

Planning Agreement

by and among

**the County of San Diego,
the California Department of Fish and Wildlife, and
the United States Fish and Wildlife Service**

regarding the

**North and East County
Multiple Species Conservation Program Plans:
Natural Community Conservation Program Plans and
Habitat Conservation Plans**

Fourth Restated and Amended

March 2026

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Fourth Restated and Amended North and East County MSCP Plans Planning Agreement

This Fourth Restated and Amended Planning Agreement (“Planning Agreement”) for the planning and preparation of the North County Multiple Species Conservation Program (MSCP) Plan (or ‘North County Plan’) and East County MSCP Plan (or ‘East County Plan’), each of which is anticipated to be a joint Natural Community Conservation Program Plan (“NCCP Plan”) and Habitat Conservation Plan (“HCP”), is entered into as of the Effective Date by and among the County of San Diego (“County”), the California Department of Fish and Wildlife (“CDFW”), and the United States Fish and Wildlife Service (“USFWS”). These entities are referred to collectively as “Parties” and each individually as a “Party.” The CDFW and USFWS are referred to collectively as “Wildlife Agencies.” The North and East County MSCP Plans will be separate NCCP Plans/HCPs covering different areas of unincorporated San Diego County, as depicted in Exhibit A, and will complement the MSCP South County Subarea Plan adopted in 1997. The Plans will be completed sequentially, with initial efforts focused on the North County Plan.

This Planning Agreement supersedes and replaces the “North and East County MSCP Plans Planning Agreement” dated March 2021 and all other prior versions of this agreement.

1. Definitions

Terms used in this Planning Agreement that are defined in the Natural Community Conservation Planning Act have the meanings set forth in Fish and Game Code Section 2805. The following terms as used in this Planning Agreement will have the meanings set forth below.

- 1.1** “Batching” refers to the monthly meetings held by the County, Project Proponents, and Wildlife Agencies to review of habitat loss permits and other project related topics.
- 1.2** “Board of Supervisors” means the County of San Diego Board of Supervisors.
- 1.3** “CEQA” means the California Environmental Quality Act, Public Resources Code, Section 21000, et seq.
- 1.4** “CESA” means the California Endangered Species Act, California Fish and Game Code, Section 2050, et seq.
- 1.5** “County” means the government of the County of San Diego.
- 1.6** “Covered Activities” means the activities that will be addressed in the Plans and for which the County will seek a NCCP Plan permit pursuant to Fish and Game Code, Section 2835, and an incidental take permit pursuant to Section 10 of the federal Endangered Species Act.

- 1.7** “Covered Species” means those listed and non-listed species identified in the Plans to be conserved and managed consistent with the approved Plans such that, through approval of the Plans, CDFW and the USFWS authorize their take under state and/or federal law.
- 1.8** “CDFW” means the California Department of Fish and Wildlife.
- 1.9** “Effective Date” means the date by which all of the Parties to the Planning Agreement have signed it.
- 1.10** “FCA” means Focused Conservation Area, the area identified as having the highest biological value in which mitigation and conservation is anticipated to occur.
- 1.11** “FESA” means the federal Endangered Species Act, 16 United States Code Section 1530, et seq.
- 1.12** “HCP” means a habitat conservation plan prepared pursuant to Section 10(a)(1)(B) of FESA.
- 1.13** “HLP” means Habitat Loss Permit, that is issued by the County pursuant to Ordinance No. 5365 for Projects that may relate to the NCCP 4(d) Findings, including impacts to coastal sage scrub and its associated species, habitat connectivity, effects on the assembly of a subregional NCCP and direct and/or indirect impacts on any listed species.
- 1.14** “Implementation Agreement” means the agreement required pursuant to Fish and Game Code Section 2820, subdivision (b), and authorized under 14 U.S.C. Section 1539 (a)(2)(B) which defines the terms for the implementation of the Plans.
- 1.15** “Listed Species” means those species designated as candidate, threatened, or endangered pursuant to CESA and/or listed as threatened or endangered under FESA.
- 1.16** “MSCP” means Multiple Species Conservation Program.
- 1.17** “Natural Community Conservation Program Plan” or “NCCP Plan” means a conservation plan created pursuant to Fish and Game Code, Section 2800, et seq.
- 1.18** “Natural Community Conservation Planning Act” or “NCCPA” means Fish and Game Code, Section 2800, et seq.
- 1.19** “NEPA” means the National Environmental Policy Act, United States Code Section 4321, et seq.
- 1.20** “PCA” means Priority Conservation Area, the area identified as having the highest biological value in which mitigation and conservation is anticipated to occur.

- 1.21** “Plans” means both the North and East County MSCP Plans, each of which is anticipated to be a joint NCCP Plan and HCP.
- 1.22** “Planning Area” means each respective geographic area proposed to be addressed in the North and East County MSCP Plans as described in Exhibit A. The Planning Areas include lands not subject to the County’s land use authority.
- 1.23** “Permit Area” means lands within the Planning Areas for which parties will be granted Incidental Take Authorization. This may include land which would not otherwise be subject to the County’s land use authority but has been included voluntarily by the landowner, such as land owned by a special district.
- 1.24** “Preserve” means the land acquired and dedicated in perpetuity through either a fee interest or conservation easement intended to meet the preservation, conservation, enhancement and restoration objectives of the Plans.
- 1.25** “Stakeholder Working Group” means a group formed for each of the North and East County MSCP Plans comprised of key interest group representatives that will participate in Plan development.
- 1.26** “USFWS” means the United States Fish and Wildlife Service.
- 1.27** “Wildlife Agencies” means the CDFW and the USFWS, collectively.

2. Background

2.1. Natural Community Conservation Planning Act

The NCCPA was enacted to encourage broad-based planning to provide for effective protection and conservation of California’s wildlife resources while continuing to allow appropriate development and growth. The purpose of natural community conservation planning is to provide for the conservation of biological diversity by protecting biological communities at the ecosystem and landscape scale. Conservation of biological diversity includes protecting sensitive and more common species, natural communities, and the ecological processes necessary to sustain ecosystems over time. An NCCP plan identifies and provides for the measures necessary to conserve and manage natural biological diversity within a plan area, while allowing compatible and appropriate economic development, growth, and other human uses.

2.2. Purposes of NCCP Planning Agreements

The purposes of NCCP Planning Agreements are to:

- Define the Parties’ goals and commitments with regard to preparation of the Plans;
- Define the geographic scope of the conservation Planning Areas;
- Identify a preliminary list of natural communities and species known or reasonably expected to be found in those communities, that are intended to be the initial focus of the Plans;

- Identify preliminary conservation objectives for the Planning Areas;
- Establish a process for the inclusion of independent scientific input into the planning process;
- Ensure coordination between the Wildlife Agencies, particularly with respect to FESA and CESA;
- Establish an interim process to review projects within the Planning Areas that includes coordination with the Wildlife Agencies by the County at the earliest opportunity in the discretionary review process to ensure that preliminary conservation objectives and preserve options for establishing a viable reserve system or equivalent long-term conservation measures are not precluded and that project impacts are adequately mitigated; and
- Ensure public participation and outreach throughout the planning process.

2.3. Compliance with CESA and FESA

The Planning Areas contain valuable biological resources, including native species of wildlife and their habitat. Among the species within the Planning Areas are certain species that are protected, or may be protected in the future, under CESA and/or FESA. The Parties intend for the Plans to satisfy the requirements of an HCP under Section 10(a)(1)(B) of FESA, and of an NCCP Plan under the NCCPA, to serve as the basis for take authorizations under both acts.

The NCCPA provides that after the approval of an NCCP Plan, CDFW may permit the taking of any covered species, listed or non-listed, whose conservation and management is provided consistent with the NCCP Plan. Take of state-listed species may be authorized pursuant to CESA during preparation of the Plans. After approval of the Plans, state-authorized take may be provided pursuant to the NCCPA.

FESA provides that after the approval of an HCP, USFWS may permit the taking of wildlife species covered in the HCP if the HCP and permit application meet the requirements of section 10(a)(2)(A) and (B) of FESA. Take authorization for federally listed wildlife species covered in the HCP shall generally be effective upon approval of the HCP and issuance of an incidental take permit. Take authorization for non-listed wildlife species covered in the HCP becomes effective if and when the species is listed pursuant to FESA. Take authorization during plan preparation for wildlife species listed pursuant to FESA may be provided pursuant to individual permits issued pursuant to section 10(a)(1)(B), or consultations under section 7 of FESA. Although there is no take of plants under FESA and thus USFWS is not able to authorize take of plants, USFWS may include plants as covered species for purposes of extending federal assurances for them provided the MSCP North and East County Plans meet Section 10 issuance criteria and they provide conservation benefits to plants.

2.4. Section 7 of FESA

To the extent allowed under law, the Parties intend that the mitigation and minimization measures included in the Plans, once approved by the USFWS and included as a

condition of federal incidental take permits to the County, will be incorporated into future Section 7 consultations between the USFWS and the United States Army Corps of Engineers, the United States Department of Transportation, or other applicable federal agencies regarding Covered Activities that may adversely affect Covered Species or their habitat.

2.5. Concurrent Planning for Wetlands and Waters of the United States

The County intends to address impacts to wetlands and waters of the United States and changes to the bed, bank, or channel of rivers, streams and lakes resulting from Covered Activities in the Planning Areas. Based on the Plans, the County may seek future programmatic permits or authorizations under the Clean Water Act and Section 1601 (or Section 1603) of the Fish and Game Code as necessary for Covered Activities. The Parties agree to work together to explore the feasibility of undertaking concurrent but separate planning regarding these permits. However, such programmatic permits or authorizations are not necessary for approval of the Plans or for the issuance of take permits.

2.6. Assurances

2.6.1. FESA

The Parties anticipate that the USFWS will provide assurances pursuant to applicable federal law and regulations then in effect upon issuance of the federal incidental take permits to the County. These assurances include the “no surprises” rule that the USFWS will not request additional money, land, or water for the Covered Species if circumstances change beyond those already anticipated in the Plans.

2.6.2. NCCPA

The Parties anticipate that if the Plans meet the criteria for an NCCP Plan permit under Section 2835 of the Fish and Game Code, CDFW will provide assurances consistent with its statutory authority upon approval of the Plans and issuance of NCCP Plan permits to the County. Under Section 2820(f) of the Fish and Game Code, CDFW may provide assurances for plan participants commensurate with the level of long-term conservation and associated implementation measures provided in the Plans. In order to ensure that state regulatory assurances are legally binding, such provisions will be included in an Implementation Agreement.

3. Planning Goals

The planning goals include the following:

- Provide for the conservation and management of Covered Species;
- Preserve aquatic and terrestrial resources through conservation partnerships with the County;

- Allow for appropriate and compatible growth and development that are consistent with applicable laws, including but not limited to local land use laws and the General Plan;
- Provide a basis for permits necessary to lawfully take Covered Species;
- Provide a comprehensive means to coordinate and standardize mitigation and compensation requirements of FESA, CESA, CEQA, NEPA, and NCCPA within the Planning Areas;
- Provide a less costly, more efficient project review process which results in greater conservation values than project-by-project, species-by-species review; and
- Provide clear expectations and regulatory predictability for persons carrying out Covered Activities within the Planning Areas.

4. Planning Areas and Plan Participants

Implementation of the Plans will preserve a network of habitat and open space, protect biodiversity, and enhance the region's quality of human life. Many natural communities in the region are considered sensitive because they have been greatly reduced in distribution by development. San Diego County contains 300-400 plant and animal species that are: federally and/or state listed as endangered, threatened, or rare; proposed or candidates for listing; or otherwise considered sensitive.

4.1. Geographic Scope

Each of the Plans is a separate NCCP Plan/HCP covering different areas of unincorporated San Diego County (Exhibit A). The Plans will complement the South County MSCP Subarea Plan adopted by the Board of Supervisors in 1997. The Planning Area boundaries may be further refined in the future.

4.1.1. North County MSCP Plan

The North County MSCP Planning Area covers approximately 693,252 acres in San Diego County as depicted in Exhibit A. The North County MSCP Planning Area extends: to the Riverside County line to the north; to the existing South County MSCP Subarea Plan boundary around Lake Hodges, Rancho Santa Fe, San Pasqual Valley, Mount Woodson, and Fernbrook to the south; to the eastern edge of Camp Pendleton Marine Base and the northern coastal cities of San Diego County to the west; and to the Cleveland National Forest to the east (Exhibit A). The North County MSCP Plan includes the communities of Bonsall, Pendleton – De Luz, Fallbrook, Hidden Meadows, Julian, unincorporated North County Metro, Pala, Palomar Mountain, Pauma Valley, Rainbow, Twin Oaks, Valley Center, Warner Springs, portions of Cuyamaca, portions of Lakeside, portions of San Dieguito, portions of Ramona, portions of Central Mountain, and portions of North Mountain. Areas in the incorporated cities under the County's stewardship, such as San Elijo Lagoon, Guajome County Park, and Palomar Airport, are also included in the North County MSCP Planning Area.

