriculture occupy the remaining 57,711 acres. Population centers within this Segment include the unincorporated communities of Jamul, Jamacha, Rancho San Diego, Lakeside, Moreno, Eucalyptus Hills, Lakeview, Johnstown, Flinn Springs, Spring Valley, Mt. Helix, Crest, and Winter Gardens. Lands in the Metro-Lakeside-Jamul Segment (see Figure 1-1 in Chapter 1 of this document) provide future opportunities for both development and conservation. Conservation of approximately 33,200 additional acres in an appropriate configuration are needed to achieve the biological goals for the Metro-Lakeside-Jamul Segment (see Section 4.2 for a description of the conservation goals). Of the total goal for additional conservation, approximately 17,000 acres are to be located north of I-8 and approximately 15,500 south of I-8.

4.1. Biological Resources in the Metro-Lakeside-Jamul Segment

The Habitat Evaluation Map (Figure 4-1) and the Wildlife Agencies' Biological Resources Core Areas and Linkage Map (Figure 1-2 in Attachment 1) depict biological information for areas in the Metro-Lakeside-Jamul Segment that support significant biological resources. The areas depicted are important to meeting the biological goals for covered species and habitats addressed in the MSCP. Coastal sage scrub and chaparral make up approximately 83% of the natural vegetation in this Segment. Vegetation communities and their acreages in the Metro-Lakeside-Jamul Segment are listed in Table 4-1.

Sensitive and covered species known to occur in the Metro-Lakeside-Jamul Segment include the following:

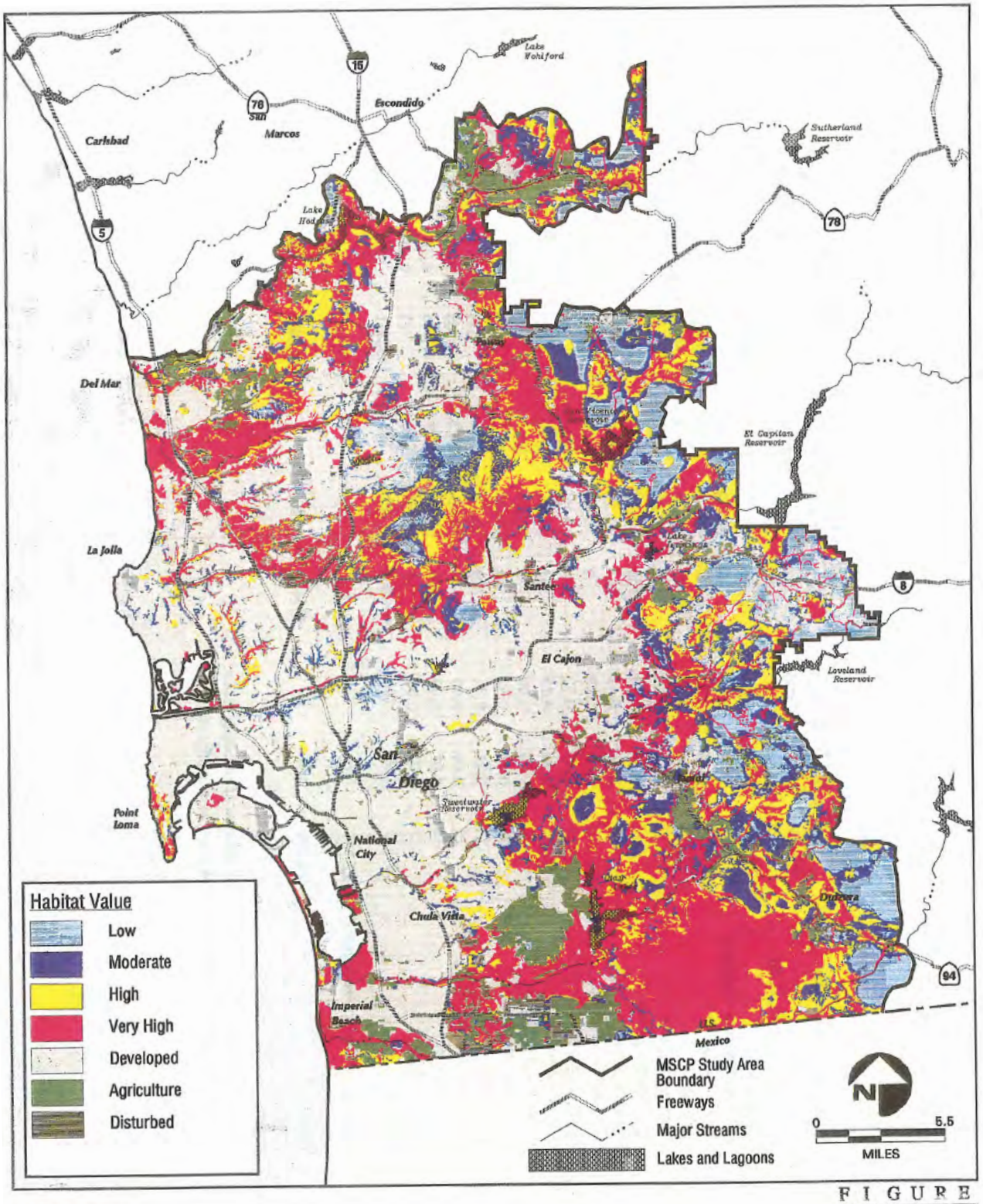
Plants	Animals
San Diego thorn-mint	arroyo southwestern toad
San Diego ambrosia	southwestern pond turtle
Encinitas baccharis	San Diego horned lizard
Orcutt's brodiaea	orange-throated whiptail
dense reed grass	bald eagle
slender-pod jewelflower	northern harrier
Lakeside ceanothus	Cooper's hawk
wart-stemmed ceanothus	ferruginous hawk
Palmer's ericameria	golden eagle
San Diego barrel cactus	coastal cactus wren
felt-leaved monardella	California gnatcatcher
willowy monardella	western bluebird
San Diego goldenstar	least Bell's vireo
Dehesa bear-grass	California rufous-crowned sparrow
San Miguel savory	mountain lion
Gander's butterweed	southern mule deer
narrow-leaved nightshade	
Parry's tetracoccus	

4.2. Biological Goals and Preserve Design Criteria

The MSCP Plan has established conservation goals for habitat types. These goals were evaluated by the Wildlife Agencies using the MSCP species location database for each subarea in the MSCP planning area and for each Segment in the County Subarea. For both sections of the Metro-Lakeside-Jamul Segment, conservation goals for habitat types are listed in Table 4-2. Core areas are described in Section 4.2.1, linkages are discussed in Section 4.2.2, and goals for individual species, based on the Wildlife Agencies evaluation, are included in Section 4.2.3. The habitat type with the largest amount of land remaining to be protected in this Segment is Coastal sage scrub, followed by chaparral. Other habitats are targeted in lesser amounts. One-third of the total anticipated conservation level is already protected (see Section 4.6 for a description of protected areas). The definition of Biological Core Resource Areas is as defined in the County's Biological Mitigation Ordinance. The Wildlife Agencies Core and Linkage Map (Attachment 1, Figure 1-2) is one possible configuration of core and linkage areas that would be consistent with the County's Biological Mitigation Ordinance.

The goals shown in Table 4-2 are based on an analysis of the acres of habitat that must be conserved within the Metro-Lakeside-Jamul Segment to adequately conserve the habitat type and obtain coverage for the 85 species. The conservation of these lands in conjunction with the lands conserved by other jurisdictions will provide adequate conservation to obtain take coverage for the 85 species.

Figure 4-1: Habitat Evaluation Map



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Habitat Evaluation Map

FIGURE 4-1

/mscp/plots/figures/habeval8x11.aml

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Table 4-1: Metro-Lakeside-Jamul Vegetation Acreages

Vegetation Community	North of Interstate 8			South of Interstate 8			Entire Segment [1]		
	Area (acres)	**% Total Area**	**% Total Habitat**	**Area (acres)**	**% Total Area**	**% Total Habitat**	**Total (acres)**	**% Total Area**	**% Total Habitat**
Coastal Sage Scrub (CSS)	14,859	19.94	28.83	25,211	25.61	39.58	40,070	23.17	34.77
Chaparral	28,864	38.74	56.00	27,278	27.71	42.82	56,143	32.46	48.72
Southern Maritime Chaparral	52	0.07	0.10	0	0.00	0.00	52	0.03	0.05
CSS/Chaparral	634	0.85	1.23	2,292	2.33	3.60	2,926	1.69	2.54
Grassland	2,228	2.99	4.32	3,145	3.19	4.94	5,373	3.11	4.66
Freshwater Marsh	7	0.01	0.01	29	0.03	0.05	36	0.02	0.03
Oak Riparian Forest	1,737	2.33	3.37	2,433	2.47	3.82	4,170	2.41	3.62
Riparian Forest	92	0.12	0.18	113	0.12	0.18	205	0.12	0.18
Riparian Woodland	12	0.02	0.02	0	0.00	0.00	12	0.01	0.01
Riparian Scrub	369	0.49	0.72	168	0.17	0.26	537	0.31	0.47
Oak Woodland	2,139	2.87	4.15	2,543	2.58	3.99	4,682	2.71	4.06
Tecate Cypress Forest	0	0.00	0.00	71	0.07	0.11	71	0.04	0.06
Eucalyptus Woodland	298	0.40	0.58	69	0.07	0.11	367	0.21	0.32
Open Water	158	0.21	0.31	80	0.08	0.13	238	0.14	0.21
Disturbed Wetland	29	0.04	0.06	79	0.08	0.12	108	0.06	0.09
Flood Channel	48	0.07	0.09	186	0.19	0.29	235	0.14	0.20
Other Habitat [2]	17	0.02	0.03	0	0.00	0.00	17	0.01	0.01
Subtotal	**51,543**	**69**	**100**	**63,698**	**65**	**100**	**115,241**	**67**	**100**
Urban/Agriculture/Developed	22,967	31		34,744	35		57,711	33	
Total	**74,510**	**100**		**98,442**	**100**		**172,952**	**100**	

Notes:

[1] Component parts may not add to total because of rounding errors.

[2] Disturbed, agricultural and developed areas with habitat value.

4.2.1. Preserve Design Goals and Criteria for Cores and Linkages

Goals and criteria for conservation of core and linkage areas on both a project-by-project basis and for the Segment as a whole are to:

- Acknowledge the no-net-loss-of-wetlands standard that individual projects must meet to satisfy state and federal wetland goals, policies, and standards and implement applicable County ordinances with regards to wetland mitigation;

- Include measures to maximize the habitat structural diversity of conserved habitat areas, including conservation of unique habitats and habitat features (e.g., soil types, rock outcrops, drainages, host plants);

- Provide for the conservation of spatially representative (e.g., north of I-8 vs. south of I-8) examples of extensive patches of coastal sage scrub and other habitat types that were ranked as having high and very high biological value by the MSCP habitat evaluation model;

- Create significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats. Subsequently, using the criteria set out in Chapter 6, Section 6.2.3 of the MSCP Plan, potential impacts from new development on biological resources within the preserve that should be considered in the design of any project include access, nonnative predators, nonnative species, illumination, drain water (point source), urban runoff (non-point source), and noise. County staff shall determine specific measures necessary to contain impacts from a new development project, and thereby avoid, reduce or mitigate edge effects on the preserve to less than significant levels.

- Provide incentives for development in the least sensitive habitat areas;

- Minimize impacts to narrow endemic species and avoid impacts to core populations of narrow endemic species;

- Preserve the biological integrity of linkages between Biological Resource Core Area; and

- Achieve the conservation goals for covered species and habitats.

Using these goals, the preserve design criteria, and within the framework of the identified core areas and linkages, the Wildlife Agencies have developed a map (Figure 1-1, Attachment 1) that shows areas that the Wildlife Agencies have preapproved for use as mitigation lands. Specific proposals for development and conservation will be evaluated by the County for their consistency with these conservation goals. The County shall employ these conservation goals and design criteria to the maximum extent practicable in project evaluation for this Segment and for the subarea as a whole in conformance with the requirements of state and federal law.

