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
http://www.sangis.org/mapgal/dplu0013/index.html

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

Vegetation Community	North of Interstate 8			South of Interstate 8			
	Area (acres)	**% Total Area**	**% Total Habitat**	**Area (acres)**	**% Total Area**	**% Total Habitat**	**(a**
Coastal Sage Scrub (CSS)	14,859	19.94	28.83	25,211	25.61	39.58	4
Chaparral	28,864	38.74	56.00	27,278	27.71	42.82	5
Southern Maritime Chaparral	52	0.07	0.10	0	0.00	0.00	
CSS/Chaparral	634	0.85	1.23	2,292	2.33	3.60	
Grassland	2,228	2.99	4.32	3,145	3.19	4.94	
Freshwater Marsh	7	0.01	0.01	29	0.03	0.05	
Oak Riparian Forest	1,737	2.33	3.37	2,433	2.47	3.82	
Riparian Forest	92	0.12	0.18	113	0.12	0.18	
Riparian Woodland	12	0.02	0.02	0	0.00	0.00	
Riparian Scrub	369	0.49	0.72	168	0.17	0.26	
Oak Woodland	2,139	2.87	4.15	2,543	2.58	3.99	
Tecate Cypress Forest	0	0.00	0.00	71	0.07	0.11	
Eucalyptus Woodland	298	0.40	0.58	69	0.07	0.11	
Open Water	158	0.21	0.31	80	0.08	0.13	
Disturbed Wetland	29	0.04	0.06	79	0.08	0.12	
Flood Channel	48	0.07	0.09	186	0.19	0.29	
Other Habitat [2]	17	0.02	0.03	0	0.00	0.00	
Subtotal	**51,543**	**69**	**100**	**63,698**	**65**	**100**	**11**
Urban/Agriculture/Developed	22,967	31		34,744	35		5
Total	**74,510**	**100**		**98,442**	**100**		**17**

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

[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 Se	
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**
Plants							
Acanthomintha ilicifolia	San Diego thorn-mint	6.1	7	1	1	7.1	8
Ambrosia pumila	San Diego Ambrosia	1	1	0	0	1	1
Astragalus deanei	Dean's milk vetch	0	0	4.5	6	4.5	6
Baccharis vanessae	Encinitas baccharis	2.4	3	0	0	2.4	3
Brodiaea orcuttii	Orcutt's brodiaea	4.2	6	0	0	4.2	6
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
Ceanothus cyaneus	Lakeside ceanothus	5.2	7	0	0	5.2	7
Ceanothus verrucosus	Wart-stemmed ceanothus	1.4	2	0	0	1.4	2
Ericameria palmeri ssp. *palmeri*	Palmer's ericameria	0	0	6.5	8	6.5	8
Ferocactus viridescens	San Diego barrel cactus	1.7	2	7	7	8.7	9
Monardella hypoleuca ssp. *lanata*	Felt-leaved monardella	0	0	4	4	4	4
Monardella linoides ssp. vimi	Willowy monardella	1	1	0	0	1	1
Muilla clevelandii	San Diego goldenstar	2.1	3	1	1	3.1	4
Nolina interrata	Dehesa bear-grass	0	0	19	19	19	19
Satureja chandleri	San Miguel savory	0.7	1	0	0	0.7	1
Senicio ganderi	Gander' s butterweed	0	0	4	4	4	4
Solanum tenuilobatum	Narrow-leaved nightshade	0	0	1	1	1	1
Tetracoccus dioicus	Parry's tetracoccus	0	0	24	24	24	24
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

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

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 Segn	
		Protection Goal using 1994 database	# of 1994 Occur.	Protection Goal using 1994 database	# of 1994 Occur.	Protection Goal using 1994 database	# of 1994 Occur.
Mammals							
Felis concolor	Mountain lion	5.7	7	1.4	2	7.1	9
Odocoileus hemionus fuliginata	Southern mule deer	34.1	41	7.2	9	41.3	50

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.