The County of San Diego has land use authority over private parcels and County-owned land in the unincorporated County which is approximately 63 percent (425,908 acres) of the North County MSCP Planning Area. The other 37 percent of the Planning Area includes land subject to the land use jurisdiction of other public agencies.

4.1.2. East County MSCP Plan

The East County MSCP Planning Area covers approximately 1.2 million acres in San Diego County as depicted in Exhibit A. The East County MSCP Planning Area is bounded on the west generally by the western boundary of the Cleveland National Forest, on the north by Riverside County, and on the east predominantly by Imperial County, and the south by Mexico.

The East County MSCP Plan includes the backcountry communities of Descanso, Pine Valley, Desert/Borrego Springs, Mountain Empire, Boulevard, Jacumba, Lake Morena/Campo, Potrero, Tecate, portions of Cuyamaca, portions of Dulzura, portions of Central Mountain, and portions of North Mountain, all of which are within the jurisdictional boundary of the unincorporated San Diego County.

The County of San Diego has land use authority over private parcels and County-owned land in the unincorporated County which is approximately 20 percent (242,002 acres) of the East County MSCP Planning Area. The other 80 percent of the Planning Area includes land subject to the land use jurisdiction of other public agencies.

4.1.3. Excluded Lands

Military lands, Tribal lands in Trust, lands owned or managed by non-signatory public agencies, state or federal agencies, or water and school districts will be excluded from the Permit Areas unless they consent and are willing to voluntarily participate in the Plans. The County will coordinate planning efforts with these entities to determine where and how conservation strategies will be able to complement one another. The North and East County MSCP Plans for the unincorporated area will be stand-alone plans and the Permit Areas' excluded lands will not be relied upon for conserving and gaining coverage from the Wildlife Agencies for listed and other sensitive species.

As directed by the Board of Supervisors on October 28, 2020 (6), private property currently owned by the Rancho Guejito Corporation is excluded from the North County MSCP Planning Area.

4.2. County of San Diego

The County is the local sponsor of the Plans. As part of this planning process, the County has committed to undertake a collaborative, systematic approach to protecting the Planning Areas' ecologically significant resources, including candidate, threatened, and endangered species and their habitats, open space, and working landscapes, and to ensure that the Covered Activities comply with applicable federal and state laws.

4.3. California Department of Fish and Wildlife

CDFW is the agency of the state of California authorized to act as trustee for the state's wildlife. CDFW is authorized to approve NCCP Plans pursuant to the NCCPA, administer and enforce CESA and other provisions of the Fish and Game Code, and enter into agreements with federal and local governments and other entities for the conservation of species and habitats pursuant to CESA and the NCCPA.

4.4. United States Fish and Wildlife Service

The USFWS is an agency of the United States Department of the Interior authorized by Congress to administer and enforce FESA with respect to terrestrial wildlife, certain fish species, insects and plants, and to enter into agreements with states, local governments, and other entities to conserve threatened, endangered, and other species of concern. The NCCPA and this Planning Agreement require coordination with USFWS with respect to FESA.

5. Preliminary Conservation Objectives

The preliminary conservation objectives intended to be achieved through the Plans are to:

- Provide for the protection of species, natural communities, and ecosystems on a landscape level;
- Preserve the diversity of plant and animal communities throughout the Planning Areas;
- Protect threatened, endangered, or other special status plant and animal species, and minimize and mitigate the take or loss of proposed Covered Species;
- Identify and designate biologically sensitive habitat areas;
- Preserve habitat and contribute to the recovery of Covered Species;
- Reduce the need to list additional species;
- Set forth species-specific goals and objectives;
- Set forth specific habitat-based goals and objectives expressed in terms of amount, quality, and connectivity of habitat;
- Provide an effective adaptive management and monitoring strategy for Covered Species and natural communities; and
- Provide a secured funding source to implement the Plans.

5.1. Conservation Elements

5.1.1. Ecosystems, Natural Communities, and Species List

The Plans will employ a strategy that focuses on the conservation of ecosystems, natural communities, and ecological processes in the Planning Areas. In addition, where appropriate, the Plans will employ species-specific measures to minimize and mitigate for negative impacts, and species-specific measures for conservation and management.

Preliminary lists of the endangered, threatened, candidate, or other sensitive species known from, or reasonably expected to be found in, the Planning Areas,

and that are intended to be the focus of the Plans are provided in Exhibit D for the North County MSCP Plan and Exhibit E for the East County MSCP Plan. The lists identify species that the Parties will evaluate for inclusion in the Plans, and they are not necessarily the final Covered Species lists for the Plans. The lists are preliminary and can be updated as needed without amending this Agreement. The Parties acknowledge that inclusion of a particular species as a Covered Species in the Plans will require separate determination by CDFW and USFWS that the Plans adequately provide for conservation of the species in accordance with state and/or federal permit issuance requirements. The natural communities that are mapped for the North County and East County MSCP Planning Areas are listed in Exhibits F and G, respectively.

5.1.2. Conservation Areas and Viable Habitat Linkages

The Plans will establish conservation areas throughout the Planning Areas and provide linkages, where appropriate, between the conservation areas within the Planning Areas. They will also identify where linkages between the conservation areas and important habitat areas outside the Planning Areas should occur. The conservation areas will include a range of environmental gradients and ecological functions, and will address edge effects and other reserve design principles.

5.1.3. Project Design

The Plans will ensure that development projects are appropriately designed to avoid and/or minimize negative on-site and off-site impacts to biological resources and to adequately mitigate for those impacts.

6. Preparing the Plans

The Parties intend that this Planning Agreement will fulfill the NCCPA requirements pertaining to planning agreements and will establish a mutually agreeable process for preparing the Plans that fulfills the requirements of the NCCPA and FESA. As described below, the process used to develop the Plans will incorporate independent scientific input and analysis, and include extensive public participation with ample opportunity for comment from the general public and (as solicited by the County) for advice from key groups.

6.1. Best Available Scientific Information

The Plans will be based on the best available scientific information, including, but not limited to:

- Principles of conservation biology, community ecology, landscape ecology, individual species' ecology, and other scientific knowledge and thought;
- Thorough information about all natural communities and proposed Covered Species on lands throughout the Planning Areas; and
- Advice from well-qualified, independent scientists.

6.2. Data Collection

The Parties agree that information regarding the subjects briefly described below in Section 6.2.1 is important for preparation of the Plans and have already begun collecting data on these subjects. The Parties further agree that data collection for preparation of the Plans should remain prioritized to develop more complete information on these subjects. Preference should be given to collecting data essential to address conservation requirements of natural communities and proposed Covered Species. The independent science advisory process and analysis of existing information may reveal data gaps currently not known that are necessary for the full and accurate preparation of the Plans. Data needed for preparation of the Plans may not be known at this time nor identified herein. Therefore, the Parties anticipate that data collection priorities may be adjusted from time to time during the planning process. All data collected for the preparation and implementation of the Plans will be made available to the Wildlife Agencies in hard and digital formats, as requested. The data developed or anticipated to be developed for the North and East County MSCP Plans include the following topic areas.

6.2.1. GIS Database and Baseline Data Inventory

Data layers were and will continue to be developed for sensitive species locations, vernal pool locations, natural communities (using a classification system based on Holland 1986), topography, soils, climate zones, land use, ownership, and resource management status. The natural communities mapped in the North County and East County MSCP Planning Areas are listed in Exhibits F and G, respectively.

6.2.2. Preserve Design Criteria

The preserve design criteria and conservation goals will be based on the basic principles and tenets of conservation biology and coarse filter goals.

6.2.3. Habitat Modeling and Analysis

Habitat modeling and analysis will continue to be used to extrapolate biological data and knowledge in a consistent and comprehensive manner across the Planning Areas.

6.2.4. Analysis of Gaps in Protection

The gap analysis will be used primarily to identify, at a coarse scale, areas of potentially high habitat value that are currently not well protected (areas “at risk”).

6.2.5. Preserve Design

MARXAN or SITES, which are Reserve Selection Algorithm (RSA) Models, are being and will continue to be used to form the structure of the overall preserve design. These models are the basis for identifying the Priority Conservation Area (“PCA”) in the North County Planning Area and the Focused Conservation Area (“FCA”) in the East County Planning Area. The PCA in the North County Planning Area was refined in 2021 to remove existing development, minimize inclusion of

small parcels, and adjust to existing parcel boundaries where appropriate, and will continue to be refined as appropriate.

The PCA and FCA outline the area in which mitigation and conservation are anticipated to occur, although this entire area is not anticipated to be preserved throughout the implementation of the North County and East County Plans. Based on RSA modeling that was reviewed by independent science advisors, these areas were identified as having the highest biological value or may act as a wildlife corridor and are therefore the best areas to assemble a habitat preserve. While development is not restricted by the PCA or FCA designations, the North County and East County Plans will set forth policies and approaches to guide preservation into these areas and will serve as a map to guide conservation actions. The acreage of habitat within the PCA or FCA anticipated to be preserved will be finalized during development of the respective Plans, with an interim recommendation for individual projects of up to 75%.

6.2.6. Conservation Analysis

The conservation analysis will provide detailed species-specific analyses of the level of conservation and take expected from the implementation of the Plans. The analysis will include the ultimate biological effects from the establishment of the preserve and from the adherence to the County's Biological Mitigation Ordinance and other documents associated with the Plans.

6.3. Independent Scientific Input

In 2001, the County contracted with a group of independent science advisors to review computer models, field research data, and potential Preserve design methods for the North County Plan. Their recommendations were summarized in a written report dated July 1, 2001 and resulted in revisions to the modeling process and incorporation of the SITES Reserve Selection Algorithm model. In 2002, the independent science advisors reconvened to review the revisions made based on the 2001 recommendations. Their response to the revisions made to the North County Plan modeling process and their recommendations and input on the Preserve planning process are summarized in a written report dated February 27, 2002.

In 2006, the County convened another group of independent science advisors to provide input on the East County Plan. They participated in two workshops (February 2006 and January 2007) and produced a report dated March 31, 2006. County and CDFW anticipate additional consultation with independent scientists as preparation of the Plans continues in order to ensure that Plans are developed using the best available science methodologies.

The County and CDFW intend to seek additional independent scientific input and analysis to assist in the completion of the North County Plan and for the preparation of the East County Plan. For that purpose, independent scientists representing a broad range of disciplines, including conservation biology and locally relevant ecological knowledge, will, at a minimum:

- Recommend scientifically sound conservation strategies for species and natural communities proposed to be covered by the Plans;
- Recommend a set of reserve design principles that address the needs of species, landscapes, ecosystems, and ecological processes in the Planning Areas proposed to be addressed by the Plans;
- Recommend management principles and conservation goals that can be used in developing a framework for the monitoring and adaptive management components of the Plans; and
- Identify data gaps and uncertainties so that risk factors can be evaluated.

Design and implementation of the science advisory process must be done in a coordinated fashion and with the mutual agreement of the County and CDFW. The County and CDFW will establish funding and payment procedures. The independent science advisory process will include the preparation of a detailed scope of work, input from technical experts, and production of a report by the scientists. In addition, the County and CDFW will make the report available for use by all participants and the public during the planning process.

The independent scientists may be asked to provide additional feedback on key issues during preparation of the Plans and may prepare reports regarding specific scientific issues throughout the process, as deemed necessary by the County and CDFW. Special topics identified for input from independent science advisors include species-specific conservation strategies, preserve connectivity, and authorized public access.

6.4. Public Participation

The County will prepare the Plans in an open and transparent process with an emphasis on obtaining input from a balanced variety of public and private interests including state, local, and Tribal governments, landowners, conservation organizations, agricultural commissioners, agricultural organizations, and the general public. The planning process will provide for thorough public review and comment, and include representatives from key interest groups who will review the Plans throughout the preparation of the Plans. To assist in the preparation of the Plans, the County has formed a Stakeholder Working Group.

6.4.1. Stakeholder Working Group

Stakeholder Working Group members come from a diverse group of interests in the County representing the agricultural community, environmental groups, the development community, landowner groups, conservation groups, recreational interests, and public agencies. During the preparation of the North and East County MSCP Plans, the Stakeholder Working Group will examine the NCCP Planning/HCP policies, review drafts of parts of the Plans, and serve as a sounding board and assist in the preparation of the Plans. Staff from the Wildlife Agencies and the County will work with the Stakeholder Working Group to provide technical expertise and share information for the preparation and implementation of the Plans.

6.4.2. Outreach

The County, in concert with the Stakeholder Working Group, will provide access to information to persons interested in the Plans. The Parties expect and intend that public outreach regarding preparation of the Plans will be conducted largely by and through the Stakeholder Working Group meetings and through outreach to the County's Community Planning/Sponsor Groups (CPSGs) and other interested parties. In addition, the County will continue to hold public meetings to present key decisions regarding the preparation of the Plans and to allow the public the opportunity to comment on and inquire about the decisions. Other outreach efforts will include periodic updates to the CPSG chair members, individual meetings with interested CPSGs and other interested groups, status updates in the County of San Diego Planning & Development Services' e-Blast, maintenance of the County's [Multiple Species Conservation Program website](#), press releases, and related activities.