4.2.2. Critical Biological Resource Areas Within the Metro-Lakeside-Jamul Segment

During the MSCP Planning process, the most critical resource areas were identified and priories set for preservation. (See Section 2.2 of the MSCP Plan.) Part or all of seven

critical biological resource areas, identified in Table 2-2 of the MSCP Plan, are located in the Metro-Lakeside-Jamul Segment. They are:

- Jamul Mountains, which is north of and abuts areas to be conserved in the South County Segment;
- Portions of Sweetwater Reservoir/San Miguel Mountains/Sweetwater, east of areas conserved by the City of San Diego;
- McGinty Mountain/Sequan Peak – Dehesa, including areas already conserved by CDFG;
- Lake Jennings/Wildcat Canyon – El Cajon Mountain;
- Mission Trails/Kearny Mesa/East Elliott/Santee;
- San Vicente Reservoir northeast through San Vicente;
- Portions of Central Poway/San Vicente Reservoir/North Poway; and
- Portions of Hodges Reservoir/San Pasqual Valley, which surround areas conserved by the City of San Diego north and east of the Lake Hodges Segment and provide a linkage to the San Luis Rey River north of the MSCP study area.

Conservation will be employed to the maximum extent practicable within these sensitive resource areas. As part of the planning process for this Segment and to aid in conservation efforts, the Wildlife Agencies developed their Preapproved Mitigation Map (Attachment 1, Figure 1). This map includes the high and very high habitat value areas shown on the Habitat Evaluation Map (Figure 4-1). The Biological Mitigation Ordinance is designed to provide incentives for development in areas with lower habitat value and direct conservation and open space preservation to areas of high and very high habitat value.

4.2.3. Linkages

The high and very high habitat value lands (Figure 4-1) will be the primary linkages that connect Core Biological Resource areas within the MSCP area or provide connections to habitat outside the MSCP area.

General Locations of Linkages: Five linkages are located in the Metro-Lakeside-Jamul Segment. They are:

- Otay Ranch to Sequan, a linkage consisting of many small parcels of land. Although most of this linkage occurs in natural land, assembling an adequate linkage will require negotiations with many landowners;
- Sweetwater Reservoir to McGinty Mountain, a highly fragmented area. The southern part of this linkage is narrow and highly constrained by development.
- I-8 at Lakeside, another area with considerable development and multiple small parcels of land. The conserved area south of I-8 has been expanded to about 2,600 acres by the creation of the Crestridge Mitigation Bank;

Table 4-2: Habitat Protection Goals

Vegetation Community	Total [1] (acres)	Total Goal [1] (acres)	Currently Conserved [2] (acres)	To Be Protected (acres)
North of Interstate 8				
Coastal Sage Scrub	14,859	9,525	1,845	7,680
Chaparral	28,864	12,134	4,859	7,276
Southern Maritime Chaparral	52	0	0	0
Coastal Sage Scrub/Chaparral	634	454	172	283
Grassland	2,228	633	185	448
Freshwater Marsh	7	2	0	2
Oak Riparian Forest	1,737	1,121	97	1,025
Riparian Forest	92	51	8	43
Riparian Woodland	12	6	4	2
Riparian Scrub	369	236	2	234
Oak Woodland	2,139	1,039	392	647
Tecate Cypress Forest	0	0	0	0
Eucalyptus Woodland	298	27	0	27
Open Water	158	90	21	69
Disturbed Wetland	29	0	0	0
Flood Channel	48	34	0	34
Other Habitat [3]	17	0	0	0
Total	**51,543**	**25,353**	**7,585**	**17,768**
South of Interstate 8				
Coastal Sage Scrub	25,211	9,101	1,088	8,013
Chaparral	27,278	6,485	2,330	4,155
Southern Maritime Chaparral	0	0	0	0
Coastal Sage Scrub/Chaparral	2,292	698	319	379
Grassland	3,145	971	22	949
Freshwater Marsh	29	13	0	13
Oak Riparian Forest	2,433	923	124	799
Riparian Forest	113	33	0	33
Riparian Woodland	0	0	0	0
Riparian Scrub	168	63	0	63
Oak Woodland	2,543	862	101	762
Tecate Cypress Forest	71	0	0	0
Eucalyptus Woodland	69	14	0	14
Open Water	80	34	0	34
Disturbed Wetland	79	52	0	52
Flood Channel	186	163	0	163
Other Habitat [3]	0	0	0	0
Total	**63,698**	**19,411**	**3,983**	**15,428**

(continued)

Table 4-2: Habitat Protection Goals (cont.)

Vegetation Community	Total (acres)	Total Goal (acres)	Currently Conserved (acres)	To Be Protected (acres)
Entire Segment				
Coastal Sage Scrub	40,070	18,626	2,933	15,693
Chaparral	56,143	18,619	7,188	11,431
Southern Maritime Chaparral	52	0	0	0
Coastal Sage Scrub/Chaparral	2,926	1,152	491	662
Grassland	5,373	1,603	207	1,397
Freshwater Marsh [4]	36	15	0	15
Oak Riparian Forest [4]	4,170	2,045	221	1,824
Riparian Forest [4]	205	84	8	76
Riparian Woodland [4]	12	6	4	2
Riparian Scrub [4]	537	298	2	296
Oak Woodland	4,682	1,901	492	1,409
Tecate Cypress Forest	71	0	0	0
Eucalyptus Woodland	367	41	0	41
Open Water	238	124	21	103
Disturbed Wetland	108	52	0	52
Flood Channel	235	197	0	197
Other Habitat [3]	17	0	0	0
Total	**115,241**	**44,764**	**11,568**	**33,197**

Notes:

[1] Component parts may not add to total because

[2] If the number of acres already conserved for a particular vegetation type is greater than the goal, the goal is entered in the "Currently Conserved" column. This is done so that the total acreage "to be protected" is not inappropriately reduced.

[3] Disturbed, agricultural and developed areas

[4] Wildlife Agencies require no net loss of wetland habitat as per Federal Wetland. Regulations/State Policies & Regulations

- Dehesa to El Capitan Reservoir, a linkage to US Forest Service lands outside the MSCP area. This linkage is an important corridor for species that occupy habitats other than Coastal sage scrub; and

- Boden Canyon, a linkage in the extreme northeast of the MSCP area. It provides a connection to Rancho Guejito outside the MSCP area.

Goals and Criteria for Linkages and Corridors: Goals for linkages and corridors have been developed to aid in the evaluation of project impacts and of land being considered for conservation. For this discussion, a linkage is defined as an area of habitat that not only provides connectivity between core areas but also provides breeding and foraging habitat for resident species. Corridors are narrower connections that allow for movement and dispersal only.

The County Subarea Plan policy for habitat linkages is to minimize habitat fragmentation; provide habitat for plants and animals in transit; maintain genetic and demographic interchange between populations; facilitate daily, annual, and seasonal movements; permit dispersal to breeding and foraging areas; and facilitate 'rescue' of small peripheral populations from extinction.

Meeting this policy calls for evaluating the habitat needs and dispersal characteristics of the target species and how they relate to the landscape and development patterns in the area. The following are the design criteria for projects to protect the biological values of linkages and corridors:

- Habitat linkages as defined by the Biological Mitigation Ordinance, rather than just corridors, will be maintained.

- Existing movement corridors within linkages will be identified and maintained.

- Corridors with good vegetative and/or topographic cover will be protected.

- Regional linkages that accommodate travel for a wide range of wildlife species, especially those linkages that support resident populations of wildlife, will be selected.

- The width of a linkage will be based on the biological information for the target species, the quality of the habitat within and adjacent to the corridor, topography, and adjacent land uses. Where there is limited topographic relief, the corridor must be well vegetated and adequately buffered from adjacent development.

- If a corridor is relatively long, it must be wide enough for animals to hide in during the day. Generally, wide corridors are better than narrow ones. If narrow corridors are unavoidable, they should be relatively short. If the minimum width of a corridor is 400 feet, it should be no longer than 500 feet. A width of greater than 1,000 feet is recommended for large mammals and birds. Corridors for bobcats, deer, and other large animals should reach rim-to-rim along drainages, especially if the topography is steep.

- Visual continuity (i.e., long lines-of-sight) will be provided within movement corridors. This makes it more likely that the animals will keep moving through it. Developments along the rim of a canyon used as a corridor should be set back from the canyon rim and screened to minimize their visual impact.

- Corridors with low levels of human disturbance, especially at night, will be selected. This includes maintaining low noise levels and limiting artificial lighting.

- Barriers, such as roads, will be minimized. Roads that cross corridors should have 10-foot high fencing that channels wildlife to underpasses located away from interchanges. The length-to-width ratio for wildlife underpasses is less than 2, although this restriction can be relaxed for underpasses with a height of greater than 30 feet.

- Where possible at wildlife crossings, road bridges for the vehicular traffic rather than tunnels for wildlife use will be employed. Box culverts will only be used when they can achieve the wildlife crossing/movement goals for a specific location. Crossings will be designed as follows: sound insulation materials will be provided; the substrate will be left in a natural condition, and vegetated with native vegetation if possible; a line-of-sight to the other end will be provided; and, if necessary, low-level illumination will be installed in the tunnel.

- If continuous corridors do not exist, archipelago (or stepping-stone) corridors may be used for short distances. For example, the gnatcatcher may use disjunct patches of sage scrub for dispersal if the distance involved is under 1-2 miles.

During project CEQA review and/or design, site specific conditions (geology, slope, location of infrastructure, etc.) may be identified which make it infeasible for the project to meet all goals, criteria or other requirements in the subarea plan, but the project could be constructed without compromising the conservation of species and habitats anticipated by the Subarea Plan. Should this situation occur, the County may grant a variance to the Subarea Plan for the project with the concurrence of the Wildlife Agencies. On the basis of specific factual findings, the project will not appreciably reduce the likelihood of attainment of preserve assembly and species protection goals of the MSCP and Subarea Plans. The role of the Wildlife Agencies in project review is discussed in Section 4.3.2.

4.2.4. Anticipated Conservation Levels for Species

The biological resource studies conducted for the MSCP identified the known occurrences of target species within the study area. Table 4-3 lists the frequency of occurrences for each of the target species in the Metro-Lakeside-Jamul Segment and the anticipated conservation level established for that species in the Metro-Lakeside-Jamul Segment. The NCCP Conservation Guidelines, the MSCP, and the biological information from the MSCP's MHPA preserve alternative were used to establish anticipated species conservation levels and conservation goals for habitat types.

Critical Populations of Sensitive and Covered Species:
In addition to the anticipated conservation levels listed in Table 4-3 for covered and sensitive species, there are critical populations of some of the plant species that will be avoided. Table 4-4 provides a description of where the populations occur and the MSCP database provides specific information on their location.

Endemic Plant Populations:
The Wildlife Agencies have identified 17 narrow endemic plant species that occur in San Diego County and require focused evaluations during project review. These plants have limited ranges: all or nearly all of the historic and/or current populations occur within San Diego County and many occur only within the MSCP area. All of these narrow endemics are among the 85 covered species; however, only nine are known to occur in the Metro-Lakeside-Jamul Segment. Table 4-5 lists the narrow endemics and identifies those known to occur in the Metro-Lakeside-Jamul Segment. Protection goals for the narrow endemics known to occur in the Metro-Lakeside-Jamul Segment are listed in Table 4-3.

Because of their limited distribution, the Subarea Plan and the County's Biological Mitigation Ordinance requires that the protection goals be met and also that any significant populations of the plant species listed in Table 4-5 be avoided. For the narrow endemics that are not known from this Segment, there are no conservation goals; however, if any significant populations of these species are subsequently found within the Metro-Lakeside-Jamul Segment, they also must be avoided.