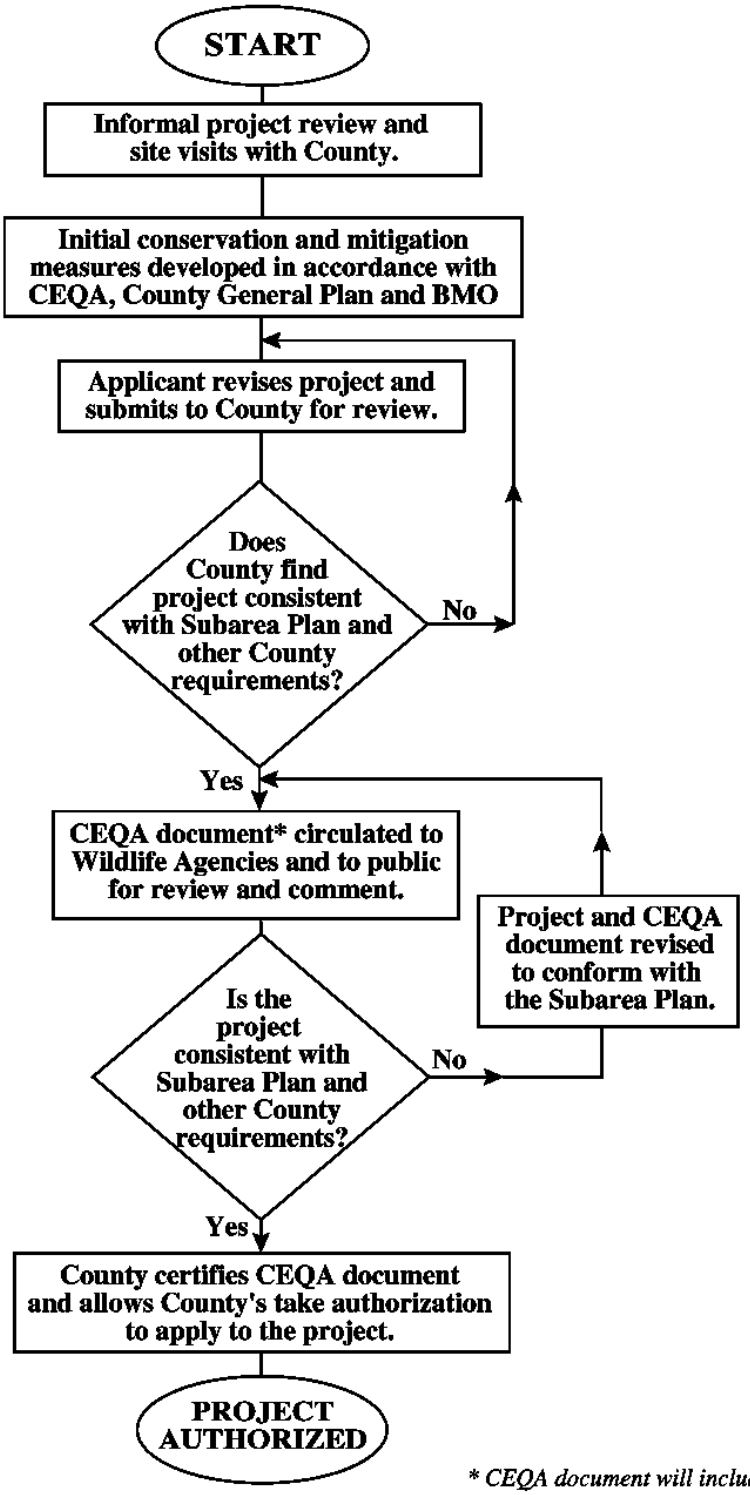
4.3.4.2. Single-family Residences on Small Parcels

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
I	9,594	4,334	882	3,452	5,260	0.55	2,893	0.75
II	42,996	19,778	3,422	16,356	23,218	0.50	11,609	0.70
III	61,516	20,222	7,393	12,829	41,294	0.45	18,582	0.60
Total	**114,106**	**44,334**	**11,697**	**32,637**	**69,772**		**33,084**	

Federal, State, and Local Acquisition	Total

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**		