6.4.3. Availability of Public Review Drafts

The County will designate and make available for public review in a reasonable and timely manner "public review drafts" of pertinent planning documents including, but not limited to, plans, memoranda of understanding, maps, conservation guidelines, and species coverage lists. Such documents will be made available by the County at least ten working days prior to any public hearing addressing these documents. This obligation will not apply to all documents drafted during preparation of the Plans. However, the County will periodically designate various pertinent documents drafted during preparation of the Plans as "public review drafts" and will make these documents available to the public. The Parties agree the County's [Multiple Species Conservation Program website](#) will be one of the principal means of making documents available for public review, as well as more traditional means such as distribution and display of hard copies of such documents.

6.4.4. Public Hearings

Public hearings regarding preparation of the Plans will be planned and conducted in a manner that satisfies the requirements of CEQA, NEPA, and any other applicable state or federal laws.

6.4.5. Public Review and Comment Period Prior to Adoption

The County will make the proposed draft Plans and Implementation Agreements available for public review and comment for a minimum of 90 days before adoption. The County expects to fulfill this obligation by distributing the draft Plans and Implementation Agreements with the draft environmental impact reports prepared for the Plans pursuant to CEQA and/or the draft environmental impact statements prepared for the Plans pursuant to NEPA.

6.5. Covered Activities

Covered Activities under the Plans are those activities that may result in authorized take or loss of Covered Species that will be identified and addressed in the Plans.

Covered Activities may include: those land uses over which the County has land use authority; certain agricultural activities over which the County exercises control for purposes of the Plans; and research, restoration, adaptive habitat management and monitoring activities in the Planning Areas. The Parties intend that the Plans will allow Covered Activities in the Planning Areas to be carried out in compliance with the NCCPA, CESA, and FESA.

6.6. Interim Project Processing

The Parties recognize that before the Wildlife Agencies approve the Plans, certain projects and activities may be proposed within the Planning Areas. The Parties agree to the guidelines provided in the attached Interim Review Process (Exhibit B) to: (1) ensure that development, construction, annexation of land from the County's jurisdiction into another jurisdiction, and other projects or activities approved or initiated in the Planning Areas before completion of the Plans are consistent with the preliminary conservation objectives (Section 5) and do not compromise successful completion and implementation of the Plans; (2) facilitate CEQA, CESA, and FESA compliance for interim projects subject to these laws; and (3) ensure that processing of interim projects is not unduly delayed during preparation of the Plans.

6.7. Habitat Loss Permit (HLP) Processing and Demonstration of Progress

The planning process for the North and East County Plans was initiated in approximately 2000 and has therefore been ongoing for more than 20 years. The Wildlife Agencies and the County have identified milestones (Exhibit H) that the County must meet to demonstrate future progress towards developing the Plans. If the County fails to meet any of these deadlines, CDFW and USFWS separately represent that they may withdraw from the Planning Agreement, consistent with Section 8.7, if the County fails to meet any of the deadlines in Exhibit H; USFWS further represents that it is not the intent of the Endangered Species Act 4(d) rule, 50 C.F.R. Section 17.41(b) ("4(d) Rule"), for the California gnatcatcher to allow piecemeal development or to encourage a process that continues to authorize take without reasonable progress being made in the development and implementation of a long-term habitat conservation plan that contributes to the recovery of the gnatcatcher. Therefore, consistent with the Southern California Coastal Sage Scrub NCCP Process Guidelines and the biological opinion for the California gnatcatcher 4(d) rule(1-6-93-FW-37R2), milestones (Exhibit H) have been identified by the Wildlife Agencies and the County which must be met in order to continue to process habitat loss permits and authorize take of gnatcatchers pursuant to the 4(d) rule.

Notwithstanding the foregoing, deadlines in Exhibit H can be changed if the County is diligently working on the Plans and USFWS and CDFW both agree to change the deadlines.

6.8. Protection of Habitat Land During the Planning Process

6.8.1. Conservation Lands Acquired/Protected

The Parties may elect to preserve, enhance, or restore, either by acquisition or other means (i.e., conservation easements, open space easements, designated setbacks), lands in the Planning Areas that contain native species of wildlife or natural communities prior to approval of the Plans. As part of this effort, the County will coordinate with the Wildlife Agencies during monthly coordination meetings regarding potential target areas to be conserved for purposes of protection related to the North County and East County Plans.

6.8.2. Mitigation Lands

Lands, or portions of lands, acquired or otherwise protected solely to mitigate the impacts of specific projects, actions, or activities approved prior to approval by the Wildlife Agencies of the Plans will be considered as mitigation only for those projects, actions, or activities. Such lands will be considered during the Plans' analysis but will not count toward future mitigation obligations of the Plans. Prior to enrollment into the Preserve, it will be determined whether additional monitoring and management is needed for Covered Species that occur on existing private mitigation lands. If existing private mitigation lands are needed in order to contribute to the Preserve, the County will take on the responsibility for those Covered Species that are not currently being monitored or managed upon approval of the Plan.

6.8.3. Annexation of Lands

In the event land within the County's jurisdiction is proposed to be annexed to another jurisdiction, the County shall request that the San Diego Local Agency Formation Commission (LAFCO) impose a requirement on the annexing jurisdiction that it shall enter into a MSCP consistency review agreement between the County, the annexing jurisdiction, USFWS and CDFW as part of the annexation process to ensure that annexation would only occur when the annexation will not jeopardize the buildout of the preserve or the coverage of species within either of the Planning Areas, or compromise viable habitat linkages within the proposed preserve, and that any development of the annexed lands proceeds in accordance with the Preliminary Conservation Goals set out in section 5 of this Agreement. The agreement shall also set forth the resulting responsibilities for ongoing maintenance and enforcement of the terms of this Agreement as they relate to the annexed land. Issuance of Take Authorizations to the annexing jurisdiction or amendment of the annexing jurisdiction's Take Authorizations, if any are already in place, may be required in order to authorize Take on the annexed land.

6.9. Implementation Agreement

The NCCPA requires that any NCCP Plan approved by CDFW include an Implementation Agreement that contains provisions for:

- conditions of species coverage;

- measures to ensure the long-term protection of habitat reserves and/or other conservation measures;
- implementation of mitigation and conservation measures;
- terms for suspension or revocation of the take permit;
- procedures to amend the Plan and Implementation Agreement;
- implementation of monitoring and adaptive management;
- oversight of Plan effectiveness and funding;
- periodic reporting; and
- annexation of lands.

While the Plans are being developed, the Parties will negotiate draft Implementation Agreements that will satisfy the requirements of the NCCPA and FESA and include specific provisions and procedures for the implementation, monitoring, and funding of the Plans. Drafts of the Implementation Agreements will be made available for public review and comment with the final public review draft of the Plans.

7. Commitment of Resources

7.1. Funding

The Parties agree that they will work together to bring available funding to the planning effort.

7.1.1. Local Funding

The County recognizes that, as a prospective applicant for state and federal permits, it has the primary responsibility for developing Plans that meet applicable legal requirements and that, as a result, the preparation and implementation of the Plans must be funded primarily from locally assured sources. However, the Parties anticipate that all Parties will contribute financially to the implementation of the Plans.

7.1.2. CDFW Assistance with Funding and CDFW Costs

CDFW agrees to cooperate with the other Parties in identifying and securing, where appropriate and available, federal and state funds earmarked for natural community conservation planning. The Parties agree that the County shall not provide reimbursement to CDFW for its participation in the planning phase of the Plans as provided in Fish and Game Code, Section 2810, except as provided in Section 8.7 of this Planning Agreement. CDFW's commitments and obligations under this Planning Agreement are subject to the availability of appropriated funds and the written commitment of funds by an authorized CDFW representative.

7.1.3. USFWS Assistance with Funding

The USFWS agrees to cooperate with the other Parties in identifying and securing, where appropriate, federal and state funds earmarked for habitat conservation planning purposes. Potential federal funding sources may include: the USFWS' Cooperative Endangered Species Conservation Fund; Land and Water Conservation Fund; and land acquisition grants or loans through other federal

agencies such as the Environmental Protection Agency, the Army Corps of Engineers, or the Departments of Agriculture or Transportation. The commitments of the USFWS under this Planning Agreement are subject to the requirements of the federal Anti-Deficiency Act (31 U.S.C. section 1341) and the availability of appropriated funds. The Parties acknowledge that this Planning Agreement does not require any federal agency to expend its appropriated funds unless and until an authorized officer of that agency provides for such expenditures in writing.

7.2. Expertise of Wildlife Agencies

Subject to funding and staffing constraints, the Wildlife Agencies agree to provide technical and scientific information, analyses, and advice to assist the County with the timely and efficient preparation of the Plans.

8. Miscellaneous Provisions

8.1. Public Officials Not to Benefit

No member of or delegate to Congress will be entitled to any share or part of this Planning Agreement, or to any benefit that may arise from it.

8.2. Statutory Authority

The Parties will not construe this Planning Agreement to require any Party to act beyond or in a manner inconsistent with its statutory authority.

8.3. Multiple Originals

This Planning Agreement may be executed by the Parties in multiple originals, each of which will be deemed to be an official original copy.

8.4. Effective Date

The Effective Date is the date by which all of the Parties to the Planning Agreement have signed it.

8.5. Duration

This Planning Agreement will be in effect until the Plans are approved and permitted by the Wildlife Agencies, but shall not be in effect beyond July 2031, unless extended by amendment. This Planning Agreement may be terminated pursuant to section 8.7 below.

8.6. Amendments

This Planning Agreement can be amended only by written agreement of all Parties.

8.7. Termination and Withdrawal

Subject to the requirement in Section 8.7.1 of the Planning Agreement, any party may withdraw from this Planning Agreement upon 30 days' written notice to the other Parties. The Planning Agreement will remain in effect as to all non-withdrawing Parties unless the remaining Parties determine that the withdrawal requires termination of the Planning Agreement. This Planning Agreement can be terminated only by written agreement of all Parties.

8.7.1. Funding

In the event that federal or state funds have been provided to assist with Plan preparation or implementation, any Party withdrawing from this Planning Agreement shall return to the granting agency unspent funds awarded to that Party prior to withdrawal. A withdrawing Party shall also provide the remaining Parties with a complete accounting of the use of any federal or state funds it received regardless of whether unspent funds remain at the time of withdrawal. In the event of termination of this Planning Agreement, all Parties who received funds shall return any unspent funds to the grantor prior to termination.

9. Signatures

COUNTY OF SAN DIEGO

By: _____
Dahvia Lynch
Deputy Chief Administrative Officer

Date

UNITED STATES FISH AND WILDLIFE SERVICE

By: _____
Jonathan Snyder
Acting Field Supervisor
Carlsbad Field Office

Date

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

By: _____
Joshua Grover
Deputy Director
Ecosystem Conservation Division

Date

EXHIBIT A
County of San Diego Multiple Species Conservation Program Planning Area Boundaries
 (Planning Area boundaries may be further refined in the future)