Rare Narrow Endemic Animals:
Impacts to rare, narrow endemic animal species, listed in Table 4-6 within the MSCP Subarea, shall be avoided to the maximum extent practicable. Species specific requirements set forth in Table 3-5 of the MSCP Plan including any applicable limitations on clearing of occupied habitat shall be complied with. Where complete avoidance is infeasible, projects shall be designed to avoid significant reduction in species viability.

Table 4-3: Anticipated Species Conservation Levels for Metro-Lakeside-Jamul Segment

		North of Interstate 8		South of Interstate 8		Entire Segment		
Species	**Common Name**	**Protection Goal using 1994 database**	**# of 1994 Occur.**	**Protection Goal using 1994 database**	**# of 1994 Occur.**	**Protection Goal using 1994 database**	**# of 1994 Occur.**	**Other protection provided by Ordinance/ Subarea Plan[1]**
Plants								
Acanthomintha ilicifolia	San Diego thorn-mint	6.1	7	1	1	7.1	8	SP
Ambrosia pumila	San Diego Ambrosia	1	1	0	0	1	1	SP
Astragalus deanei	Dean's milk vetch	0	0	4.5	6	4.5	6	SP, CP
Baccharis vanessae	Encinitas baccharis	2.4	3	0	0	2.4	3	SP
Brodiaea orcuttii	Orcutt's brodiaea	4.2	6	0	0	4.2	6	SP, CP
Calamagrostis densa	Dense reed grass	0.7	1	2	2	2.7	3	~
Caulanthus stenocarpus	Slender-pod jewelflower	17.7	18	0	0	17.7	18	CP
Ceanothus cyaneus	Lakeside ceanothus	5.2	7	0	0	5.2	7	SP
Ceanothus verrucosus	Wart-stemmed ceanothus	1.4	2	0	0	1.4	2	SP
Ericameria palmeri ssp. *palmeri*	Palmer's ericameria	0	0	6.5	8	6.5	8	SP
Ferocactus viridescens	San Diego barrel cactus	1.7	2	7	7	8.7	9	SP
Monardella hypoleuca ssp. *lanata*	Felt-leaved monardella	0	0	4	4	4	4	SP, CP
Monardella linoides ssp. vimi	Willowy monardella	1	1	0	0	1	1	SP
Muilla clevelandii	San Diego goldenstar	2.1	3	1	1	3.1	4	SP
Nolina interrata	Dehesa bear-grass	0	0	19	19	19	19	SP
Satureja chandleri	San Miguel savory	0.7	1	0	0	0.7	1	SP
Senicio ganderi	Gander's butterweed	0	0	4	4	4	4	SP, CP
Solanum tenuilobatum	Narrow-leaved nightshade	0	0	1	1	1	1	CP
Tetracoccus dioicus	Parry's tetracoccus	0	0	24	24	24	24	SP, CP
Invertebrates								
Lycaena hermes	Hermes copper butterfly	0	0	3	3	3	3	
Amphibians								
Bufo microscamhus californi	Arroyo southwestern toad	1	1	0	0	1	1	TB, HAB

Table 4-3: Anticipated Species Conservation Levels for Metro-Lakeside-Jamul Segment (continued)

Species	Common Name	North of Interstate 8		South of Interstate 8		Entire Segment		
		Protection Goal using 1994 database	# of 1994 Occur.	Protection Goal using 1994 database	# of 1994 Occur.	Protection Goal using 1994 database	# of 1994 Occur.	Other protection provided by Ordinance/ Subarea Plan[1]
Reptiles								
Clemmys marmorata pallida	Southwestern pond turtle	2	2	0	0	2	2	TB, HAB
Phrynosoma coronatum blainvillei	San Diego horned lizard	45.2	47	31.4	41	76.6	88	HAB
Cnemidophorus hyperythrus beldingi	Orange-throated whiptail	70.6	88	54.3	66	124.9	154	HAB
Birds								
Haliaeetus leucocephalus	Bald eagle	2.1	3	0	0	2.1	3	HAB
Circus cyaneus	Northern harrier	2.1	3	0	0	2.1	3	TB, HAB
Accipiter cooperii	Cooper's hawk	11.8	14	2	2	13.8	16	TB, HAB
Buteo regalis	Ferruginous hawk	0.7	1	0	0	0.7	1	HAB
Aquila chrysaetos	Golden eagle	10.5	15	1.4	2	11.9	17	TB, HAB
Falco peregrinus anatum	American peregrine falcon	2	2	0	0	2	2	HAB
Campylorhynchus brunneicapillus cousei	Coastal cactus wren	27.1	38	1	1	28.1	39	TB, HAB
Polioptila californica californica	California gnatcatcher	113.9	130	131.1	147	245	277	HAB
Sialia mexicana	Western bluebird	1.7	2	0	0	1.7	2	HAB
Vireo bellii pusillus	Least Bell's vireo	8	8	1	1	9	9	TB, HAB
Aimophila ruficeps canescens	California rufous-crowned sparrow	18.7	23	13	16	31.7	39	HAB

Table 4-3: Anticipated Species Conservation Levels for Metro-Lakeside-Jamul Segment (continued)

Species	Common Name	North of Interstate 8		South of Interstate 8		Entire Segment		
		Protection Goal using 1994 database	**# of 1994 Occur.**	**Protection Goal using 1994 database**	**# of 1994 Occur.**	**Protection Goal using 1994 database**	**# of 1994 Occur.**	**Other protection provided by Ordinance/ Subarea Plan[1]**
Mammals								
Felis concolor	Mountain lion	5.7	7	1.4	2	7.1	9	HAB
Odocoileus hemionus fuliginata	Southern mule deer	34.1	41	7.2	9	41.3	50	HAB

Note: Occurrences are as documented in the 1994 MSCP database.

[1] Protection that will be provided by the Subarea Plan to each species in addition to protection of 1994 database occurrences.

SP: Sensitive Plants: In accordance with the Biological Mitigation Ordinance, these species consisting of Group A, Group B, and narrow endemics, will be conserved using a process which: first, requires avoidance to the maximum extent feasible; second, allows for a maximum 20% encroachment into a population if total avoidance is not feasible; and third, requires mitigation at 1:1 to 3:1 ratio (in-kind) for impacts if avoidance and minimization of impacts would result in no reasonable use of the property.

CP: Critical Populations: Impact avoidance is required for specific critical populations identified in the Subarea Plan.

TB: Table 3-5: Additional protection is stipulated in Table 3-5 of the MSCP Plan.

HAB: Habitat Protection: Additional habitat-based protection will be provided as stipulated in Table 4-2 (Habitat Protection Goals).

Table 4-4: Critical Populations of Covered Species

Species	Critical Population(s)
Dean's milk-vetch	Sweetwater River (north area), Singing Hills, and Sloane Canyon
Orcutt's brodiaea	North of San Vicente Reservoir
Slender-pod jewelflower	Wildcat Canyon, Poway/Sanrex, Fortuna Mountain, Dehesa (north of Sweetwater River)
Felt-leaved monardella	Sequan Peak, Iron Mountain
Gander's butterweed	El Cajon Mountain (between El Capitan and San Vicente Reservoir)
Narrow-leaved nightshade	Silverwood, Fernbrook (near Mussey Grade Road)
Parry's tetracoccus	Dehesa

Table 4-5: Narrow Endemics from the MSCP portion of San Diego County

Scientific Name	Common Name	Known from Metro-Lakeside-Jamul
Acanthomintha ilicifolia	San Diego thorn-mint	yes
Agave shawii	Shaw's agave	
Ambrosia pumila	San Diego ambrosia	yes
Baccharis vanessae	Encinitas baccharis	yes
Brodiaea filifolia	thread-leaved brodiaea	
Calochortus dunnii	Dunn's mariposa lily	
Ceonothus cyaneus	Lakeside ceonothus	yes
Dudleya brevifolia	short-leaved dudleya	
Dudleya variegata	variegated dudleya	yes
Ericameria palmeri ssp. *palmeri*	Palmer's ericameria	yes
Hemizonia conjugens	Otay tarplant	
Lepechinia cardiophylla	heart-leaved pitcher sage	yes
Lepechinia ganderi	Gander's pitcher sage	
Mahonia nevinii	Nevin's barberry	not known
Monardella linoides ssp. *viminea*	willowy monardella	
Nolina interrata	Dehesa bear grass	yes
Opuntia parryi var. *serpentina*	snake cholla	

Table 4-6: Rare, narrow endemic animal species known from San Diego County within the MSCP Subarea

	Status
Mammals:	
Perognathus longimembris pacificus, Pacific pocket mouse,	FE, SSC
Birds:	
Aquila chrysaetos, golden eagle (nesting),	SSC
Falco peregrinus anatum, American peregrine falcon,	CE, FE
Sterna antillarum browni, California least tern,	CE, FE
Passerculus Sandwichensis Beldingi, Belding's savannah sparrow,	CE
Rallus longirostris levipes, light-footed clapper rail,	CE, FE
Laterallus jamaicensis coturniculus, California black rail,	CT
Coccyzus americanus occidentalis, western yellow-billed cuckoo,	CE
Empidonax trailli extimus, southwestern willow flycatcher,	CE, FE
Campylorhynchus brunneicapillus couesi, coastal cactus wren,	SSC
Vireo belli pusillus, Least Bell's Vireo,	FE, CE
Speotyto cunicularia hypugaea, Burrowing owl,	SSC
Reptiles:	
Clemmys marmorata pallida, Southwestern pond turtle,	SSC
Amphibians:	
Bufo microscaphus californicus, arroyo southwestern toad,	FE, SSC
Rana aurora draytoni, California red-legged frog,	FT, SSC
Fishes:	
Eucyclogobious newberryi, tidewater goby,	FE, SSC
Invertebrates:	
Branchinecta sandiegoensis, San Diego fairy shrimp,	FE
Streptocephalus wootoni, Riverside fairy shrimp,	FE
Euphydryas editha quino, Quino checkerspot butterfly,	FE
Euphys vestris harbisoni, Dun skipper	
Mitoura thornei, Thornes hairstreak butterfly	

Status (Federal/State)
FE = Federally endangered
CE = State Endangered
CT = State Threatened
SSC = State Species of Special Concern

4.3. Project Review within the Metro-Lakeside-Jamul Segment

4.3.1. The Process for County Review and Mitigation Within the Metro-Lakeside-Jamul Segment

Within the Metro-Lakeside-Jamul Segment, specific mitigation requirements for individual projects will be consistent with the mitigation requirements set forth in the MSCP, the County's Subarea Plan and the County's Biological Mitigation Ordinance. The names of the habitat types used in the Subarea Plan are consistent with the habitat types used in the MSCP or are included within or specifically identified as one of the habitat types listed in the Biological Mitigation Ordinance. The mitigation ratios included in the Subarea Plan are identical to the mitigation ratios in the Biological Mitigation Ordinance.

To maintain the benefits of the Take Authorizations to be held by San Diego County under the County's MSCP Subarea Plan, County staff will review projects, including analyzing project impacts, determining mitigation requirements, and making findings of consistency with the County's Subarea Plan and the Biological Mitigation Ordinance. Mitigation measures shall conform to the requirements of the California Environmental Quality Act (CEQA), the MSCP, the Biological Mitigation Ordinance and the Subarea Plan. The term "mitigation" has the same meaning as mitigation under CEQA and includes avoidance and minimization of impacts, as well as compensating for impacts by replacing or providing substitute resources or environments (see CEQA guidelines Section 15370). The Wildlife Agencies shall fulfill their responsibilities to comment on projects as specified under CEQA and pursuant to their statutory authority under the Federal and State Endangered Species Acts and other applicable state and federal laws and regulations. The mitigation ratios in the County's Biological Mitigation Ordinance are based upon a variety of factors, including the type of habitats impacted and the locations of the project and mitigation sites. The mitigation ratios in County's Biological Mitigation Ordinance are consistent with the Subarea Plan. Projects that might affect regional preserve areas generally have greater impacts and therefore will generally require greater mitigation. The habitats that the County considers sensitive are listed in Table 4-7, with Tier I being the most sensitive and Tier IV (as mapped in the MSCP database) being the least sensitive. Projects on Tier IV habitats would not be required to mitigate for impacts to habitat pursuant to the County's Subarea Plan.