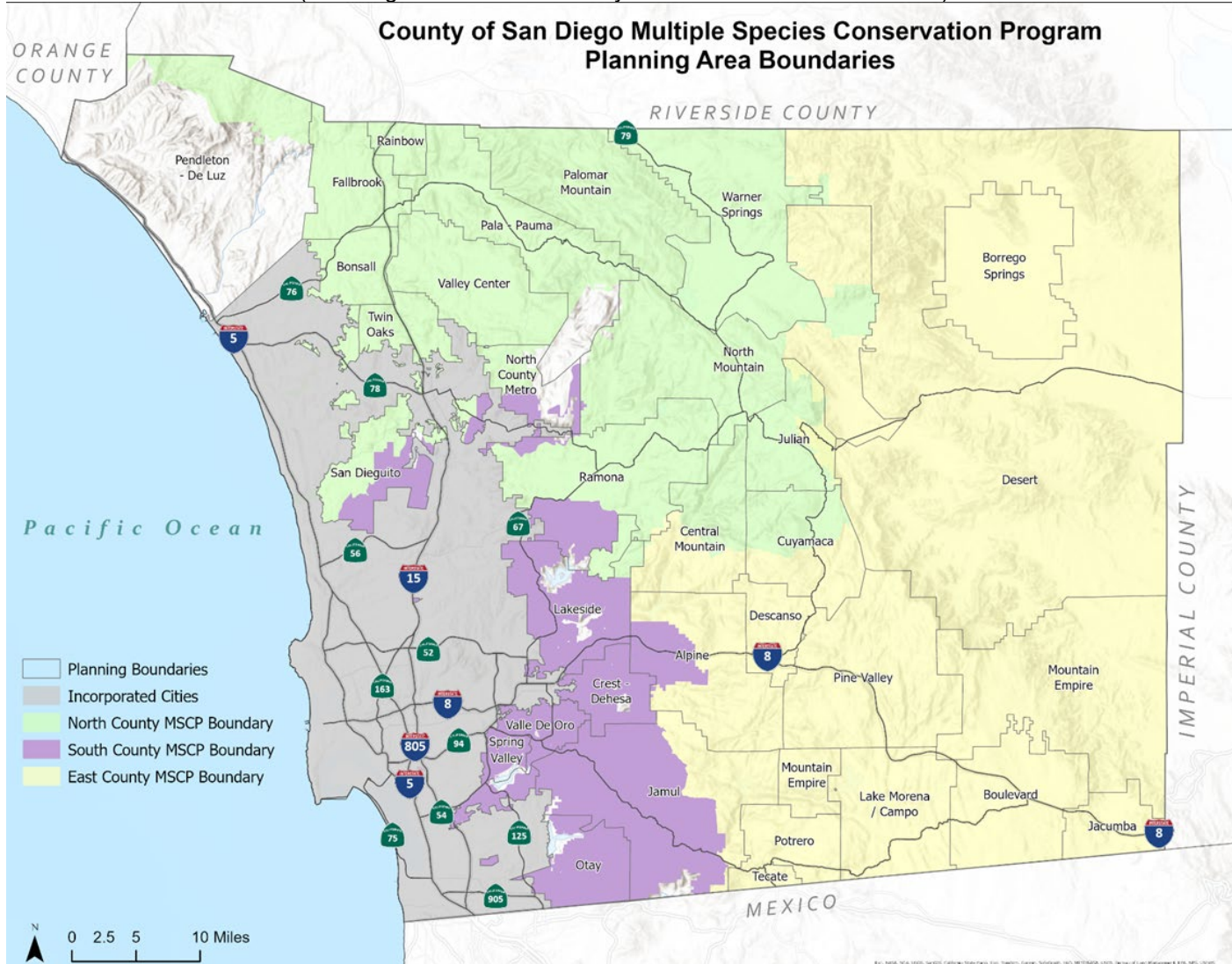


EXHIBIT B

Interim Review Process

PURPOSE

The purpose of the Interim Review Process is to ensure that discretionary development/construction projects (“Interim Projects”) approved or initiated in the North or East County MSCP Planning Areas prior to the adoption of the Plans do not compromise the successful implementation of the Plans. The Interim Review Process may also help facilitate CESA and FESA compliance for Interim Projects when required, as well as ensure that interim projects are not delayed solely due to preparation of the North and East County MSCP Plans. However, compliance with the Interim Review Process does not guarantee CESA or FESA compliance for Interim Projects.

The Interim Review Process also ensures early review and consideration of proposed discretionary projects and annexations by the Wildlife Agencies. With respect to discretionary projects and annexations which may have the potential to conflict with the preliminary conservation objectives in section 5 of the Planning Agreement, preclude long-term preservation planning, or impact the viability of biological resources, the Wildlife Agencies commit to meet with the County and/or project proponent at the earliest feasible point in the CEQA or NEPA process to review such projects; preferably the meeting would occur when the supporting technical reports have been prepared for the CEQA or NEPA document, but it will at minimum occur as soon as possible after a project application is deemed complete pursuant to Government Code Section 65943. Early identification of potential impacts will assist in the preparation of environmental documents for the project and provide the opportunity to identify potential project alternatives and mitigation measures for consideration in compliance with Public Resources Section 21080.3(a).

The Interim Review Process is intended to streamline the review of Interim Projects and is not intended to create an additional layer of project review nor to grant any additional authority to the Wildlife Agencies. The final decision of whether to approve, modify, or deny a project remains in the hands of the County pursuant to existing laws.

DEFINITION OF INTERIM PROJECTS

Interim Projects may include proposed development or construction projects, whether conducted by the County or requiring permits from the County, which are located in the North or East County MSCP Planning Areas and are considered discretionary as defined by CEQA Guidelines Article 20, Section 15357. Interim projects also include annexations of County jurisdictional lands from one of the Planning Areas into other jurisdictions. Interim Projects shall be reported to the Wildlife Agencies if they meet all of the following criteria:

- The proposed project is located in either the North or East County MSCP Planning Areas; and
- A determination has been made by the County that the proposed project is not exempt from CEQA; and
- The project has the potential to adversely impact proposed Covered Species or natural communities within the Planning Areas, including but not limited to when the project is

located within the preferred preserve areas (e.g., PCA or FCA), high quality habitat or connectivity would be impacted, or a habitat loss permit would be required to receive County approval for the impacts; and

- The project represents one or more of the following actions or is subject to one or more of the following discretionary permits:
 - Administrative Permits;
 - County-initiated discretionary projects;
 - Grading Permits;
 - Major Use Permits;
 - Major Use Permit Modifications (Review shall exclude areas unaffected by the proposed Modifications);
 - Rezones;
 - Site Plans;
 - Tentative Parcel Maps;
 - Tentative Maps;
 - Revised Tentative Parcel Maps and Revised Tentative Maps (review shall exclude areas unaffected by the proposed revisions);
 - Vacations of Open Space Easements; and
 - Annexations
- Projects that are not located within the preferred preserve areas (i.e., PCA or FCA) and would not impact (directly or indirectly) any Covered Species or narrow endemic species do not qualify as an interim project subject to review.

NOTIFICATION PROCESS

The County shall notify the Wildlife Agencies of Interim Projects meeting the criteria described above as soon as possible after the County has reviewed the project application and determined it to be complete pursuant to Section 65943 of the Government Code, or has been notified about a proposed annexation. The following information shall be provided electronically via e-mail (which information is typically located in a project's biological technical report):

- Project Description;
- Project Location;
- Aerial Photo;
- Vegetation Map per the County's GIS data;
- List of potential sensitive species that may be found on-site;
- Any other biological information available to the Local Agency about the project area; and
- Proposed mitigation (if identified) and corresponding Conceptual Resource Management Plan (RMP) (if required).

The Wildlife Agencies shall each identify a lead person for project review and meeting attendance. The notification process for Interim Projects shall end upon completion of the North and East County MSCP Plans or upon termination of the Planning Agreement.

COORDINATION ON INTERIM PROJECTS

Representatives from the County shall meet on an as needed basis with the Wildlife Agencies to discuss Interim Projects and coordination of Interim Projects during the preparation of the North and East County MSCP Plans. Preferably these Interim Project discussions will occur during the regularly scheduled monthly batching meetings for review of habitat loss permits. For purposes of CEQA, the project review meeting and any related activities (site visits, follow-up correspondence, etc.) shall constitute a consultation pursuant to Public Resources Section 21080.3(a). If possible at the meeting, but otherwise in not more than 30 days following the meeting, the Wildlife Agencies shall provide input to the lead agency (County of San Diego) as to whether either agency believes the project may potentially conflict with the conservation objectives of the Planning Agreement. Independent scientific input will be considered by the Parties during interim project review.

The Wildlife Agencies shall also indicate specific issues which either believes should be addressed, suggest any studies they believe may be necessary to assess project impacts to specific biological resources, and propose any mitigation measures or project alternatives that would help achieve the preliminary conservation objectives.

It is recognized that the compliance with the Interim Review Process neither confers any authority not granted by existing planning and environmental laws, nor negates any authority so granted. The Interim Project Review is intended only to facilitate cooperation among the County, the Wildlife Agencies, and the project applicants to ensure timely review of projects which have the potential to preclude long-term preservation planning and to facilitate the resolution of issues which might affect the successful preparation of the North and East County MSCP Plans.

PROCEDURES

1. Meetings will be scheduled on an as-needed basis and will be held in conjunction with existing monthly Habitat Loss Permit Batching Meetings. Please refer to Section 9 of the [Protocols for Projects Requiring Habitat Loss Permits](#). Meeting protocols that differ between the Interim Review Process and the Batching Meetings include:
 - Meeting attendees for Interim Review Process projects will include County and Wildlife Agency staff only, unless one of the Parties requests the presence of the project applicant and biologist in which case those parties will attend as well.
 - The County will send the Wildlife Agencies information listed above under “Notification Process.”
2. At the review meeting, the attendees will have the opportunity to discuss the project, answer questions, etc. County staff will provide discussion during the review meeting on the proposed preserve design principles and will include discussion in the CEQA document.

Where a project will negatively affect (a) biological resources in areas mapped as “high value” and “very high value” based on the County’s habitat evaluation models that utilize the best available information at the time, (b) areas mapped as “moderate” or “low” value that may be important for preserve assembly, and/or (c) proposed Covered

Species or their habitat based on current biological surveys, the NCCP/4(d) findings shall be considered and preserve design principles shall be applied to the project including the following:

- Project siting should be designed to minimize impacts to the proposed Plan's anticipated preserve design (Section 6.2.5), specifically to those areas identified as draft PCA and/or FCA on the map entitled "County of San Diego: Multiple Species Conservation Programs" dated March 14, 2014.
- [County of San Diego: Multiple Species Conservation Programs Map](#) and on a parcel specific MSCP map prepared as part of an [Initial Study Research Packet](#). Project siting should also be consistent with the preliminary conservation objectives for the respective Plans (Section 5) and comply with the County's land use regulations and mitigation requirements.
- On-site open space should provide a long-term biological benefit.
- On-site open space must protect habitat of equal or greater value as that being impacted.
- No isolated pockets of open space should be used for mitigation credit.
- Separate lots should be used whenever possible for on-site open space to help protect the biological value of the preserved areas.
- On-site open space shall contribute to regional conservation efforts and shall not impede the Plan's proposed conservation strategy.
- Open space design should not reduce the biological diversity found on the site.
- Open space design shall maintain habitat connectivity between areas of high quality habitat.
- The most sensitive resources shall be protected to maximize long-term viability.
- Edge effects and habitat fragmentation shall be minimized by maximizing the surface area to perimeter ratio, preserving large blocks of contiguous open space. Edge effects shall be further minimized by establishing buffers, providing fencing and/or permanent signs, and limiting trails and/or lighting.

An RMP must be prepared when a project proposes open space totaling 50 acres or more. RMPs may also be required when open space less than 50 acres is proposed if a particularly sensitive resource is present and the County and Wildlife Agencies jointly determine that it would benefit from active management and/or monitoring. RMPs are also required when a project proposes purchase of off-site habitat that is not within a formal mitigation bank. Projects would be conditioned to submit the RMP for approval prior to any grading, clearing or other development of the site. A Conceptual RMP shall be developed and submitted to the Wildlife Agencies for review for the open space using the Conceptual Biological Resources Management Plan template (see Exhibit C, Conceptual Biological Resources Management Plan) prior to project approval. The

RMP objectives in Section 1.0 Introduction of the Conceptual RMP template shall be submitted to the County and Wildlife Agencies prior to submission of the draft Conceptual RMP.

In addition, where a project will affect Coastal Sage Scrub (CSS), County staff will provide information on how the project follows the Coastal Sage Scrub NCCP Process Guidelines and associated Attachment A: Southern California Coastal Sage Scrub Conservation Guidelines (November 1993). These guidelines shall be applied to the project, and a draft Habitat Loss Permit shall be prepared and included as a part of the CEQA public review process. Processing of the draft Habitat Loss Permit shall also follow the agreed upon Protocols for Projects Requiring Habitat Loss Permits.

3. At the review meeting if possible, otherwise in not more than 30 days after the review meeting, the Wildlife Agencies representatives shall provide the following information to the County and project applicant:
 - List of concerns related to negative impacts on the biological resources which the Wildlife Agencies believe could occur from the project as proposed, and the agency's assessment as to whether those impacts have the potential to conflict with the preliminary conservation objectives in the Planning Agreement;
 - List of any additional studies on specific species which the Wildlife Agencies believe are necessary;
 - List of any project alternatives, mitigation measures and Conceptual RMP objectives (when applicable), or studies which the Wildlife Agencies believe should be considered in the environmental review process; and
 - Guidance on anticipated Wildlife Agency permits required for the project including permit requirements and processing guidance.

Another review meeting will be held to discuss the County's response to the comments submitted by the Wildlife Agencies on the items listed above. Following this review meeting, the draft Conceptual RMP will be submitted to the County and Wildlife Agencies for a 30-day review period. A final review meeting will be held to discuss the County's response to the comments submitted by the Wildlife Agencies on the conceptual RMP.

If elevation is needed, a meeting to resolve any outstanding comments will be scheduled with the Director of PDS or designee, County Counsel, and Wildlife Agencies management within 30 days of receiving a request to elevate from the Wildlife Agencies or the County.

The Wildlife Agencies will retain the right to provide further comments during the formal public comment period or may choose to entirely waive their comments during the Interim Review Process and reserve them for the public comment period.

4. Following project approval, an RMP application will be submitted by the project applicant if required. A Final RMP will then be prepared and submitted to the County and Wildlife Agencies for review.

At the review meeting for the Final RMP, if possible, otherwise in not more than 60 days after the review meeting, the Wildlife Agencies representatives shall provide the following information to the County and project applicant:

- List of concerns related to the methodology and frequency of monitoring and management of biological resources which the Wildlife Agencies believe should occur and the agency's assessment as to whether those methods have the potential to conflict with the preliminary conservation objectives in the Planning Agreement; and
- List of any additional activities which the Wildlife Agencies believe are necessary.

Another review meeting will be held to discuss the County's response to the comments submitted by the Wildlife Agencies. If elevation is needed, a meeting to resolve any outstanding comments will be scheduled with the Director of PDS or designee, County Counsel, and Wildlife Agencies management within 30 days of receiving a request for elevation from the Wildlife Agencies or the County.

EXHIBIT C
Conceptual Biological Resources Management Plan

PROJECT NAME

Preparer must be on the County Biology Consultant List

Bold indicates text that must be included verbatim.

1 INTRODUCTION

1.1 Purpose of Biological Resources Management Plan

Briefly describe the purpose of the Resource Management Plan (RMP). The RMP purpose should be based upon the project mitigation requirements. Summarize the proposed mitigation measures that make the RMP necessary.

RMP Objectives (*Examples below*):

- *The plan guides management of vegetation communities/habitats, plant and animal species, cultural resources, and programs described herein to protect and, where appropriate, enhance biological and cultural values.*
- *The plan serves as a guide for appropriate public uses of the property (if public uses are included).*
- *The plan serves as a descriptive inventory of vegetation communities, habitats and plant and animal species that occur on or use this property.*
- *The plan serves as a descriptive inventory of archaeological and/or historic resources that occur on this property.*
- *The plan establishes the baseline conditions from which adaptive management will be determined and success will be measured. Detailed baseline information should be included as an appendix.*
- *The plan provides an overview of the operation, maintenance, administrative and personnel requirements to implement management goals, and serves as a budget planning aid.*

The details of this conceptual RMP may be modified when the Final RMP is prepared and submitted to the County for approval. The County will review the Final RMP to ensure that it meets the specified Purpose and Objectives.

1.2 Implementation

1.2.1 Resource Manager Qualifications and Responsible Parties

PROPOSED RESOURCE MANAGER:

The resource manager shall be one of the following:

- **Conservancy group**
- **Natural resources land manager**

- **Natural resources consultant**
- **County Department of Parks and Recreation**
- **County Department of Public Works**
- **City Land Managers, including but not limited to Departments of Public Utilities, Parks and Recreation, and Environmental Services.**

If the developer negotiates with DPR to manage the land, expectations may include the following:

- a. **The land must be located inside a Pre-Approved Mitigation Area (PAMA) or proposed PAMA, or otherwise deemed acceptable by DPR.**
- b. **The land may potentially allow for public access.**
- c. **The land may potentially allow for passive recreational opportunities such as a trails system.**

The resource manager shall be approved in writing by the Director of Planning and Development Services (PDS), the Director of Public Works (DPW), or the Director of Parks and Recreation (DPR). Any change in the designated resource manager shall also be approved in writing by the director of the County department that originally approved the resource manager. Appropriate qualifications for resource managers include, but are not limited to:

- **Ability to carry out habitat monitoring or mitigation activities.**
- **Fiscal stability including preparation of an operational budget (using an appropriate analysis technique) for the management of this RMP.**
- **Have at least one staff member with a biology, ecology, or wildlife management degree from an accredited college or university, or have a Memorandum of Understanding (MOU) with a qualified person with such a degree.**
- **If cultural sites are present, have a cultural resource professional on staff or an MOU with cultural consultant.**
- **Experience with habitat and cultural resource management in southern California.**

The person or consultant firm of the biological and cultural resource professionals should be named in this section, if they are known at the conceptual stage. If species specific qualifications are necessary, those will need to be included in this section. If the Resource Manager is known at the conceptual stage, they should be named here and their specific qualifications, including species specific qualifications, listed.

PROPOSED LANDOWNER:

Fee title of separate open space lots may be held by the HOA, a land/resource manager, or another appropriate landowner (e.g., land trust, conservancy, or public agency), depending on the particular circumstances.

A variety of options are available for fee title, depending on the particular circumstances. For example, if the open space is an integral part of the project and there is an HOA, the HOA may hold title to the open space. The HOA shall grant an

easement to the County, and the HOA shall contract with a land/resource manager to maintain the open space. The easement would allow the County or another entity to step in if the HOA fails to maintain the open space properly. If the open space is not included as an integral part of the project, the HOA may have no incentive to properly maintain the open space, and the HOA should not hold title. Another option would be to transfer title to the County along with an endowment fund sufficient to pay the County's costs to maintain the open space area in perpetuity.

PROPOSED EASEMENT HOLDER:

If the land is transferred in fee title to a non-governmental entity, a Biological Open Space Easement or Conservation Easement must be recorded. For projects within the North County Plan, a Conservation Easement must be recorded. This easement should be dedicated to the County, and include other appropriate agencies as a grantee or third-party beneficiary. If title to the land is transferred to the County or other public conservation entity, no easement is necessary.

RESTORATION ENTITY:

If revegetation/restoration activities are required, management responsibility for the revegetation/restoration area shall remain with the restoration entity until restoration/revegetation has been completed. Upon County/Agency acceptance of the revegetated/restored area, management responsibility for the revegetation/restoration area will be transferred to the resource manager.

This section will need to include the impacts that are occurring from the proposed project that are triggering the need for revegetation, what is being revegetated, the necessary mitigation ratio(s), and reference to the Conceptual Revegetation Plan.

1.2.2 Financial Mechanism

Acceptable financial mechanisms include the following:

- **Special District. Formation of a Community Facility District (CFD), or similar district, as determined appropriate by the Director of PDS, DPW or DPR.**
- **Endowment. A one-time non-wasting endowment, which is tied to the property, to be used by the resource manager to implement the RMP.**
- **Other acceptable types of mechanisms including annual fees, to be approved by the Director of PDS, DPW or DPR.**
- **Transfer of ownership to existing entity (e.g. Borrego Foundation, Cleveland National Forest, City of San Diego) that can demonstrate financial stability and documented agreement to manage with their own funding.**

1.2.3 Conceptual Cost Estimate

See Table 1. This table outlines the tasks described in section 4.0 Biological Resource Management to be included in the RMP.

1.2.4 Reporting Requirements

An RMP Annual Report will be submitted to the County (and resource agencies, as applicable), along with the submittal fee to cover County staff review time. The Annual Report shall discuss the previous year's management and monitoring activities, as well as management/monitoring activities anticipated in the upcoming year.

The Annual Report shall provide a concise but complete summary of management and monitoring methods, identify any new management issues, address the success or failure of management approaches (based on monitoring), and summarize how the preserve is performing based on each goal and objective of the RMP. The report shall include a summary of changes from baseline or previous year conditions for species and habitats, and address any monitoring and management limitations, including weather (e.g., drought). The report shall also address any adaptive management (changes) resulting from previous monitoring results and provide a methodology for measuring the success of adaptive management.

For new sensitive species observations or significant changes to previously reported species, the annual report shall include copies of completed California Natural Diversity Database (CNDDDB) forms with evidence that they have been submitted to the State. The report shall also include copies of invasive plant species forms submitted to the State or County.

A fee for staff's review time will be collected by PDS upon submittal of the Annual Report. The RMP may also be subject to an ongoing deposit account for staff to address management challenges as they arise. Deposit accounts, if applicable, must be replenished to a defined level as necessary.

1.2.5 RMP Agreement

The County will require an Open Space Maintenance Agreement (OSMA) with the applicant when an RMP is required. The agreement will be executed when the County accepts the final RMP. The Agreement will obligate the applicant to implement the RMP and provide a source of funding to pay the cost to implement the RMP in perpetuity. The Agreement shall also provide a mechanism for the funds to be transferred to a new resource manager if the current resource manager fails to meet the goals of the RMP. In this case, the County will work expeditiously to appoint the new resource manager.

The Agreement will specify that RMP funding or funding mechanism be established prior to the following milestones:

- **For subdivisions, prior to the approval of grading or improvement plans, or prior to approval of the Parcel/Final Map, whichever is first;**
- **For permits, prior to construction or use of the property in reliance on the permit.**

1.3 Limitations and Constraints

This section shall briefly describe any internal or external management constraints that may affect meeting the RMP goals.

(Examples)

- *Environmental factors such as the influence of local water availability (either surface or subsurface waters), introduction or spread of non-native species, presence of threatened and endangered species, fire, flood, drought, erosion, air pollution and hazardous waste materials.*
- *Legal, political or social factors which influence or mandate certain types of management; special permitting requirements (i.e., U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, archaeological sites, etc.), County Ordinances (e.g., nuisance abatement), MOUs or other special agreements with private or public entities, water, timber, or mineral rights for the area.*
- *Financial factors such as the source of funding to be used for operation and maintenance, personnel requirements, and overall management of the area (fund source may dictate management direction).*

2 PROPERTY DESCRIPTION

2.1 Legal Description

Describe the property.

(Refer to the Biological Resources Report dated [enter date] by [enter author].)

2.2 Environmental Setting

(Describe as requested)

- *Site access;*
- *Pertinent geological, soil, climatic, topographic, forest and hydrologic factors; and*
- *MSCP context*

2.3 Land Use

(Describe as requested)

- *Current land uses on the property;*
- *Land uses on adjacent properties;*
- *Locations of trails, approximate widths, and acceptable or existing users (i.e., hiking, mountain biking, equestrian, off-road users);*
- *Easements, including acreages of easements, issued to others within or across the property, and any easements over adjacent properties for ingress/egress to the property (these easements cannot be counted towards the preserve acreage or mitigation requirements); and*

- *Fuel management activities that are to be done in the plan area as required by the project's Fire Protection Plan, as well as fuel management activities from neighboring properties.*

3 BIOLOGICAL RESOURCES DESCRIPTION

(Refer to the Biological Resources Report dated [enter date] by [enter author].)

- *Describe the functions and values of biological resources, including vegetation, sensitive plant species, and sensitive wildlife species, on the site.*
- *If the original surveys are older than five years, the County will require a baseline survey be conducted, prior to the Final RMP development, to verify site conditions.*

4 BIOLOGICAL RESOURCE MANAGEMENT

4.1 Management Goals

Goals are broad, concise, visionary statements that set overall direction for monitoring and management. They state the desired future conditions of the preserve, but do not define measurable units. Objectives are concise statements of what we want to achieve, how much we want to achieve, when and where we want to achieve it, and who is responsible for the work. They should be "Specific, Measurable, Achievable, Results-oriented, and Time-fixed". You may have more than one goal, objective, or task for each category – outline below can be expanded or contracted as necessary. The following is a list of suggested goals, however it is not meant to be limiting, in addition, some goals (e.g. Cultural) may not be relevant to some sites.

Example:

Vegetation Goal: Maintain the grassland onsite as open grassland to maximize its use as foraging and nesting habitat for grassland dependent species, including the burrowing owl.

Objective: The land manager will manage 195 acres of grassland vegetation such that the height is on average no greater than 6 inches across the Property.

Additional examples below:

- *Preserve and manage lands to the benefit of the flora, fauna, and native ecosystem functions reflected in the natural communities occurring within the RMP land.*
- *Manage the land for the benefit of sensitive species, MSCP covered species, and existing natural communities, without substantive efforts to alter or restrict the natural course of habitat development and dynamics.*
- *Reduce, control, and where feasible eradicate non-native, invasive flora and/or fauna known to be detrimental to native species and/or the local ecosystem.*
- *Others related to site-specific biological resources.*

4.2 Biological Management Tasks

Bio 1. Update general biological mapping

Every 5 years, the biological mapping of the property will be updated and must include vegetation, wildlife, and plant mapping. The RMP must include the anticipated number of hours needed to complete this task.

Bio 2. Update aerial photography

Every 5 years, the aerial photography of the property will be updated and should be included with the updated mapping from task Bio 1. The RMP must include the anticipated number of hours needed to complete this task.

Bio 3. Removal of invasive species

When invasive species are present, the frequency of removal activities will be outlined in the RMP. The guidelines below are the minimum and can be altered based on the preserve conditions. The RMP must include the anticipated number of hours needed to complete this task.

- Surveys shall occur twice in the spring and twice in the fall.
- Control is dependent on observations made during surveys (monthly to start, decreased frequency if conditions allow).
- Consider GSOB and shothole borer.
- Dependent on the target covered species.
- Determine if designating a specific number of hours per year or an average cost per year is more suitable for the preserve management.
- Describe whether management will occur all at once or throughout the year.
- Consider increasing contingency fund for unexpected issues.

Bio 4. Predator control

When predators are present, the frequency of control activities will be outlined in the RMP. Some examples are included below. The RMP must include the anticipated number of hours needed to complete this task.

- Cowbird trapping
- Bullfrogs (Arroyo toad/spadefoot habitat)
- Feral cats (backyard open spaces)

Bio 5. Habitat restoration/installation

One time installation or restoration of habitat should be described when required. This is normally included when a project utilizes revegetation as part of their mitigation and that revegetation is occurring within the preserve area. The revegetation will be installed, monitored, and managed by the revegetation specialist until sign off (usually five years). The resource manager then assumes responsibility as part of the entire preserve. This

task is for the Resource Manager to verify installation has occurred. This task should include the details of the revegetation (what, where, how, etc.).

Bio 6. Habitat restoration/monitoring and management

This task is for the Resource Manager to verify that the revegetation specialist is monitoring and managing the revegetation appropriately. This task should occur monthly or quarterly, as appropriate, and the RMP must include the anticipated number of hours needed to complete this task.