In determining the mitigation requirements for individual projects, the objective is to meet the goals, on a cumulative basis, described in Section 4.2. Mitigation for projects within this Segment will be directed to Biological Resource Core Areas as defined by the Biological Mitigation Ordinance. Mitigation land will be protected through fee title transfer, conservation easement, or other appropriate title encumbrances acceptable to the Wildlife Agencies and the County. The land protection mechanisms will include authority for the County and the Wildlife Agencies (including their agents) to enter the property to monitor species and manage the habitat consistent with the provisions of the MSCP. The Wildlife Agencies will annually review the cumulative conservation and habitat loss approved by the County pursuant to the Subarea Plan.

Table 4-7: County Subarea Habitats and Tiers within the MSCP*

TIER I

Closed Cone Coniferous Forest including Torrey Pine Woodland and Cypress Forest
Coastal Bluff Scrub
Southern Maritime Chaparral**
Mafic Southern Mixed Chaparral and Mafic Chamise Chaparral
Native Grassland
Oak Woodlands and Broad Leaved Upland Forest
Wetlands**, including Vernal Pools, Alkali Marsh, Freshwater Marsh, Riparian Forests, Riparian Woodlands, and Riparian Scrubs
Maritime Succulent Scrub**

TIER II

Coastal Sage Scrub
Coastal Sage-Chaparral Scrub
Flat-topped Buckwheat

TIER III

Chaparral except for Southern Maritime Chaparral and Mafic Chamise and Mafic Southern Mixed Chaparral
Non-native grassland ***

TIER IV (Lands which do not support natural vegetation and which are not regulated by this ordinance)

Disturbed Lands
Agricultural Lands
Eucalyptus Woodland

* Impacts to vegetation communities within the MSCP Subarea shall be mitigated within the MSCP Subarea shown on Attachment A of the Biological Mitigation Ordinance and Figure 1-1.

** These vegetation communities require in-kind mitigation.

*** Notwithstanding any mitigation ratios set out in Attachment F, Table of Mitigation Ratios as reproduced in Table 4-8, non-native grasslands shall be mitigated at the ratio of 0.5 acres of mitigation land for every 1.0 acres of land impacted. Occupied Burrowing owl habitat shall be mitigated according to the Biological Mitigation Ordinance.

4.3.1.1. Grasslands

Grasslands are important components of the San Diego County ecosystem; they provide habitat for many of the covered species, including rare plants and raptors. Remaining grasslands are generally dominated by perennial grasses (mostly native species) or annual grasses (mostly non-native species).

All perennial grasslands will be mitigated as Tier I vegetation communities, and all annual grasslands will be included as Tier III except they will be mitigated at a ratio of 0.5:1.

The current level of grassland conservation within the MSCP preserve system does not allow grasslands to be considered significantly or sufficiently conserved, as defined in the MSCP. The wildlife agencies will work with the County and other participating jurisdictions to increase the level of grassland conservation to allow provison of assurances associated with significantly conserved vegetation communities. The wildlife agencies and the participating jurisdictions will pursue the following actions to determine if this conservation level can be attained:

1. Accelerate acquisition of key parcels within the MHPA that contain grasslands or have the potential for grassland restoration (e.g., agricultural lands).

2. Restore disturbed public lands (including County lands) that historically supported native grasslands.

3. Upon completion of the North County segment of the MSCP plan, consider the overall conservation level of grassland for the MSCP.

4. Manage for grassland dependent species, such as the burrowing owl.

5. Translocate sensitive grassland species onto conserved public lands.

4.3.2. Project Compliance

The County and Wildlife Agencies will be working together, in partnership, to implement and accomplish the goals of the MSCP and Subarea plans on both a project and cumulative basis. To facilitate this partnership, either quarterly or as needed, the Chief or Deputy Chief Administrative Officer (CAO or DCAO) will meet with the joint State and Federal NCCP Management Team (Management Team) to discuss implementation issues.

4.3.2.1. Wildlife Agencies' Role in Project Compliance

It is the intent of the Wildlife Agencies and the County to minimize the role of the Wildlife Agencies in the project approval process. In general the Wildlife Agencies will not be involved in the-informal project review process, although the County may request the Wildlife Agencies' assistance.

The Wildlife Agencies intend to provide comments on specific projects pursuant to their trustee responsibilities and ~~to~~ their statutory authority under the State and Federal laws during the CEQA process. In unusual circumstances, there may be disagreement between the County and the Wildlife Agencies concerning the project's consistency with the Implementing Agreement and the MSCP and Subarea plans. In such cases, the Wildlife Agencies will provide notification to the County primarily through the CEQA review process. In these circumstances, the Wildlife Agencies' written notification will identify the specific inconsistencies with the Implementing Agreement and the MSCP and Subarea plans. For example, a project would be considered inconsistent if it would result in any of the following:

1. A project would result in significant degradation of the biological value of a biological resource core area, "core linkage" or "constrained linkage" as defined in the Biological Mitigation Ordinance. The habitat value of a biological resource core area is significantly degraded if 25 percent of the biological core area (500 acres or more in size) is impacted. A significant degradation of the biological value of a core linkage or constrained linkage is defined as reducing the width to less than 1,000 feet. In unusual circumstances, a constrained linkage may be reduced in width to no less than 400 feet for short distances (generally less than 500 feet).

2. A project would cause impacts to a biological resource core area(s) which might preclude: (1) core area viability due to habitat fragmentation; (2) attainment of the habitat or species conservation goals set out in Table 1-2 (Habitat Protection Goals for the San Diego County Subarea); (3) attainment of the habitat or species conservation goals set out in Table 4-2 (Habitat Protection Goals for the Metro-Lakeside-Jamul Segment); or (4) attainment of the habitat or species conservation goals set out in Table 4-3 (Anticipated SpeciesConservation Levels for Metro-Lakeside-Jamul Segment).

3. A project would result in impact to a “Rare, Narrow Endemic Animal Species” listed in Table 4-6 in excess of those impacts allowed by the BMO. This criterion does not apply to populations which, using the best available scientific information, are too small to be maintained under normal conditions.

4. A project would result in impacts to a narrow endemic species listed in Table 4-5 in excess of those impacts allowed by the Biological Mitigation Ordinance. This criterion does not apply to populations which, using the best available scientific information, are too small to be maintained under normal conditions.

5. A project would result in impacts to a "Critical Population" of a species identified in Table 4-4 and on Attachment C of the Biological Mitigation Ordinance.

4.3.2.2. Resolution of Conflicts Concerning Consistency of a Project with the MSCP and Subarea Plans and/or Implementing Agreement

Although not anticipated, disagreement between the County and the Wildlife Agencies on conformance of a project with the MSCP and Subarea Plans and/or Implementing Agreement may occur. In these instances, the Wildlife Agencies will describe, in writing, the basis for finding of inconsistency and the measures necessary to make the project consistent. If the County disagrees with the written assessment provided by the Wildlife Agencies on the consistency of a proposed project with the MSCP Plan, Subarea Plan and/or Implementing Agreement on the measures necessary to make it consistent, the County, through the CAO may seek consideration of the Wildlife Agencies’ position by the joint Federal and State NCCP Management Team. The County and the Wildlife Agencies intend for this review process to be invoked only in extraordinary circumstances and only after efforts to resolve the disagreement at the staff level have been exhausted. The CAO is responsible for initiating the process. In such cases, the NCCP Management Team would promptly consider the matter in consultation with the CAO.

If following consideration by the Management Team modifications to the project are determined by the Wildlife Agencies to be necessary to make the project consistent with the Subarea Plan and/or Implementing Agreement and the County proceeds to approve the project without such modifications, the Wildlife Agencies will notify the County of the Wildlife Agencies’ intended course of action which may include:

1. withholding of the assurances granted to Third Party Beneficiaries for the project;

2. initiation of suspension of applicable Federal and State Take Authorizations in whole or in part; or

3. initiation of revocation or termination of applicable Federal and State Take Authorizations.

4.3.2.3. Annual Review of Compliance with the MSCP and Subarea Plans

The County's compliance with the MSCP and Subarea plans will be assessed during the Wildlife Agencies' review of the County's annual implementation report. During this annual review, the Wildlife Agencies will assess the County's performance in meeting the goals and criteria of the MSCP and Subarea plans and compliance with the Implementing Agreement. The Wildlife Agencies' review will also include evaluating how the County resolved project specific issues raised by the Wildlife Agencies pursuant to Section 4.3.2.1 and 4.3.2.2.

4.3.3. Projects With Discretionary Permits Approved Prior to the Adoption of the Plan

Projects within the Metro-Lakeside-Jamul which have received their discretionary approvals from the County prior to the effective date of the Biological Mitigation Ordinance, may at the option of the project proponent, apply for a Certificate of Participation. A Certificate of Participation will allow a project to benefit from the County's Take Authorizations and not require any additional approvals from the Parties for purposes of incidental take of the covered species. The County shall review such applications to determine if the project, as previously approved, conforms to the standards of the County Subarea Plan and Biological Mitigation Ordinance. If the County's review determines the project conforms to those standards, it will issue draft Finding of Conformance for a 45 day review period by the Wildlife Agencies. Following concurrence by the Wildlife Agencies, the County will issue the Certificate of Participation and the project proponent shall have the benefit of the County's Take Authorization. If the County finds that the proposed project does not meet the Subarea Plan and Biological Mitigation Ordinance standards, the project proponent will be informed of deficiencies and proper procedures for achieving and assuring conformance to the standards (tentative subdivision map amendment, Major Use Permit modification, etc.) Proponents of previously approved projects also have the option to apply directly for individual Federal and State ESA permits. If federal or state permits are not necessary because there are no listed species on the property, project proponents may proceed with development. The County shall, to the maximum extent feasible, monitor and report on any losses of habitat resulting from the implementation of these projects.

4.3.4. Clearing and Grading Permitted for Agriculture, and for Single-family Residences on Small Parcels

4.3.4.1. Agriculture

Before clearing or grading of habitat for agricultural purposes is permitted by the County on land shown as "Preapproved for Mitigation Area" on Figure 1 of Attachment 1 or within a floodplain, compliance with the mitigation requirements of the subarea plan is

required. Clearing and grading of habitat for agricultural purposes outside of floodplains and the "Preapproved for Mitigation Area" may be authorized by the County provided that the property owner or lessee provides satisfactory evidence in writing of his or her intention to establish an agricultural operation on a particular parcel of land within one year and to retain the land in agriculture for at least ten years or facts that demonstrate the property owner has farmed the land during three of the last five years and intends to retain his or her land in agriculture for the next five years. The total number of acres for all exemptions granted for agricultural clearing within this Segment shall not exceed three thousand acres. Applicants for agricultural clearing who meet the requirements for the exemption will be required to obtain an administrative permit.