There are some cases, though rare, in which the Resource Manager includes the task to revegetate an area within the preserve. Items to keep in mind in this case:

- Breeding/nesting season avoidance
- Adaptive management
- Frequency of monitoring

Bio 7. Poaching control

When necessary, the frequency of control activities will be outlined in the RMP. This task should occur monthly or quarterly, as appropriate, and the RMP must include the anticipated number of hours needed to complete this task.

Some examples are included below. This task should also include contacting law enforcement and CDFW if an issue arises.

Species often poached:

- Big Horn Sheep
- Mule Deer
- Plants
- Reptiles

Management actions:

- Appropriate language on signage
- Strategic fencing

Bio 8. Species surveys

A separate line item for each species must be included in the RMP. The RMP will include the survey frequency, which will occur on a regular basis, and the anticipated number of hours needed to complete this task for each species. The types of surveys will be determined on a project-by-project basis unless otherwise required under the MSCP. Some things to consider:

- Presence of MSCP Covered Species
- Access to conduct surveys
- Protocol surveys will not always be required

- Start with baseline surveys to inform future management
- For special status plants, consider intervals of focused surveys and correct time of year for detection
- Protocol surveys requirements for each individual species

Bio 9. Species management

A separate line item for each species must be included in the RMP. The RMP will include the frequency of management activities, which will occur on a regular basis, and the anticipated number of hours needed to complete this task for each species. The types of management activities will be determined on a project-by-project basis unless otherwise required under the MSCP. Some things to consider:

- Weed control, invasive species
- Artificial burrows
- Bullfrogs
- Nest boxes
- Prescribed burns
- Grazing
- Vernal pools
- Native vegetation maintenance (i.e. overgrown native shrubs in cactus wren habitat)

Refer to San Diego Management and Monitoring Program (SDMMP) Management & Monitoring Strategic Plan (MSP) for species-specific management and monitoring guidance.

Bio 10. Noise management

When necessary, the frequency of noise management activities will be outlined in the RMP. This task should occur on a regular basis, as appropriate, and the RMP must include the anticipated number of hours needed to complete this task. Some things to consider:

- Nesting bird season avoidance (weed management)
- MSCP Covered Species (e.g., bats)
- Public access (coordination with law enforcement)

Bio 11. Other biological management tasks needed to meet the mitigation requirements and/or MSCP requirements must be included.

4.3 Operations, Maintenance and Administration Tasks

Ops 1. Establish and maintain database and analysis of data

The Resource Manager should have a repository to collect and save data/information from the preserve, including species recorded, habitat conditions, invasive species distribution, and anything specific to that preserve. This database will be updated annually and the RMP must include the anticipated number of hours needed to complete this task.

Ops 2. Report to California Natural Diversity Database (CNDDDB)

Rare species occurrences should be reported to CNDDDB annually and the RMP must include the anticipated number of hours needed to complete this task. This data will be submitted annually and the RMP must include the anticipated number of hours needed to complete this task. Refer to the CNDDDB webpage for instructions on how to submit data.

Ops 3. Annual Report

An RMP Annual Report will be submitted to the County (and resource agencies, as applicable), along with the submittal fee to cover County staff review time. The RMP must include the cost of the submittal fee. A fee for staff's review time will be collected by the County upon submittal of the Annual Report. The RMP may also be subject to an ongoing deposit account for staff to address management challenges as they arise. Deposit accounts, if applicable, must be replenished to a defined level as necessary.

The Annual Report shall include:

- The previous year's management and monitoring activities, as well as management and monitoring activities anticipated in the upcoming year.
- A concise but complete summary of management and monitoring methods, identify any new management issues, and address the success or failure of management approaches (based on monitoring).
- A summary of changes from baseline or previous year conditions for species and habitats, and address any monitoring and management limitations, including weather (e.g., drought).
- Any adaptive management (changes) resulting from previous monitoring results and provide a methodology for measuring the success of adaptive management.
- For new sensitive species observations or significant changes to previously reported species, the annual report shall include copies of completed California Natural Diversity Database (CNDDDB) forms with evidence that they have been submitted to the State. The report shall also include copies of invasive plant species forms submitted to the State or County.

Ops 4. Review management plan

Every 5 years, the management plan shall be reviewed for potential updates. When updates are needed, a revised RMP should be submitted to the County for review and approval. The RMP must include the anticipated number of hours needed to complete this task.

Ops 5. Fencing and signage

The RMP must include land stewardship activities to ensure proper fencing and signage are in place. At a minimum, the RMP shall include the following:

One time construction of permanent fencing and signage. The total feet of fencing and number of signs must be included in the RMP. All Conceptual RMPs will require the following, though it would be subject to change in the Final RMP.

- Figure with fencing/gates and signage locations
- Type of fencing/gates, height, and durability
- Suggested timing of replacement/repairs
- Signs placed every 100 feet unless other circumstances require increased/decreased frequency (requires approval)

Ops 6. Remove trash and debris

Trash and debris removal should occur monthly or quarterly, as appropriate, and the RMP must include the anticipated number of hours per year needed to complete this task.

Ops 7. Manage encroachment

If there are known issues with encroachment, those will need to be noted and a minimum frequency of coordination with law enforcement determined. This could include coordination with DEH, Sheriff, and CDFW CaTip System for poaching. The RMP must include the anticipated number of hours needed to complete this task.

Ops 8. Maintain access road

As land managers are visiting the sites frequently, the access roads need to be maintained. The RMP must include the number of miles per year to be maintained. Access should be determined prior to RMP approval and any known issues should be resolved prior to RMP approval.

Ops 9. Install and maintain stormwater BMPs

One time installation of stormwater BMPs and ongoing management to manage the hydrology of the property shall be included in the RMP. The RMP must include the anticipated frequency and number of hours needed to complete this task.

Ops 10. Restore and maintain built structures

When present, one time restoration of built structures on the property and regular maintenance activities will be outlined in the RMP. The RMP must include the anticipated frequency and number of hours per year needed to complete this task.

Ops 11. Resource manager availability

The Resource Manager's contact information (email, phone, and website) should be included as well as the hours of availability.

Ops 12. Service and repair

When present, the frequency of activities to inspect and service heavy equipment, vehicles, buildings, residences, and structures will be outlined in the RMP. Fuel tanks must also be inspected and maintained. This task should occur regularly, as appropriate, and the RMP must include the anticipated number of hours needed to complete this task.

Ops 13. Coordinate with utility providers and easement holders

If there are existing or proposed easements within the preserve, the RMP must include the anticipated frequency and number of hours needed to coordinate accordingly. The following should be considered:

- Frequency of use
- Responsibility of maintaining easement, buffer, weeds, etc.
- Discuss potential issues early on (encroachment of weeds)
- Additional funding for maintenance
- Permission to access easements, as needed
- Responsibility to maintain access roads

Ops 14. Coordinate with law enforcement and emergency services (e.g., fire)

When necessary, coordination activities with law enforcement and emergency services will be outlined in the RMP. This task should occur on a regular basis, as appropriate, and the RMP must include the anticipated number of hours needed to complete this task. If there are known issues within a preserve, an increased frequency should be set and measures put in place, if possible, to help prevent issues.

Ops 15. Coordinate with adjacent land managers

The Resource Manager should coordinate with adjacent land managers to ensure activities will not preclude the goals and objectives of the preserve, including discussion of challenges, how to work together, etc. This will occur annually, at a minimum, and the RMP must include the anticipated number of hours needed to complete this task. Suggest participating in regional land manager meetings held by SDMMMP or the County.

Ops 16. Remove graffiti and repair vandalism

When necessary, activities to remove graffiti and repair vandalism will be outlined in the RMP. This task should occur on a regular basis, as appropriate, and the RMP must include the anticipated number of hours needed to complete this task.

Ops 17. Other operations, maintenance, and administrative tasks needed to meet the mitigation requirements and/or MSCP requirements must be included.

4.4 Public Use Tasks

Public Use 1. Monitor, maintain/repair trails

Unless a trail easement has been dedicated to the County, the RMP must include the anticipated frequency and number of trail miles per year that will be monitored and managed. Things to consider:

- Cost estimate
- Type of trail (pedestrian, bike, horse, etc.)
- Adaptive management
- Closing trails (temporarily or permanently)

Public Use 2. Control public access

When public access is allowed on the preserve, public access control tasks will be outlined in the RMP. This task should occur on a regular basis, as appropriate, and the RMP must include the anticipated number of hours needed to complete this task. This task could be accomplished by the Resource Manager or ranger, depending on the extent of public access allowed. In cases where there is significant and/or frequent planned public access, ranger patrol may be necessary. Other things to consider:

- Assess threats early
- Expectations set on how much public access needs to be controlled (fencing, patrols, etc.)
- Success criteria
- If public access is allowed and issues are arising, changes may need to be made depending on how habitat is thriving
- Trail times (seasonal/daily)
- Unauthorized trail closures
- Include a high contingency fund if issues are known or there is a high potential for issues

Public Use 3. Provide interpretive services

When public access is allowed on the preserve, visitor interpretive services and trail maps should be provided to the public. This task should occur on a regular basis, as appropriate, and the RMP must include the anticipated number of hours needed to complete this task.

Public Use 4. Provide Neighbor Education Community Partnership

When the preserve is adjacent or near to development, the RMP should include a Neighbor Education Community Partnership to educate neighbors on the purpose of

the preserve and reduce encroachment. This could include reminders to neighbors regarding best practices for animals/pets, plants, trash, etc.

If an HOA is the funding source for preserve management, the Resource Manager must provide an annual presentation to HOA.

Public Use 5. Coordinate volunteer services

When volunteer services are utilized for managing the preserve, the Resource Manager must coordinate volunteer events to ensure activities align with the goals and objectives of the RMP. This task should occur on a regular basis, as appropriate, and the RMP must include the anticipated number of hours needed to complete this task.

Public Use 6. Other tasks needed to manage, monitor, and control public access to meet the mitigation requirements and/or MSCP requirements must be included.

4.5 Fire Management Tasks

Fire 1. Provide emergency services access/ response planning

The Resource Manager must provide access to emergency services personnel for fire response activities including planning. This task should occur on a regular basis, as appropriate, and the RMP must include the anticipated number of hours needed to complete this task.

Things to consider:

- Fire Protection Plan (FPP)
- Designated staging area

Fire 2. Coordinate with applicable fire agencies

The Resource Manager must coordinate with the applicable fire agencies and provide access to emergency services personnel for fire response activities, including planning, to minimize impacts to natural resources during fire response. Contact needs to be made with the agency to ensure there are no issues/concerns in getting access and fire management requirements (access, plans, etc.) are up to date.

If possible, coordinate with USGS/Resource Advisor Group. This coordination can occur at any time and it is recommended to occur early, before a fire occurs. This task should occur on an annual basis and the RMP must include the anticipated number of hours needed to complete this task.

Fire 3. Plan fire evacuation for public use areas

When public access is allowed, the RMP must include fire evacuation plans for public use areas to ensure public safety. This evacuation plan will be developed during preparation of the RMP and must include the anticipated number of hours needed to complete this task.

Fire 4. Vegetation clearing

The RMP must include the fire management activities and details on the techniques that will be used to implement those activities. To protect high value species/habitat and fire resistant plants, the techniques employed should use hand tools only (no heavy equipment). This task should occur on a regular basis, as appropriate, and the RMP must include the anticipated number of hours needed to complete this task.

Mowing or weed whipping can be utilized, however grazing can also be considered as an alternative to mowing. Grazing as a method for clearing will depend on the property and species present. If grazing is proposed, a management plan would need to be provided, which would be subject to review and approval by the County and Wildlife Agencies.

Fire 5. Post-fire tasks

Following a fire event, the Resource Manager must perform post-fire activities. The RMP must include tasks to control post-fire erosion, remove post-fire sediment, reseed and replanting, as needed. This task should occur as needed and the RMP must include the anticipated number of hours needed to complete this task. Things to consider:

- Estimate frequency of fire and build into cost estimate
- Realistic expectation of response
- Fire management plan
- Coordination with USGS
- Herbicide application
- Public access after fires
- Timing of restoration (prioritize covered species, possible grant funding if needed)
- Any costs associated with restoration (seed or container plants)

4.6 Adaptive Management

The Resource Manager is responsible for interpreting the results of site monitoring to determine the ongoing success of the RMP. If it is necessary to modify the plan between regularly scheduled updates, plan changes shall be submitted to the County and agencies for approval as required.

5 REFERENCES

Use standard scientific reference format to cite authors and their published research.

Table 1: Biological Resources Management Tasks

Task applies? (yes/no)	Tasks	Frequency (times per year)	Hours required per year
BIOLOGICAL TASKS			
[enter data]	Update general biological mapping	Once every 5 years	[enter data] hours
[enter data]	Update aerial photography	Once every 5 years	[enter data] hours
[enter data]	Removal of invasive species	Monthly	[enter data] hours
[enter data]	Predator control	Monthly	[enter data] hours
[enter data]	Habitat Restoration / Installation	Installation/One time	[enter data] hours
[enter data]	Habitat Restoration / Monitoring and Management	[Select Monthly or Quarterly]	[enter data] hours
[enter data]	Poaching control	[Select Monthly or Quarterly]	[enter data] hours
[enter data]	Species Surveys (include a separate line for each species)	Once every [enter data] years	[enter data] hours
[enter data]	Species management (include a separate line for each specific task)	[enter frequency]	[enter data] hours
[enter data]	Noise management (if required)	[enter frequency]	[enter data] hours
[enter data]	[enter additional tasks in new rows]	[enter frequency]	[enter data] hours
OPERATIONS, MAINTENANCE, AND ADMINISTRATION TASKS			
[enter data]	Establish and maintain database and analysis of data	Annually	[enter data] hours
[enter data]	Report to California Natural Diversity Database (CNDDDB)	Annually	[enter data] hours
[enter data]	Write and submit annual report to County and Wildlife Agencies	Annually	[enter data] hours
[enter data]	Submit review fees for County review of annual report	Annually	Dollars [enter data]
[enter data]	Review and if necessary, update management plan	Every 5 years	[enter data] hours
[enter data]	Construct permanent signs	One time	[enter data] signs
[enter data]	Replace signs	[enter data] signs per year	[enter data] signs
[enter data]	Construct permanent fencing/gates	One time	[enter data] feet
[enter data]	Maintain permanent fencing/gates	[enter frequency]	[enter data] feet per year

Task applies? (yes/no)	Tasks	Frequency (times per year)	Hours required per year
[enter data]	Remove trash and debris	Monthly or Quarterly	[enter data] hrs per yr
[enter data]	Coordinate with DEH, Sheriff, and CDFW CalTip System (poaching)	[enter frequency]	[enter data] hours
[enter data]	Maintain access road	[enter frequency]	[enter data] miles/yr
[enter data]	Install stormwater BMPs	One time	[enter data] hours
[enter data]	Maintain stormwater BMPs	[enter frequency]	[enter data] hours
[enter data]	Restore Built Structure	One time	[enter data] hours
[enter data]	Maintain Built Structure	[enter frequency]	[enter data] hours per year
[enter data]	Maintain regular availability	[enter frequency]	[enter data] hours
[enter data]	Inspect and service heavy equipment and vehicles	[enter frequency]	[enter data] hours
[enter data]	Inspect and repair buildings, residences and structures	[enter frequency]	[enter data] hours
[enter data]	Inspect and maintain fuel tanks	[enter frequency]	[enter data] hours
[enter data]	Manage hydrology (as required)	[enter frequency]	[enter data] hours
[enter data]	Coordinate with utility providers and easement holders	[enter frequency]	[enter data] hours
[enter data]	Coordinate with law enforcement and emergency services (e.g., fire)	[enter frequency]	[enter data] hours
[enter data]	Coordinate with adjacent land managers	Annually	[enter data] hours
[enter data]	Remove graffiti and repair vandalism	[enter frequency]	[enter data] hours
[enter data]	[enter additional tasks in new rows]	[enter frequency]	[enter data] hours
PUBLIC USE TASKS			
[enter data]	Monitor, maintain/repair trails (unless a trail easement has been granted to the County)	[enter frequency]	[enter data] miles per year
[enter data]	Control public access	[enter frequency]	[enter data] hours
[enter data]	Provide Ranger patrol	[enter frequency]	[enter data] hours
[enter data]	Provide visitor/interpretive services	[enter frequency]	[enter data] hours
[enter data]	Provide Neighbor Education Community Partnership	Annually	[enter data] hours

Task applies? (yes/no)	Tasks	Frequency (times per year)	Hours required per year
[enter data]	Prepare and reproduce trail maps and interpretative materials.	[enter frequency]	[enter data] hours
[enter data]	If HOA is funding management, provide annual presentation to HOA	Annually	[enter data] hours
[enter data]	Coordinate volunteer services	[enter frequency]	[enter data] hours
[enter data]	[enter additional tasks in new rows]	[enter frequency]	[enter data]
FIRE MANAGEMENT TASKS			
[enter data]	Provide emergency services access/ response planning	[enter frequency]	[enter data] hours
[enter data]	Coordinate with applicable fire agencies and access (gate keys, etc.) for these agencies	Annually	[enter data] hours
[enter data]	Plan fire evacuation for public use areas	One time	[enter data] hours
[enter data]	Protect areas with high biological importance	[enter frequency]	[enter data] hours
[enter data]	Hand-clear vegetation	[enter frequency]	[enter data] hours
[enter data]	Mow vegetation/Weed whipping	[enter frequency]	[enter data] hours
POST-FIRE TASKS			
[enter data]	Control post-fire erosion	[enter frequency]	[enter data] hours
[enter data]	Remove post-fire sediment	[enter frequency]	[enter data] hours
[enter data]	Reseed after fire	[enter frequency]	[enter data] hours
[enter data]	Replant after fire	[enter frequency]	[enter data] hours
[enter data]	[enter additional tasks in new rows]	[enter frequency]	[enter data]
Total Biological Resources Management Tasks [enter data]			

EXHIBIT D

Draft Species List for the MSCP North County Plan

SCIENTIFIC NAME	COMMON NAME	STATUS (FED, CA, CNPS)
AMPHIBIANS & REPTILES		
1. <i>Anaxyrus californicus (Bufo californicus)</i>	Arroyo toad	FE, CSC
2. <i>Clemmys marmorata pallida</i>	Southwestern pond turtle	CSC
3. <i>Scaphiopus hammondii</i>	Western spadefoot toad	FC, CSC
4. <i>Phrynosoma blainvillii</i>	Coast horned lizard	CSC
5. <i>Thamnophis hammondii*</i>	Two-striped gartersnake	CSC
BIRDS		
6. <i>Agelaius tricolor</i>	Tricolored blackbird	CT-CSC
7. <i>Aquila chrysaetos</i>	Golden eagle	CFP-CSC
8. <i>Ammodramus savannarum perpallidus*</i>	Grasshopper sparrow	CSC
9. <i>Amphispiza belli belli*</i>	Bell's sage sparrow	CSC
10. <i>Athene cunicularia</i>	Western burrowing owl	CS
11. <i>Campylorhynchus brunneicapillus couesi</i>	Coastal cactus wren	CSC
12. <i>Circus cyaneus hudsonius*</i>	Northern harrier	CSC
13. <i>Coccyzus americanus occidentalis</i>	Western yellow-billed cuckoo	FT, CE
14. <i>Elanus leucurus</i>	White-tailed kite	CFP
15. <i>Empidonax traillii extimus</i>	Southwestern willow flycatcher	FE, CE
16. <i>Haliaeetus leucocephalus</i>	Bald eagle	FDR, CE
17. <i>Lanius ludovicianus</i>	Loggerhead shrike	CSC
18. <i>Polioptila californica californica</i>	Coastal California gnatcatcher	FT, CSC
19. <i>Strix occidentalis</i>	California spotted owl	
20. <i>Vireo bellii pusillus</i>	Least Bell's vireo	FE, CE
FISH		
21. <i>Gila orcuttii*</i>	Arroyo chub	CSC
INVERTEBRATES		
22. <i>Bombus crotchii</i>	Crotch's bumblebee	CS
23. <i>Branchinecta sandiegonensis</i>	San Diego fairy shrimp	FE
24. <i>Streptocephalus wootoni</i>	Riverside fairy shrimp	FE
MAMMALS		
25. <i>Antrozous pallidus</i>	Pallid bat	CSC
26. <i>Bassariscus astutus</i>	Southern California ringtail	CFP
27. <i>Corynorhinus townsendii pallescens</i>	Townsend's western big-eared bat	CSC
28. <i>Dipodomys stephensi</i>	Stephens' kangaroo rat	FE, CT

SCIENTIFIC NAME	COMMON NAME	STATUS (FED, CA, CNPS)
29. <i>Lepus californicus bennettii</i> *	San Diego black-tailed jackrabbit	CSC
30. <i>Odocoileus hemionus fuliginatus</i> *	Southern mule deer	
31. <i>Puma concolor</i>	Mountain lion	
PLANTS		
32. <i>Acanthomintha ilicifolia</i>	San Diego thornmint	FT, CE, 1B
33. <i>Ambrosia pumila</i>	San Diego ambrosia	FE, 1B
34. <i>Arctostaphylos glandulosa ssp. crassifolia</i>	Del Mar manzanita	FE, 1B
35. <i>Baccharis vanessae</i>	Encinitas baccharis	FT, CE, 1B
36. <i>Brodiaea filifolia</i>	Thread-leaved brodiaea	FT, CE, 1B
37. <i>Deinandra mohavensis</i>	Mojave tarplant	CE, 1B
38. <i>Eryngium aristulatum var. parishii</i>	San Diego button-celery	FE, CE, 1B
39. <i>Navarretia fossalis</i>	Spreading navarretia	FT, 1B
40. <i>Quercus engelmannii</i>	Engelmann oak	4

*Included as an indicator species, which is defined relevant to the North County Plan as a species whose presence is indicating elements of habitat structure and ecological function in grassland habitats, stream and riparian floodway habitat, and ecological connectivity.

State and Federal Status:

- CE State (California) Endangered
- CR State Rare
- CT State Threatened
- CS State Candidate
- CFP State Fully Protected Species
- CSC State Species of Special Concern
- FE Federally Endangered
- FT Federally Threatened
- FC Federal Candidate for Listing
- FDR Federal Delisted (Recovery)

CNPS List:

- 1B Plants considered rare, threatened, or endangered in California and elsewhere.
- 2 Plants considered rare, threatened, or endangered in California, but more common elsewhere.
- 3 Plants which need more information.
- 4 Plants of limited distribution – a watch list.

EXHIBIT E

Preliminary Species List to be Evaluated for Inclusion in the MSCP East County Plan

SCIENTIFIC NAME	COMMON NAME	STATUS FED, CA, CNPS
AMPHIBIANS AND REPTILES (EC Plan)		
1. <i>Anniella pulchra</i>	California legless lizard	CSC
2. <i>Batrachoseps aridus</i>	Desert slender salamander	FE, CE
3. <i>Anaxyrus californicus</i> (<i>Bufo microscaphus californicus</i> .)	Arroyo toad	FE, CSC
4. <i>Bufo punctatus</i>	Red spotted toad	
5. <i>Actinemys marmorata</i>	Western pond turtle	CSC
6. <i>Cnemidophorus hyperythrus</i>	Orange-throated whiptail	CSC
7. <i>Coleonyx switaki</i>	Switak's banded gecko	CT
8. <i>Crotalus ruber ruber</i>	Northern red diamond rattlesnake	CSC
9. <i>Ensatina eschscholtzii klauberi</i>	Large-blotched salamander	CSC
10. <i>Eumeces skiltonianus interparietalis</i>	Coronado skink	CSC
11. <i>Gambelia copeii</i>	Cope's leopard lizard	
12. <i>Lampropeltis zonata pulchra</i>	San Diego mountain kingsnake	CSC
13. <i>Phrynosoma coronatum</i>	Coast horned lizard	CSC
14. <i>Phrynosoma mcallii</i>	Flat tailed horned lizard	CSC
15. <i>Rana aurora draytoni</i>	California red-legged frog	FT, CSC
16. <i>Rana muscosa</i>	Mountain yellow-legged frog	FE, CSC
17. <i>Salvadora hexalepis virgultea</i>	Coast patch-nosed snake	CSC
18. <i>Sauromalus ater</i>	Common chuckwalla	
19. <i>Spea hammondi</i>	Western spadefoot	CSC
20. <i>Taricha torosa</i>	California newt	CSC
21. <i>Thamnophis hammondi</i>	Two-striped garter snake	CSC
22. <i>Uma notata</i>	Sonoran desert fringe-toed lizard	CSC
BIRDS (EC Plan)		
23. <i>Agelaius tricolor</i>	Tricolored blackbird	CSC
24. <i>Aimophila ruficeps canescens</i>	Rufous-crowned sparrow	CSC
25. <i>Ammodramus savannarum perpallidus</i>	Grasshopper sparrow	
26. <i>Amphispiza belli belli</i>	Bell's sage sparrow	CSC
27. <i>Aquila chrysaetos</i>	Golden eagle	CSC-CFP