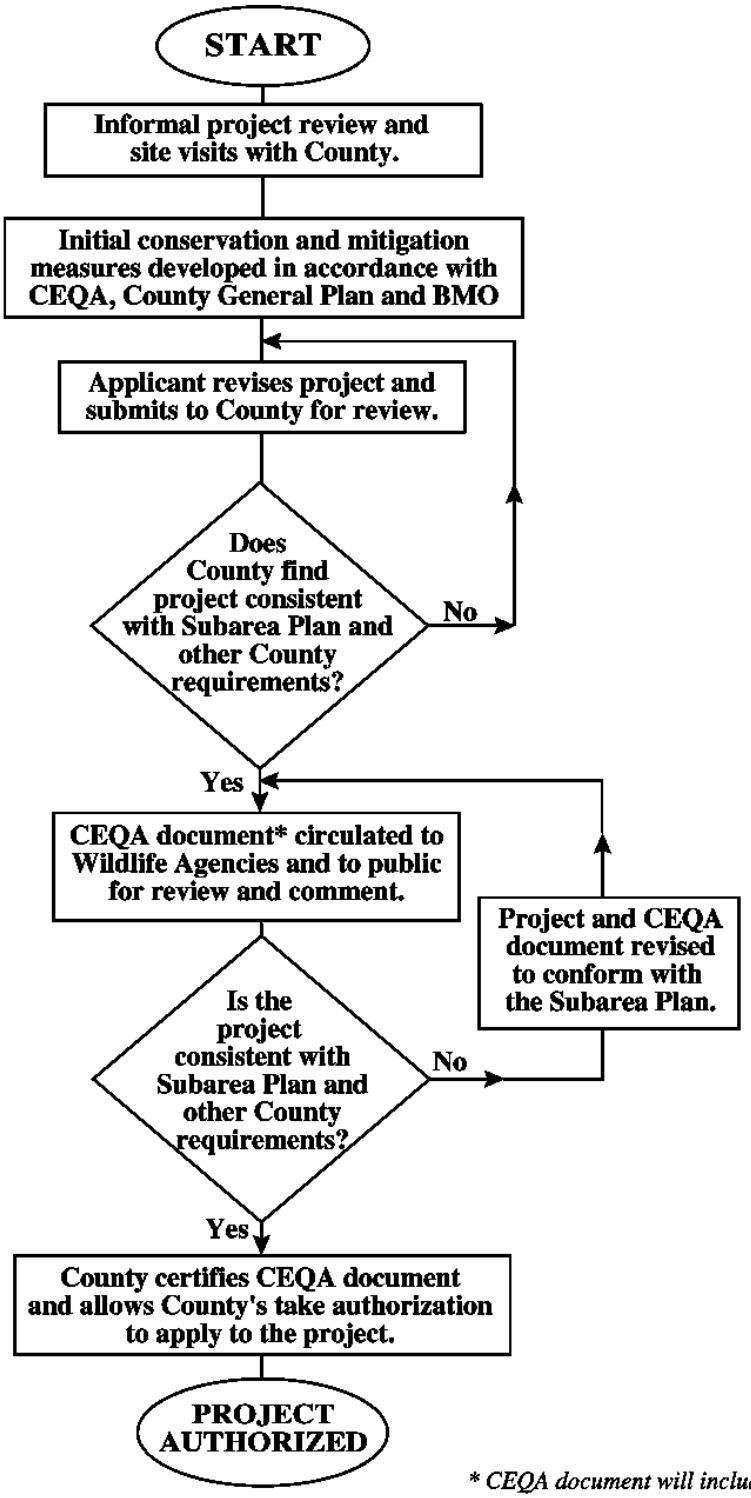
4.3.4.2. Single-family Residences on Small Parcels

Parcels which are no larger than 10 acres in size and occur within the MSCP Plan boundaries that are zoned for single family dwellings and that contain a dwelling unit as of October 22, 1997 are exempt from the clearing regulations. Within the area shown on the Wildlife Agency Preapproved Mitigation Area Map (Attachment 1, Figure 1) as Preapproved Mitigation Area, grading and clearing is permitted on two acres of parcels existing as of January 1, 1997 that do not contain a dwelling unit as of October 22, 1997, that are no larger than 10 acres and are zoned for single-family residential uses, provided that clearing and grading of such two acre portions does not interfere with achieving the goals and criteria of the Subarea Plan. Grading and clearing on the remaining portion of the parcel must meet the mitigation requirements of the Biological Mitigation Ordinance. Outside the Preapproved Mitigation Area, grading and clearing on parcels no larger than 10 acres, zoned for single family residential uses as of January 1, 1997 and which do not contain a dwelling unit as of October 22, 1997, shall be permitted on a total of 5 acres. Clearing the remainder of the parcel shall be subject to the requirements of the Subarea Plan and Biological Mitigation Ordinance. Clearing for fuel management, as required by the appropriate fire regulations or by a Fire Marshall, shall not be counted in computing the number of acres cleared.

4.3.4.3. Maximum Habitat Clearing Permitted for Agriculture

When, in the aggregate, clearing and grading of habitat based on the special considerations for agriculture reaches 3,000 acres, all clearing and grading will be subject to the mitigation requirements of the Subarea Plan and Biological Mitigation Ordinance.

Figure 4-2: Review Procedure for Metro-Lakeside-Jamul Segment



** CEQA document will include County's findings of consistency with Subarea Plan. If EIR is required Wildlife Agencies will be notified of the Notice of Preparation.*

Table 4-8: Schedule of Mitigation Ratios

TIER I	***Impacted land***	
Conserved land	meets criteria for biological resource core area	does not meet criteria for biological resource core area
meets criteria for biological resource core area*	2:1	1:1
does not meet the criteria for biological resource core area	3:1	2:1

TIER II	***Impacted land***	
Conserved land	meets criteria for biological resource core area	does not meet the criteria for biological resource core area
meets criteria for biological resource core area*	1.5:1	1:1
does not meet the criteria for biological resource core area	2:1	1.5:1

TIER III	***Impacted land***	
Conserved land	meets criteria for biological resource core area	does not meet the criteria for biological resource core area
meets criteria for biological resource core area*	1:1	0.5:1
does not meet the criteria for biological resource core area	1.5:1	1:1

* biological resource core areas are defined in the Biological Mitigation Ordinance and lands depicted on the Wildlife Agencies preapproved mitigation area map meet the criteria for biological resource core area in regards to reduced mitigation ratios

The mitigation ratios in this table are consistent with the County's Biological Mitigation Ordinance.

4.3.5. Processing Projects with Partial Approval for Open Space

The Upper San Diego River Improvement Project (USDRIP) in Lakeside and the land under ownership of the Helix Companies have already received partial approval for their open space configuration. The USDRIP plan is in the process of receiving a 404 Permit for the configuration of wetland habitat within its boundaries. The USDRIP plan area is therefore exempt from the MSCP Subarea Plan requirements.

Land under the ownership of the Helix Companies within the Metro-Lakeside-Jamul Segment is the subject of an agreement with the Wildlife Agencies. These lands consist of a 168 acre property located west of Del Dios, 500 acres of property in 2 pieces located south of San Vicente Reservoir, a 428 acre property east of Santee and west of Eucalyptus Hills, and a 247 acre property located south of El Capitan Reservoir in the vicinity of Peutz Valley.

In the agreement, the development and open space areas were delineated for these lands. These lands will be surveyed to determine the location of Critical Populations of Sensitive Plant Species shown on Attachment B of the Biological Mitigation Ordinance, Rare, Narrow Endemic Animal Species shown on Attachment C of the Biological Mitigation Ordinance, and San Diego County Sensitive Plants, shown on Attachment D of the Biological Mitigating Ordinance. Any future development of land within the development areas is also subject to the planning regulations of the County of San Diego and subsequent review under the California Environmental Quality Act. The third party beneficiary status will be conferred at the time when either the mitigation agreement is approved or mitigation is assured.

4.4. Overall Land Conservation

The following discussion provides a framework for estimating the general characteristics of land conservation that will occur in the Metro-Lakeside-Jamul Segment. The habitat conservation goal for this Segment, shown in Table 4-2, is 44,764 acres, of which 11,568 acres are currently protected. The purpose of this discussion is to estimate the yield of mitigation land associated with projects to be developed within the Segment. Table 4-9 shows the estimated calculation. Two general assumptions are listed and then the columns of Table 4-9 are explained below:

- Mitigation will be based on the habitat tiers listed in Table 4-7.
- Habitat types with significant acreage were grouped by tier and not analyzed separately. (Habitats with minor acreage are not included in this analysis, so the totals in Table 4-9 do not match those in Table 4-2.)
- The first four columns ("Total", "Total Goal", "Currently Conserved", and "Remaining To Be Protected") are taken from Table 4-2, for the major habitats.
- The column "Other Land" is the difference between the total acreage and the total conservation goal. This is the land that is available for development.

- The "Fraction Developed" is an estimate, based on the assumption that not all the land available for development will actually be developed. The distribution of estimated development takes into account the location and terrain of the major habitat types. For example, Tier II lands in this area are mostly chaparral, a large portion of which occurs in very steep terrain. Therefore, the percentages of development estimated for Tier II is lower than the percentage estimated for Tier I.

- "Anticipated Development" is the product of "Fraction Developed" and "Other Land".

- The column "% Mitigation in Preapproved Areas" is estimated using the assumption that the incentives provided by the differences in mitigation ratios in Table 4-8 will result in approximately 75% of the impacts to Tier I habitats being mitigated in preapproved areas. For Tier II impacts, approximately 60% will be mitigated in preapproved areas, and for Tier III impacts, approximately 50% will be mitigated in preapproved areas. Only the following will contribute toward meeting the conservation goals: (1) lands conserved within the Wildlife Agency's preapproved mitigation areas; (2) lands that the County and the Wildlife Agencies agree will contribute to achieving the conservation goals of the Subarea Plan.

- The "Composite Ratio" is the average mitigation ratio (i.e., the weighted-by-acreage average of the mitigation ratio for the high and very high quality habitats and the ratio for areas with lesser habitat quality). It is assumed that this value will be 1.2:1 for Tier I habitats, 1:1 for Tier II habitats, and 0.8:1 for Tier III habitats. It reflects the range of mitigation ratios in Table 4-8.

- "Conservation Base" is the total yield of conservation land. Its estimate is the product of "Anticipated Development", "% Mitigation in Preapproved Areas", and "Composite Ratio."

The analysis presented in Table 4-9 suggests that project mitigation will provide approximately 19,650 acres of land conservation that contributes to the Metro-Lakeside-Jamul anticipated conservation levels. This conservation, in combination with the existing conserved land will meet approximately 70% of the Segment's anticipated conservation level. The remaining 30%, approximately 13,000 acres, will be achieved through acquisition using Federal, State, and local funding sources.

4.5. Management of Conserved Lands

Lands protected as mitigation for project impacts will be managed for the values for which they were conserved in accordance with the requirements discussed in Chapter 1, Section 1.7.

4.6. Lands Already Conserved Within the Metro-Lakeside-Jamul Segment

Lands within this Segment that are already conserved in some form of protected status include property owned and managed by CDFG, San Diego County, and private parties. These areas are described below and their characteristics are summarized in Table 4-10.

Table 4-9: Calculation of Estimated Land Conservation

Habitat Tier	Total (acres)	Total Goal (acres)	Currently Conserved (acres)	Remaining To Be Protected (acres)	Other Land (acres)	Fraction Developed	Anticipated Development (acres)	% Mitigation in Preapproved Areas	Compo-site Ratio	Conserva-tion Base (acres)
I	9,594	4,334	882	3,452	5,260	0.55	2,893	0.75	1.2	2,604
II	42,996	19,778	3,422	16,356	23,218	0.50	11,609	0.70	1.0	8,126
III	61,516	20,222	7,393	12,829	41,294	0.45	18,582	0.60	0.8	8,920
Total	**114,106**	**44,334**	**11,697**	**32,637**	**69,772**		**33,084**			**19,650**
								Federal, State, and Local Acquisitions		**12,987**
								Total		**32,637**

4.6.1. State-owned Property

There are four areas owned by the State of California that are in protected status within this Segment. One parcel was acquired by CalTrans as mitigation for impacts of its projects. The other three are ecological reserves managed by CDFG.

CalTrans/Sandy Trust Property:

CalTrans acquired 122 acres located near the community of Crest. The land, mostly Coastal sage scrub with some chaparral, is managed by The Environmental Trust.

Sequan Peak Ecological Reserve:

This reserve is a 593-acre block of land located immediately south of Sloane Ranch. It is primarily chaparral habitat that supports numerous sensitive plant species and serves as a corridor for large mammals including deer and mountain lions.

Sweetwater River Ecological Reserve (Sloane Ranch):

This reserve, located west of Loveland Reservoir, includes both sides of the Sweetwater River below the dam. It is 495 acres in extent and dominated by oak/willow riparian woodland, Coastal sage scrub, and chaparral, with lesser amounts of several other habitats. The biodiversity is high. The area provides potential habitat for Least Bell's vireo and California gnatcatcher. It is adjacent to Sweetwater Authority Lands at Loveland Reservoir, and to U.S. Forest Service and BLM lands east of the MSCP area.

Sycamore Valley Ecological Reserve:

This 325-acre preserve, also known as Goodan Ranch, is located in south/central San Diego County between the cities of Poway and Santee, just west of Highway 67. CDFG owns 25% of the property, with the remaining 75% jointly owned by the cities of Poway and Santee.

This property provides high quality, diverse native vegetation for multiple species of wildlife. It supports some sensitive species, including California gnatcatcher, San Diego thorn-mint, and willowy monardella. Habitats include southern coast live oak riparian woodland, coast live oak woodland, southern arroyo willow riparian forest, freshwater seep, Diegan coastal sage scrub, southern mixed chaparral, scrub oak chaparral, chamise chaparral, native grassland, and non-native grassland/disturbed.

The location of the property provides a critical link in undeveloped open space in this area. It is between open space at Miramar Naval Air Station (Camp Elliott) and the

County's Sycamore Opens Space Preserve. All public ownerships in the Sycamore area combined result in a protected area of approximately 25,000 acres, a portion of which are in this Segment.

4.6.2. San Diego County Property

This land varies in its value for wildlife because of the recreational uses in some areas; however, all of these areas provide habitat for sensitive species within this Segment. Dos Picos, Lake Jennings, and Louis Stelzer Regional Parks, three highly developed areas, are not included in this list because of their limited use as habitat.

Boden Canyon Mitigation Bank:

This 40-acre property was acquired by the County as a mitigation bank to be used for County Public Works projects. It is located between the town of Ramona and San Pasqual Valley, about 10 miles east of the San Diego Wild Animal Park. It is part of a 2,068-acre property that is under consideration for purchase by the County and the City of San Diego for the San Dieguito River Park.

Boden Canyon is composed of eight habitat types, including Coastal sage scrub, oak riparian vegetation, coast live oak woodland, Engelmann oak woodland, perennial native grassland, mixed chaparral, chamise chaparral, and non-native grassland. This area is important because it, together with approximately 800 acres owned by the City of San Diego in Boden Canyon, provides a diverse, reasonably undisturbed block of contiguous habitat that connects to U.S. Forest Service lands east of the MSCP area.

El Capitan Preserve:

This 2,839-acre reserve consists of mixed chaparral, oak woodland, and Coastal sage scrub. It provides habitat for many species, including the California gnatcatcher and peregrine falcon. This preserve connects to U.S. Forest Service land east of the MSCP area.

Oak Oasis Preserve:

This area consists of 397 acres of mixed chaparral and oak woodland, located midway between Sycamore Canyon and El Capitan Preserve.

Sycamore Canyon Open Space:

This 1,819-acre area is located northwest of Lakeside in central San Diego County, west of Highway 67. It lies immediately east of CDFG's Sycamore Valley Ecological Reserve. The area provides a large contiguous block of open space with chaparral as the

dominant vegetation type. Sycamore Canyon Open Space is occupied by both the California gnatcatcher and San Diego thorn-mint.

4.6.3. Other Open Space and Conservation/Mitigation Banks

These areas have either already been acquired as mitigation for impacts of specific projects or have been established as mitigation banks that can be used to mitigate for the impacts of future development.

Crestridge Conservation Bank and Crestridge Habitat Management Area:

The Crestridge Conservation Bank is a 2,355-acre property located near the community of Lakeside. It supports significant stands of Coastal sage scrub, southern mixed chaparral, and oak woodland habitat. The bank, owned by Gatlin Development Company, represents a regionally important habitat linkage between the Crest/El Cajon areas south of I-8 and habitat lands in Lakeside, and around El Capitan Reservoir located north of I-8. The bank property parallels I-8 from west to east and provides a significant habitat linkage to Harbison Canyon east of the bank. Harbison Canyon is a key corridor, and the only location in the vicinity of the bank where wildlife can cross under I-8. The Harbison Canyon/Chocolate Canyon drainage is a natural open space connection to the City of San Diego Watershed lands surrounding El Capitan Reservoir to the north. Also in the north, this conservation bank connects to dedicated open space from the East County Square and Fisher Property (Bermuda Hills) developments. Lands dedicated by San Diego County Water Authority and CalTrans abut the property to the south.

The Crestridge Habitat Management Area, owned by the San Diego County Water Authority, consists of 261 acres of Coastal sage scrub and southern mixed chaparral that provide habitat for the following sensitive species: California gnatcatcher, golden eagle, orange-throated whiptail, San Diego horned lizard, and western spadefoot toad. The land, located immediately south of the Crestridge Conservation Bank, is managed by The Environmental Trust as a mitigation bank.

San Vicente Conservation Bank:

The San Vicente Conservation Bank consists of 320 acres located east of Route 67, south of the City of Poway's Iron Mountain preservation area. It is owned by the Boys and Girls Club of East County Foundation and was developed in cooperation with the Wildlife Agencies.

The property supports 197.4 acres of moderate to high quality Coastal sage scrub habitat, as well as 121.6 acres of southern mixed chaparral. In addition to these dominant plant communities, small areas of alkali marsh and native grassland habitats

are present. The habitats on the site are relatively undisturbed and support a broad diversity of plant and wildlife species, including the California gnatcatcher. The site provides an important habitat linkage between the preserved areas in the City of Poway to the north and west and the City of San Diego lands surrounding San Vicente Reservoir to the south.

The conservation bank will be managed by The Environmental Trust, a local non-profit land management organization. Fee title to the entire bank will eventually be transferred to The Environmental Trust, with the Boys and Girls Club of East County Foundation retaining the right to the mitigation credits.

4.7. Modification of the Wildlife Agencies' Preapproved Mitigation Map

The County may request in writing that the Wildlife Agencies modify the boundaries of the preapproved mitigation map to add and/or delete lands from the map. The request will at a minimum include:

1. information, both spatially and in tabular form, on the modification including vegetation communities by acres, locations of covered species, etc.;

2. an analysis on how the modification will affect the MSCP and Subarea Plans' goals and criteria;

3. impacts to covered species, both positive and negative from the modification; and

4. an analysis of the feasibility of conserving proposed additions.

In determining if the modifications to the map are appropriate, the Wildlife Agencies will use this information to determine if the modification is consistent with the goals and objectives of the MSCP and Subarea Plans.

Table 4-10: Summary of Conserved Areas in Metro-Lakeside-Jamul Segment

Conserved Area	Area (acres)	Major Habitats	Known Species Occurrences
State-owned Property			
Caltrans/Sandy Trust	122	Coastal sage scrub chaparral	
Sequan Peak ER	593	Chaparral	several sensitive plants, deer, mountain lion
Sloane Ranch ER	495	Oak/willow riparian woodland, coastal sage scrub, chaparral	least Bell's vireo, California gnatcatcher
Sycamore Valley ER	325	Riparian forest, riparian woodland, wetlands, coastal sage scrub, chaparral, native grassland	San Diego thorn-mint, willowy monardella, California gnatcatcher
San Diego County Property			
Boden Canyon Ranch	40	Coastal sage scrub, oak woodlands, riparian vegetation, native grasslands	
El Capitan Preserve	2,839	Chaparral, oak woodland, coastal sage scrub	California gnatcatcher, peregrine falcon
Oak Oasis Preserve	397	Chaparral, oak woodland	
Sycamore Canyon Open Space	1,819	Chaparral	San Diego thorn-mint, California gnatcatcher
Other Open Space and Conservation Banks			
Crestridge	2,616	Coastal sage scrub, coastal chaparral	California gnatcatcher, golden eagle, orange-throated whiptail, San Diego horned lizard, western spadefoot toad
Madura Open Space	40		
San Vicente Conservation Bank Phase I	320	Coastal sage scrub, coastal chaparral alkali marsh, native grassland	California gnatcatcher
San Vicente Conservation Bank Phase II	1,175		
Total	**9,606**		

U.S. Fish & Wildlife Service
2730 Loker Avenue West
Carlsbad, CA 92008
(619) 431-9440
FAX: (619) 431-9618

CA Dept. of Fish & Game
1416 Ninth Street
PO Box 944209
Sacramento CA 94244-2090
(916) 653-9767
FAX: (916) 653-2588

June 28, 1996

The California Department of Fish and Game and the U.S. Fish and Wildlife Service (collectively the Wildlife Agencies) have used the MSCP biological data base to develop attached Figures 1 and 2. Figure 1 depicts habitat areas that the Wildlife Agencies have preapproved as meeting the criteria for the reduced mitigation requirements as specified in the County's MSCP Subarea Plan. The Wildlife Agencies map of preapproved areas is based on:

- composite habitat value (MSCP Habitat Evaluation Model);
- critical core and linkages (Wildlife Agencies' attached Figure 2); and
- conservation goals for the MSCP as identified in the County Subarea Plan.

By providing Figures 1 and 2 to the County, it is the Wildlife Agencies intent to reduce the need for the County and/or project proponents to demonstrate that proposed mitigation lands help achieve the conservation goals for the Metro-Lakeside-Jamul Segment of the County Subarea Plan (as specified in Section 1.4). This will significantly reduce the Wildlife Agencies involvement in review of specific mitigation sites. Working scale copies of Figures 1 and 2 are maintained at the Wildlife Agencies' offices.