SCIENTIFIC NAME	COMMON NAME	STATUS FED, CA, CNPS
28. <i>Asio otus wilsonianus</i>	Long-eared owl	CSC
29. <i>Athene cunicularia</i>	Burrowing owl	CSC
30. <i>Buteo regalis</i>	Ferruginous hawk	CSC
31. <i>Buteo swainsoni</i>	Swainson's hawk	ST
32. <i>Campylorhynchus brunneicapillus couesi</i>	Coastal cactus wren	CSC
33. <i>Cathartes aura meridionalis</i>	Turkey vulture	
34. <i>Circus cyaneus hudsonius</i>	Northern harrier	CSC
35. <i>Coccyzus americanus</i>	Yellow-billed cuckoo	FP
36. <i>Dendroica petechia</i>	Yellow warbler	CSC
37. <i>Elanus leucurus majusculus</i>	White-tailed kite	CFP
38. <i>Empidonax traillii extimus</i>	Southwestern willow flycatcher	FE
39. <i>Eremophila alpestris actia</i>	California horned lark	CSC
40. <i>Ixobrychus exilis hesperis</i>	Least bittern	
41. <i>Lanius ludovicianus</i>	Loggerhead shrike	CSC
42. <i>Myiarchus tyrannulus</i>	Brown-crested flycatcher	
43. <i>Piranga rubra</i>	Summer tanager	
44. <i>Polioptila californica californica</i>	Coastal California gnatcatcher	FT, CSC
45. <i>Progne subis subis</i>	Purple martin	CSC
46. <i>Pyrocephalus rubinus flammeus</i>	Vermilion flycatcher	CSC
47. <i>Strix occidentalis occidentalis</i>	California spotted owl	CSC
48. <i>Toxostoma crissale coloradense</i>	Crissal thrasher	CSC
49. <i>Toxostoma lecontei lecontei</i>	Leconte's thrasher	CSC
50. <i>Vermivora luciae</i>	Lucy's warbler	
51. <i>Vireo bellii pusillus</i>	Least Bell's vireo	FE, CE
52. <i>Vireo vicinior</i>	Gray vireo	CSC
53. <i>Xanthocephalus xanthocephalus</i>	Yellow-headed blackbird	
INVERTEBRATES (EC Plan)		
54. <i>Ariolimax columbianus stramineus</i>	Palomar banana slug	
55. <i>Helminthoglypta traski coelata</i>	Peninsular Range shoulderband snail	
56. <i>Pseudocopaeodes eunus eunus</i>	Alkali skipper	
MAMMALS (EC Plan)		

SCIENTIFIC NAME	COMMON NAME	STATUS FED, CA, CNPS
57. <i>Antrozous pallidus</i>	Pallid bat	CSC
58. <i>Bassariscus astutus</i>	Ringtail	CFP
59. <i>Dipodomys merriami collinus</i>	Aguanga kangaroo rat	
60. <i>Dipodomys merriami trinidadensis</i>	Merriam's kangaroo rat	
61. <i>Dipodomys stephensi</i>	Stephens' kangaroo rat	FE, CE
62. <i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	CSC
63. <i>Onychomys torridus ramona</i>	Southern grasshopper mouse	CSC
64. <i>Ovis canadensis</i>	Peninsular bighorn sheep	FE, CT-CFP
65. <i>Perognathus longimembris bangsi</i>	Palm Springs pocket mouse	CSC
66. <i>Perognathus longimembris brevinasus</i>	Los Angeles little pocket mouse	CSC
67. <i>Perognathus longimembris internationalis</i>	Jacumba little pocket mouse	CSC
68. <i>Plecotus townsendii pallescens</i>	Townsend's big-eared bat	CSC
69. <i>Spermophilus tereticaudus chlorus</i>	Palm Springs round-tailed ground squirrel	CSC
70. <i>Taxidea taxus</i>	American badger	CSC
PLANTS (EC Plan)		
71. <i>Acanthomintha ilicifolia</i>	San Diego thornmint	FT, CE
72. <i>Arctostaphylos otayensis</i>	Otay manzanita	
73. <i>Astragalus crotalariae</i>	Salton milkvetch	
74. <i>Astragalus deanei</i>	Deane's milkvetch	
75. <i>Astragalus douglasii</i> var. <i>perstrictus</i>	Jacumba milkvetch	
76. <i>Astragalus insularis</i> var. <i>harwoodii</i>	Harwood's rattleweed/milkvetch	
77. <i>Astragalus lentiginosus</i> var. <i>borreganus</i>	Borrego milkvetch	
78. <i>Astragalus oocarpus</i>	San Diego milkvetch	
79. <i>Berberis higginsiae</i>	Fremont barberry	
80. <i>Boechera hirshbergiae</i>	Hirshberg's rockcress	
81. <i>Brodiaea orcuttii</i>	Orcutt's brodiaea	
82. <i>Bursera microphylla</i>	Small-leaf elephant tree	
83. <i>Calliandra eriophylla</i>	Pink fairyduster	
84. <i>Calochortus dunnii</i>	Dunn's mariposa lily	CR
85. <i>Carex obispoensis</i>	San Luis Obispo sedge	
86. <i>Carlowrightia arizonica</i>	Arizona carlowrightia	

SCIENTIFIC NAME	COMMON NAME	STATUS FED, CA, CNPS
87. <i>Caulanthus simulans</i>	Payson's caulanthus	
88. <i>Ceanothus cyaneus</i>	Lakeside-lilac	
89. <i>Chaenactis parishii</i>	Parish's pincushion	
90. <i>Chamaebatia australis</i>	Southern mountain misery	
91. <i>Chorizanthe polygonoides</i> var. <i>longispina</i>	Knotweed spineflower	
92. <i>Clarkia delicata</i>	Delicate/Campo clarkia	
93. <i>Cryptantha costata</i>	Ribbed/Ashen cryptantha	
94. <i>Cryptantha ganderi</i>	Gander's cryptantha	
95. <i>Hesperocyparis forbesii</i>	Tecate cypress	
96. <i>Cupressus stephensonii</i>	Cuyamaca cypress	
97. <i>Cylindropuntia wolfii</i>	Wolf's cholla	
98. <i>Cylindropuntia x fosbergii</i>	Mason Valley cholla	
99. <i>Deinandra floribunda</i>	Tecate tarplant	
100. <i>Deinandra mohavensis</i>	Mohave tarplant	CE
101. <i>Delphinium hesperium</i> ssp. <i>cuyamacae</i>	Cuyamaca larkspur	CR
102. <i>Dieteria asteroides</i> var. <i>lagunensis</i>	Laguna Mountain aster	CR
103. <i>Downingia concolor</i> var. <i>brevior</i>	Cuyamaca Lake downingia	CE
104. <i>Ericameria cuneata</i> var. <i>macrocephala</i>	Laguna Mountain goldenbush	
105. <i>Eriogonum evanidum</i>	Vanishing wild buckwheat	
106. <i>Galium angustifolium</i> ssp. <i>borregoense</i>	Borrego bedstraw	CR
107. <i>Geraea viscida</i>	Sticky geraea	
108. <i>Ericameria palmeri</i> var. <i>palmeri</i>	Palmer's goldenbush	
109. <i>Galium californicum</i> ssp. <i>flaccidum</i>	California flaccidus	
110. <i>Grindelia hallii</i>	Hall's gum plant	
111. <i>Harpagonella palmeri</i>	Palmer's grappling-hook	
112. <i>Herissantia crispa</i>	Curly abutilon	
113. <i>Heuchera brevistaminea</i>	Mt. Laguna alumroot	
114. <i>Holocarpha virgata</i> ssp. <i>elongata</i>	Graceful tarplant	
115. <i>Horkelia truncata</i>	Ramona horkelia	
116. <i>Hulsea californica</i>	San Diego hulsea	
117. <i>Hulsea mexicana</i>	Mexican hulsea	
118. <i>Hulsea vestita</i> ssp. <i>callicarpha</i>	Beautiful hulsea	

SCIENTIFIC NAME	COMMON NAME	STATUS FED, CA, CNPS
119. <i>Lathyrus splendens</i>	Pride-of-California	
120. <i>Lepidium flavum</i> var. <i>felipense</i>	Borrego Valley peppergrass	
121. <i>Lessingia glandulifera</i> var. <i>tomentosa</i>	Ranchita lessingia	
122. <i>Lewisia brachycalyx</i>	Southwestern bitter-root	
123. <i>Lilium humboldtii</i> ssp. <i>ocellatum</i>	Ocellated Humboldt lily	
124. <i>Lilium parryi</i>	Lemon lily	
125. <i>Limnanthes gracilis</i> ssp. <i>parishii</i>	Parish's meadowfoam	CE
126. <i>Linanthus bellus</i>	Desert beauty	
127. <i>Linanthus orcuttii</i>	Orcutt's linanthus	
128. <i>Lotus haydonii</i>	Haydon's lotus	
129. <i>Lupinus excubitus</i> var. <i>medius</i>	Mtn. Springs bush lupine	
130. <i>Lycium parishii</i>	Parish's desert thorn	
131. <i>Malacothamnus aboriginum</i>	Indian valley bushmallow	
132. <i>Mimulus aurantiacus</i> var. <i>aridus</i>	Jacumba monkey flower	
133. <i>Mimulus clevelandii</i>	Cleveland's bush monkey flower	
134. <i>Mimulus palmeri</i>	Palomar monkey flower	
135. <i>Monardella hypoleuca</i> spp. <i>lanata</i>	Felt-leaf monardella	
136. <i>Monardella nana</i> ssp. <i>leptosiphon</i>	San Felipe monardella	
137. <i>Navarretia peninsularis</i>	Peninsular navarretia	
138. <i>Nolina cismontana</i>	Chaparral beargrass	
139. <i>Packera ganderi</i>	Gander's/San Diego butterweed	
140. <i>Pentagramma triangularis</i> ssp. <i>nov.</i>	Goldenback fern	
141. <i>Phacelia nashiana</i>	Charlotte's phacelia	
142. <i>Pholistoma auritum</i> var. <i>arizonicum</i>	Arizona fiesta flower	
143. <i>Piperia cooperi</i>	Rein orchid	
144. <i>Piperia leptopetala</i>	Narrow-petaled rein orchid	
145. <i>Poa atropurpurea</i>	San Bernardino bluegrass	FE
146. <i>Quercus engelmannii</i>	Engelmann oak	
147. <i>Ribes canthariforme</i>	Moreno currant	
148. <i>Rubus glaucifolius</i>	Cuyamaca raspberry	
149. <i>Rupertia rigida</i>	Parish's psoralea	
150. <i>Sibaropsis hammittii</i>	Hammitt's claycross	

SCIENTIFIC NAME	COMMON NAME	STATUS FED, CA, CNPS
151. <i>Thermopsis macrophylla</i> ssp. <i>semota</i>	Velvety false-lupine	
152. <i>Xanthisma junceum</i>	Rush-like bristleweed	
153. <i>Xylorhiza orcuttii</i>	Orcutt's woolly aster	
Total Species: 157		

State and Federal Status:

- CE State (California) Endangered
- CR State Rare
- CT State Threatened
- CFP State Fully Protected Species
- CSC State Species of Special Concern
- FE Federally Endangered
- FT Federally Threatened
- FC Federal Candidate for Listing

CNPS List:

- 1B Plants considered rare, threatened, or endangered in California and elsewhere.
- 2 Plants considered rare, threatened, or endangered in California, but more common elsewhere.
- 3 Plants which need more information.
- 4 Plants of limited distribution – a watch list.

EXHIBIT F

Natural Communities and Acreages within the North County MSCP Planning Area

Natural Communities	Total Acres within Planning Area
Bog and Marsh	1,608
Chaparral	271,007
Coastal Sage Scrub	47,049
Disturbed or Developed	142,986
Forest	51,959
Grasslands, Vernal Pools, Meadows, and Other Herb Communities	65,891
Riparian and Bottomland Habitat	26,878
Scrub	18,433
Woodland	67,441
Planning Area Totals:	693,252

Data source: County wide vegetation layer, created in 1995 through remote sensing, updated in 2021 based on 2020 aerial photos, and maintained on a project by project basis as changes occur.

Note: The Planning Area refers to all lands within the geographic area proposed to be addressed in the North County Plan as described in Exhibit A. This includes lands not subject to the County's land use authority.

EXHIBIT G

Natural Communities and Acreages within the East County MSCP Planning Area

Natural Communities	Total Acres within Planning Area
Bog and Marsh	363
Chaparral	483,402
Coastal Sage Scrub	9,697
Disturbed or Developed	29,511
Dune Community	46,606
Forest	28,440
Grassland, Vernal Pool, Meadows, and Other Herb Communities	19,404
Riparian and Bottomland Habitat	33,841
Scrub	474,623
Woodland	76,794
Planning Area Totals:	1,202,681

Data source: County wide vegetation layer, created in 1995 through remote sensing, updated in 2021 based on 2020 aerial photos, and maintained on a project by project basis as changes occur.

Note: The Planning Area refers to all lands within the geographic area proposed to be addressed in the East County Plan as described in Exhibit A. This includes lands not subject to the County's land use authority.

EXHIBIT H

Milestones to Demonstrate Progress: North County

Milestone	Date/Date Range
Board Update & Direction	October 28, 2020
Species Goals, Objectives	December 31, 2025
Conservation Analysis	December 31, 2025
Wildlife Agency Review <ul style="list-style-type: none"> • Draft North County Plan • Framework Resource Management Plan 	May 31, 2026
Prepare Draft Implementing Documents <ul style="list-style-type: none"> • Biological Mitigation Ordinance 	June 30, 2026
CEQA Environmental Process	March 1, 2025 – June 30, 2027
Hearing Preparation & Plan Adoption	June 1, 2025 – June 30, 2027

Milestones to Demonstrate Progress: East County

Milestone	Date/Date Range
Options Report <ul style="list-style-type: none"> • Refined Species List • Review of Draft FCA 	June 30, 2028