Sincerely,

Gail C. Kobetich

Gail Kobetich
Carlsbad Field Office Supervisor
U.S. Fish and Wildlife Service

Ron Rempel

Ron Rempel
NCCP Program Manager
California Department of Fish and Game

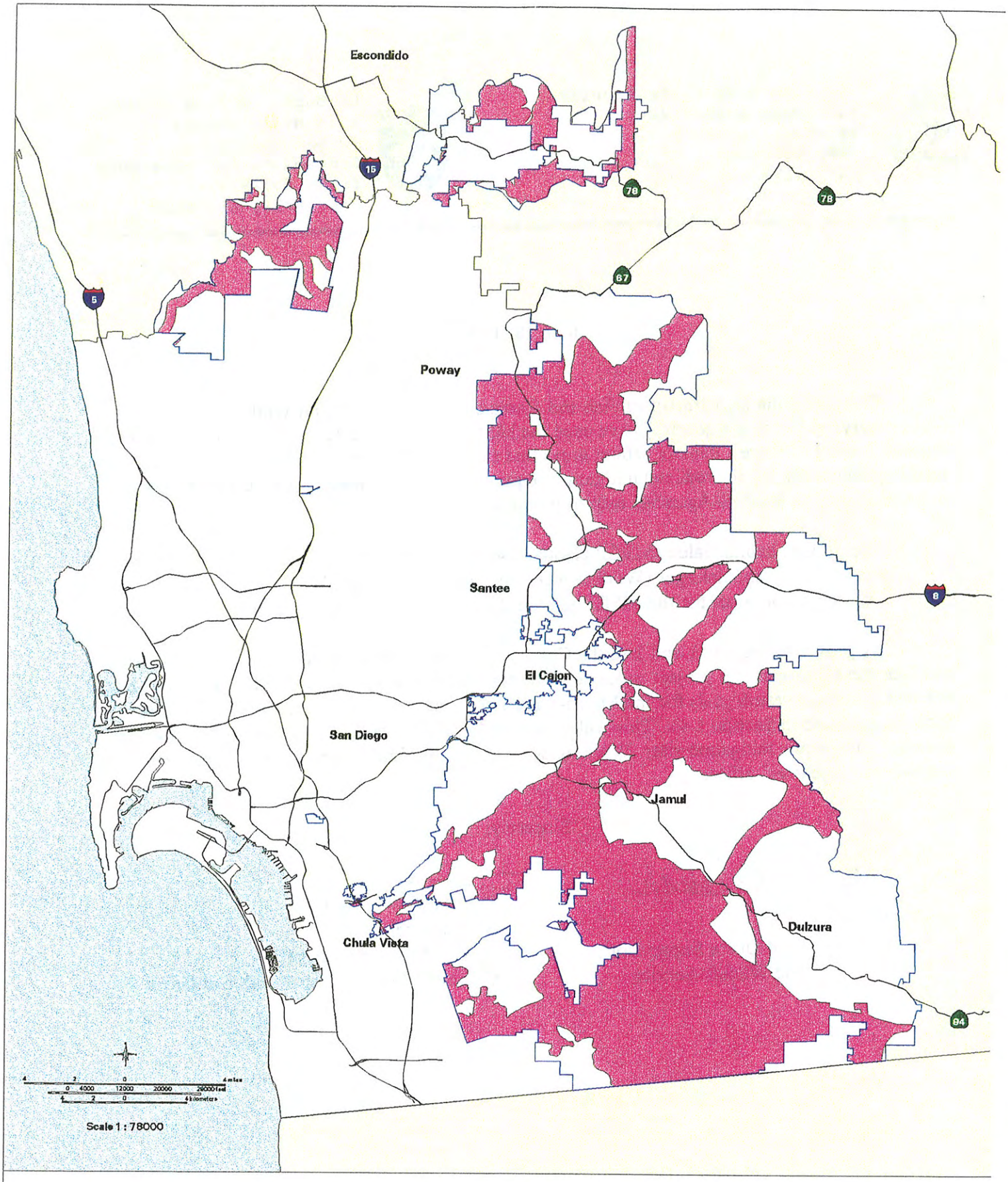


Figure 2. Biological Resource Core Areas

Attachment 1 - Page 2

Data courtesy of SANDAG

May 6, 1997 linkami

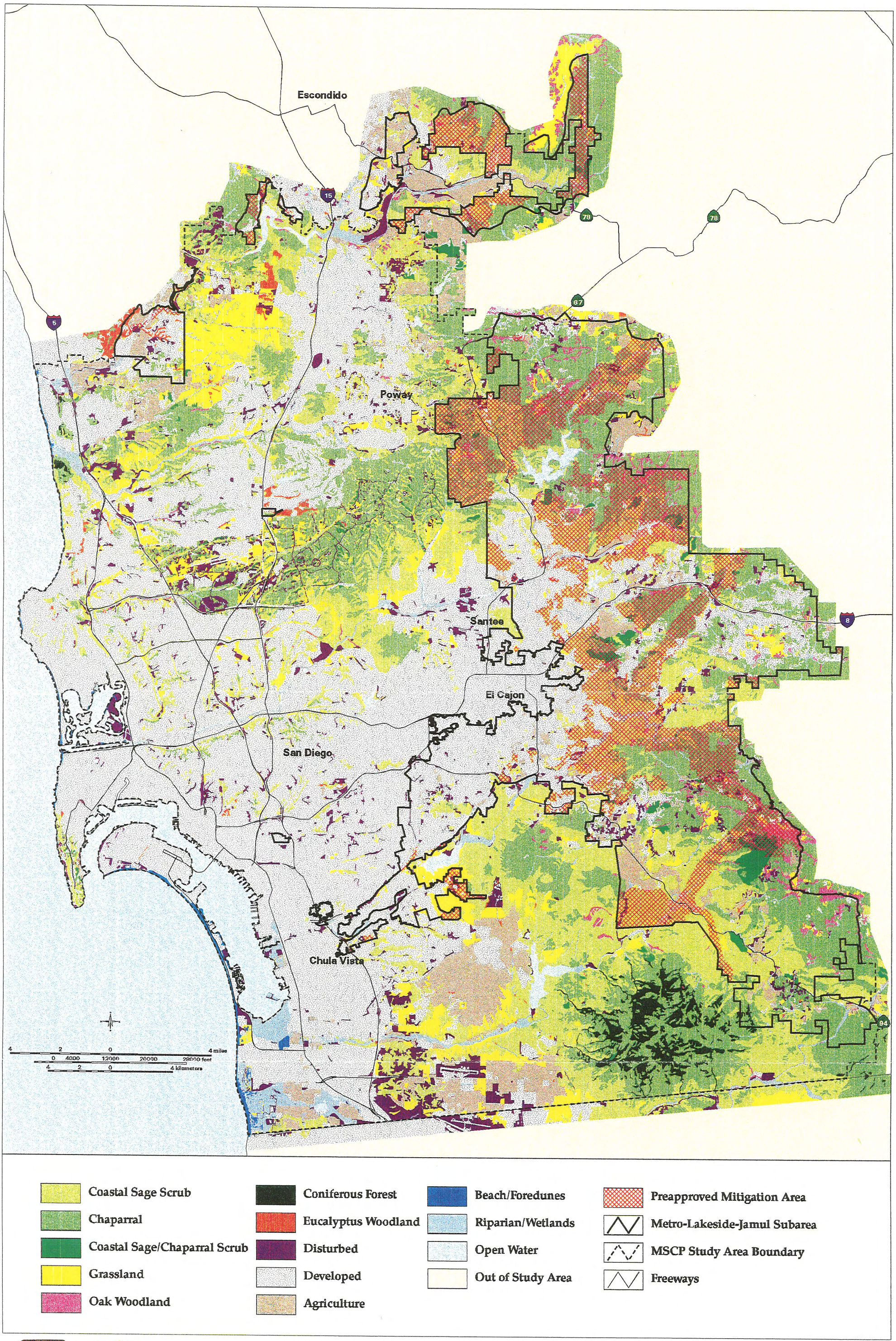


Figure 1. Wildlife Agency Preapproved Mitigation Area

Data courtesy of SANDAG

November 4, 1997

3-201
(10/86)

DEPARTMENT OF THE INTERIOR
U.S. FISH AND WILDLIFE SERVICE

FEDERAL FISH AND WILDLIFE PERMIT

1. PERMITTEE

COUNTY OF SAN DIEGO
1600 PACIFIC HIGHWAY
SAN DIEGO, CA 92101-2472

2. AUTHORITY-STATUTES
16 USC 668-668d
16 USC 703-712
16 USC 1533(d)
16 USC 1539(a)
REGULATIONS *(Attached)*
50 CFR 17.22
50 CFR 17.27
50 CFR 17.32

3. NUMBER
PRT-840414

4. RENEWABLE
[X] YES
[ ] NO

5. MAY COPY
[X] YES
[ ] NO

6. EFFECTIVE
3/17/1998

7. EXPIRES
3/16/2048

8. NAME AND TITLE OF PRINCIPAL OFFICER *(If a 1 is a business)*
Lawrence B. Prior, III,
Chief Administrative Officer

9. TYPE OF PERMIT
Endangered/Threatened Species

10. LOCATION WHERE AUTHORIZED ACTIVITY MAY BE CONDUCTED
All land within the County of San Diego Multiple Species Conservation Program Subarea Plan delineated on Figure 1.1 of the County Subarea Plan, excluding the MSCP "Cornerstone Lands" owned by the City of San Diego (see MSCP Plan for description of the Cornerstone Lands).

11. CONDITIONS AND AUTHORIZATIONS:

A. GENERAL CONDITIONS SET OUT IN SUBPART D OF 50 CFR 13, AND SPECIFIC CONDITIONS CONTAINED IN FEDERAL REGULATIONS CITED IN BLOCK #2 ABOVE, ARE HEREBY MADE A PART OF THIS PERMIT. ALL ACTIVITIES AUTHORIZED HEREIN MUST BE CARRIED OUT IN ACCORD WITH AND FOR THE PURPOSES DESCRIBED IN THE APPLICATION SUBMITTED. CONTINUED VALIDITY, OR RENEWAL, OF THIS PERMIT IS SUBJECT TO COMPLETE AND TIMELY COMPLIANCE WITH ALL APPLICABLE CONDITIONS, INCLUDING THE FILING OF ALL REQUIRED INFORMATION AND REPORTS.

B. THE VALIDITY OF THIS PERMIT IS ALSO CONDITIONED UPON STRICT OBSERVANCE OF ALL APPLICABLE FOREIGN, STATE, LOCAL OR OTHER FEDERAL LAW.

C. VALID FOR USE BY PERMITTEE NAMED ABOVE.

D. Further conditions of authorization are contained in the attached Special Terms and Conditions.

[ ] ADDITIONAL CONDITIONS AND AUTHORIZATIONS ON REVERSE ALSO APPLY

12. REPORTING REQUIREMENTS

Michael J. Spear

ISSUED BY Michael J. Spear

TITLE Regional Director

DATE 3/17/98

ORIGINAL

U.S. FISH AND WILDLIFE SERVICE, PORTLAND, OREGON
SPECIAL TERMS AND CONDITIONS FOR PERMIT PRT-840414

D. All sections of Title 50 *Code of Federal Regulations*, parts 13, 17.22, and 17.32 are conditions of this permit (copies attached).

E. The authorization granted by this permit is subject to compliance with, and implementation of, the Multiple Species Conservation Program (MSCP) Plan, County of San Diego Subarea Plan, and Implementing Agreement executed by the County of San Diego, California Department of Fish and Game, and U.S. Fish and Wildlife Service, all of which are hereby incorporated into the permit.

F. Permit Coverage Dependent Solely on the County of San Diego Subarea Plan:

The permittee and agents designated by the permittee are authorized to take 82 species on the attached "List of Covered Species Subject to Incidental Take," to the extent that take of these species would otherwise be prohibited under Section 9 of the Endangered Species Act of 1973, as amended (Act), and its implementing regulations, or pursuant to a rule promulgated under section 4(d) of the Act. (See condition G for other covered species.) For each Covered Species Subject to Incidental Take which is not listed as threatened or endangered under the Act, the Section 10(a) permit will become effective with respect to such species concurrent with the listing of the species as threatened or endangered under the Act, to the extent that their take is prohibited by the Act. Take must be incidental to otherwise lawful activities associated with urban growth as described in the MSCP Plan and County of San Diego Subarea Plan, and as conditioned herein. The amount and nature of the take (e.g. harass, or harm due to habitat loss) is described in the MSCP Plan for each species, and clarified in permit conditions H and I for certain species.

G. Permit Coverage Dependent on Another Subarea Plan and Permit:

Coverage for the endangered California least tern (*Sterna antillarum brownii*), and if they become listed, Orcutt's bird's-beak (*Cordylanthus orcuttianus*) and Del Mar sand aster (*Corethrogyne filaginifolia* var. *linifolia*) is dependent upon the City of San Diego Subarea Plan which is currently in effect. As long as the City of San Diego permit (PRT-830421) is in effect, these three species are considered Covered Species Subject to Incidental Take under permit PRT-840414 to the County of San Diego.

H. The following conditions apply to birds:

1. Bald Eagle. No harm, harassment, or lethal take is authorized. Take of active nests is not permitted at any time.

2. Golden Eagle. No lethal take is authorized. Take of active nests is not permitted at any time. Human disturbance of active nests must be avoided, including establishing a

4000-foot disturbance avoidance area around active nests within the preserve. Harm as a result of habitat loss is authorized in the amount and locations specified in Table 3-5 of the MSCP Plan.

3. Migratory Birds other than Bald Eagle.

A. This Section 10(a) permit also constitutes a Special Purpose Permit under 50 CFR 21.27 for the take of those Covered Species Subject to Incidental Take which are listed as threatened or endangered under the Endangered Species Act of 1973, as amended, and which also are protected by the Migratory Bird Treaty Act, except for the bald eagle. Such Special Purpose Permit shall be valid for a period of 3 years from the effective date, provided the section 10(a) permit remains in effect for such period. Such Special Purpose Permit shall be renewed, provided that the County of San Diego continues to fulfill its obligations under this agreement. Each such renewal shall be valid for the maximum period of time allowed by 50 CFR 21.27 or its successor at the time of renewal.

B. Incidental take associated with habitat loss for covered bird species on the list of Covered Species Subject to Incidental Take is subject to the restrictions provided in Table 3-5 of the MSCP Plan. These include, but are not limited to, the following restrictions related to disturbance of active nest sites and/or occupied habitat during the breeding season:

i. No take of active nests is anticipated or authorized for birds on the list of "Covered Species Subject to Incidental Take" that are not known to nest within the MSCP planning area: California brown pelican, reddish egret, ferruginous hawk, mountain plover, Canada goose, Swainson's hawk, long-billed curlew, large-billed savannah sparrow, and bald eagle.

ii. For other birds on the list of "Covered Species Subject to Incidental Take," restrictions apply regarding take associated with impacts to active nests and/or occupied habitat during the breeding season. These restrictions are provided below.

Species	Take Restrictions
Coastal California gnatcatcher	No clearing of occupied habitat within the County of San Diego's Multiple Habitat Planning Area (MHPA) between March 1 and August 15.
Least Bell's vireo	No harm or lethal take authorized within the U.S. Army Corps of Engineers' jurisdictional wetlands. No clearing of occupied habitat between March 16 and September 14.

Southwestern willow flycatcher	No harm or lethal take authorized within the U.S. Army Corps of Engineers' jurisdictional wetlands. No clearing of occupied habitat between May 2 and August 31.
Light-footed clapper rail	No harm, harassment, or lethal take authorized.
Cooper's hawk	Implement a 300-foot impact avoidance area around active nests within the preserve.
Tri-colored blackbird	Impacts to active nests and breeding colonies must be avoided.
Peregrine falcon	No harassment or lethal take authorized; take of active nests is not permitted at any time.
Brown pelican	No harm, harassment, or lethal take authorized.
Coastal cactus wren	No clearing of occupied habitat between February 15 and August 15.
Northern harrier	Implement a 900-foot (or maximum possible) impact avoidance area around active nests within the preserve.
Burrowing owl	No incidental take authorized within the County of San Diego MHPA.
Elegant tern	No harm, harassment, or lethal take authorized. Human disturbance of active nests must be avoided. Incidental take during the breeding season associated with maintenance/removal of levees/dikes is not authorized except as specifically approved on a case-by-case basis by the Service and California Department of Fish and Game.
California least tern	No harm, harassment, or lethal take authorized. Human disturbance of active nests must be avoided. Incidental take during the breeding season associated with maintenance/removal of levees/dikes and maintenance/ enhancement of beaches is not authorized except as specifically approved on a case-by-case basis by the Service and

	California Department of Fish and Game.
Western snowy plover	No harm, harassment, or lethal take authorized. Human disturbance of active nests must be avoided. Incidental take during the breeding season associated with maintenance/removal of levees/dikes is not authorized except as specifically approved on a case-by-case basis by the Service and California Department of Fish and Game.

I. Special restrictions apply to wetland species:

Incidental take authorization for covered species within U.S. Army Corps of Engineers' jurisdictional wetlands for projects that affect jurisdictional wetlands shall be authorized through future Endangered Species Act Section 7 consultations between the Service and U.S. Army Corps of Engineers pursuant to Section 404 of the Clean Water Act and in accordance with the MSCP Plan, County of San Diego Subarea Plan and Implementing Agreement. Incidental take of wetland associated or dependent species outside of jurisdictional wetlands is authorized in accordance with the MSCP Plan, and the County of San Diego Subarea Plan and Implementing Agreement.

Species Associated with or Dependent upon Wetlands

Southwestern willow flycatcher	Elegant tern
American peregrine falcon	Palmer's ericameria
California brown pelican	Southwestern arroyo toad
Light-footed clapper rail	Red-legged frog
California least tern	Southwestern pond turtle
Least Bell's vireo	San Diego fairy shrimp
Western snowy plover	Riverside fairy shrimp
Cooper's hawk	Salt marsh skipper
Tri-colored blackbird	Salt marsh bird's beak
Northern harrier	California Orcutt grass
Reddish egret	San Diego mesa mint
Long-billed curlew	Otay Mesa mint
Belding's savannah sparrow	Thread-leaved brodiaea
White-faced ibis	Spreading navarretia
	Willowy monardella

J. With regard to monitoring and enforcement:

1. The permittee must ensure that Service personnel are given appropriate access (as defined under 50 CFR 13.21(e)(2)) to monitor the Covered Species Subject to Incidental Take within the County of San Diego Subarea planning area in perpetuity.

2. The permittee must ensure that the Service's Carlsbad Fish and Wildlife Office (2730 Loker Avenue West, Carlsbad, California 92008, telephone 760-431-9440) is contacted immediately regarding any violations or potential violations of the Federal Endangered Species Act or Migratory Bird Treaty Act.

3. Within 1 working day of finding dead, injured, or sick endangered or threatened wildlife species, the permittee or its designated agents must orally notify the Service's Carlsbad Field Office. Written notification to the Carlsbad Fish and Wildlife Office and the Division of Law Enforcement (185 West F Street, Suite 440, San Diego, California 92101-6025) must be made within 5 calendar days and must include the date, time, and location of the specimen and any other pertinent information.

K. An annual report shall be prepared as described in the MSCP Plan and submitted to the Service by February 15 of each year that the permit is in effect, beginning in 1999. One copy of the annual report shall be submitted to the Field Supervisor of the Carlsbad Field Office, and one copy shall be submitted to the Assistant Regional Director, Ecological Services, U.S. Fish and Wildlife Service, 911 Northeast 11th Avenue, Portland, Oregon 97232.

L. A copy of this permit must be in the possession of the permittee and designated agents while conducting taking activities. Please refer to the permit number in all correspondence and reports concerning permit activities. Any questions you may have about this permit should be directed to the Field Supervisor, Carlsbad Fish and Wildlife Office.

List of Covered Species
Subject to Incidental Take

Endangered Species:

Birds

1. Southwestern willow flycatcher (*Empidonax traillii extimus)*
2. American peregrine falcon (*Falco peregrinus anatum*)
3. California brown pelican (*Pelecanus occidentalis californicus*)
4. Light-footed clapper rail (*Rallus longirostris levipes*)
5. Least Bell's vireo *(Vireo bellii pusillus*)

Reptiles and Amphibians

6. Arroyo toad (*Bufo microscaphus californicus*)

Invertebrates

7. San Diego fairy shrimp (*Branchinecta sandiegonensis*)
8. Riverside fairy shrimp (*Streptocephalus woottoni*)

Plants

9. Del Mar manzanita (*Arctostaphylos glandulosa* var. *crassifolia*)
10. Salt marsh bird's beak (*Cordylanthus maritimus* ssp. *maritimus*)
11. San Diego button celery (*Eryngium aristulatum* var. *parishii*)
12. California Orcutt grass (*Orcuttia californica*)
13. San Diego mesa mint (*Pogogyne abramsii*)
14. Otay Mesa mint (*Pogogyne nudiuscula*)

Threatened Species:

Birds

15. Western snowy plover (*Charadrius alexandrinus nivosus)*
16. Coastal California gnatcatcher *(Polioptila californica californica*)
17. Bald eagle (*Haliaeetus leucocephalus*)

Reptiles and Amphibians

18. Red-legged frog (*Rana aurora draytonii*)

Plants

19. Encinitas baccharis (*Baccharis vanessae*)

Species Proposed for Listing:

Plants

20. San Diego thorn-mint (*Acanthomintha ilicifolia*)
21. Coastal dunes milk vetch (*Astragalus tener* var. *titi*)
22. Nevin's barberry (*Berberis nevinii*)
23. Thread-leaved brodiaea (*Brodiaea filifolia*)
24. Otay tarplant (*Hemizona conjugens*)
25. Willowy monardella (*Monardella linoides* ssp. *viminea*)
26. Spreading navarretia (*Navarretia fossalis*)
27. Dehesa bear-grass (*Nolina interata*)

Other Unlisted Species:

Birds

28. Cooper's hawk (*Accipiter cooperii*)
29. Tri-colored blackbird (*Agelaius savannarum*)
30. California rufous-crowned sparrow (*Aimophila ruficeps canescens*)
31. Golden eagle (*Aquila chrysaetos*)
32. Canada goose (*Branta canadensis*)
33. Ferruginous hawk (*Buteo regalis*)
34. Swainson's hawk (*Buteo swainsoni*)
35. Coastal cactus wren (*Campylorhynchus brunneicapillus couesi*)
36. Northern harrier (*Circus cyaneus*)
37. Mountain plover (*Charadrius montanus*)
38. Reddish egret (*Egretta rufescens*)
39. Long-billed curlew (*Numenius americanus*)
40. Belding's savannah sparrow (*Passerculus sandwichensis beldingi*)
41. Large-billed savannah sparrow (*Passerculus sandwichensis rostratus*)
42. White-faced ibis (*Plegadis chihi*)
43. Western bluebird (*Sialia mexicana*)
44. Burrowing owl (*Speotyto cunicularia hypugaea*)

45. Elegant tern (*Sterna elegans*)

Reptiles and Amphibians

46. Orange-throated whiptail lizard (*Cnemidophorus hyperthrus beldingi*)
47. Southwestern pond turtle (*Clemmys marmorata pallida*)
48. San Diego horned lizard (*Phrynosoma coronatum*)

Mammals

49. Mountain lion (*Felis concolor*)
50. Southern mule deer (*Odocoileus hemionus fuliginata*)
51. American badger (*Taxidea taxus*)

Invertebrates

52. Thorne's hairstreak butterfly (*Mitoura thornei*)
53. Salt marsh skipper (*Panoquina errans*)

Plants

54. Shaw's agave (*Agave shawii*)
55. San Diego ambrosia (*Ambrosia pumila*)
56. Aphanisma (*Aphanisma blitoides*)
57. Otay manzanita (*Arctostaphylos otayensis*)
58. Orcutt's brodiaea (*Brodiaea orcuttii*)
59. Dense reed grass (*Calamagrostis densa*)
60. Dunn's mariposa lily (*Calochortus dunnii*)
61. Slender-pod jewelflower (*Caulanthus stenocarpus*)
62. Lakeside ceanothus (*Ceanothus cyaneus*)
63. Wart-stemmed ceanothus (*Ceanothus verrucosus*)
64. Tecate cypress (*Cupressus forbesii*)
65. Short-leaved dudleya (*Dudleya blochmaniae* ssp. *brevifolia*)
66. Variegated dudleya (*Dudleya variegata*)
67. Sticky dudleya (*Dudleya viscida*)
68. Palmer's ericameria (*Ericameria palmeri* ssp. *palmeri*)
69. Coast wallflower (*Erysimum ammophilum*)
70. San Diego barrel cactus (*Ferocactus viridescens*)
71. Heart-leaved pitcher plant (*Lepechinia cardiophylla*)
72. Gander's pitcher sage (*Lepechinia ganderi*)
73. Nuttall's lotus (*Lotus nuttallianus*)
74. Felt-leaved monardella (*Monardella hypoleuca* ssp. *lanata*)
75. San Diego goldenstar (*Muilla clevelandii*)

76. Snake cholla (*Opuntia parryi* var. *serpentina*)
77. Torrey pine (*Pinus torreyana*)
78. Small-leaved rose (*Rosa minutifolia*)
79. San Miguel Savory (*Satureja chandleri*)
80. Gander's butterweed (*Senecio ganderi*)
81. Narrow-leaved nightshade (*solanum tenuilobatum*)
82. Parry's tetracoccus (*Teracoccus dioicus*)