



San Dieguito River Park
Joint Powers Authority
18372 Sycamore Creek Road
Escondido, CA 92025
(858) 674-2270 Fax (858) 674-2280
www.sdrp.org

**JOINT POWERS AUTHORITY
BOARD OF DIRECTORS**

Chair Joe LaCava
San Diego City Council

Vice-Chair Chris Khoury
Citizens Advisory Committee

Brian Pepin
Poway City Council

Dwight Worden
Del Mar City Council

Christian Garcia
Escondido City Council

Marni von Wilpert
San Diego City Council

Joel Anderson
Supervisor, County of San Diego

Terra Lawson-Remer
Supervisor, County of San Diego

Jill MacDonald
Solana Beach City Council

Dustin Fuller, Ex Officio
22nd District Agricultural
Association

Shawna Anderson
Executive Director

**SAN DIEGUITO RIVER PARK
JOINT POWERS AUTHORITY**

11:00 a.m.

Friday, August 18, 2023

**County Administration Center
1600 Pacific Highway, Room 302/303
San Diego**

Speaker slips will be available. Please fill out a slip and give it to the Chair prior to the meeting if you wish to speak about an item on the agenda. The Board may act on any item listed on the Consent or Action Agenda.

Introductions and Announcements

Pledge of Allegiance

Approval of the Minutes of July 21, 2023 (Page 3)

Executive Director's Report

Public Comment

This portion of the agenda provides an opportunity for members of the public to address the Board on items of interest within the jurisdiction of the Board and not appearing on today's agenda. Comments relating to items on today's agenda are to be taken at the time the item is heard. Pursuant to the Brown Act, no action shall be taken by the Board on public comment items.

DISCUSSION/ACTION

1. Sale of Conservation Easement – Sycamore Westridge (Page 7)
2. FY 22-23 Year-End Budget Report (Page 127)

INFORMATION

3. Project Status Updates
 - a. Reach the Beach Fairgrounds Trail
 - b. San Dieguito Lagoon Phase II Restoration (aka W-19)
 - c. CTC Trail - East San Pasqual and Sutherland Gaps Project
4. Coordination Reports (oral)
 - a. San Dieguito River Valley Conservancy
 - b. Friends of the San Dieguito River Valley
 - c. Volcan Mountain Foundation
 - d. San Dieguito Lagoon Committee
5. Jurisdictional Status Reports (oral)

An opportunity for the Board members to report on actions taken within their jurisdiction to further the park planning process.

THE NEXT REGULAR JPA MEETING will be September 15, 2023. If you have any questions, please contact Dewanda Vandermost at dewanda@sdrp.org or (858)674-2270

**SAN DIEGUITO RIVER PARK
JOINT POWERS AUTHORITY
Minutes of July 21, 2023**

MEMBERS PRESENT

Joe LaCava - Chair
Chris Khoury – Vice Chair
Christian Garcia
Greg Kazmer, Alternate for Joel Anderson
Jill MacDonald
Brian Pepin
Quinton Grounds, Alt. for Marni von Wilpert

REPRESENTING

City of San Diego District 1
Citizens Advisory Committee
City of Escondido
County of San Diego Dist. 2
City of Solana Beach
City of Poway
City of San Diego Dist. 5

MEMBERS ABSENT

Dwight Worden
Dustin Fuller
Terra Lawson-Remer

REPRESENTING

City of Del Mar
22nd Agricultural District, Ex Officio
County of San Diego Dist. 3

VISITORS/STAFF PRESENT

Shawna Anderson
Dewanda Vandermost
Wayne Brechtel
Matt Peterson
Cheryl Goddard
Lizzy Bendrick
Jamie Kennedy

REPRESENTING

San Dieguito River Park JPA
San Dieguito River Park JPA
San Dieguito River Park JPA, General Counsel
Attorney for Harry & Valerie Cooper
San Dieguito River Valley Conservancy
County Parks & Recreation Department
City of San Diego, Public Utilities

Introduction and Announcements:

Chair LaCava convened the meeting at 11:05 a.m. A roll call was taken and a quorum of seven board members were present to begin the meeting.

Pledge of Allegiance

Approval of the Minutes of June 16, 2023

Board member Alternate Kazmer moved to approve the minutes and Board member Khoury seconded the motion. All in favor.

Yes votes: LaCava, Khoury, MacDonald, Garcia, Pepin, Kazmer, Grounds

No votes: None

Absent: Worden, Lawson-Remer

Executive Director's Report

Executive Director Anderson shared good news that Senator Blakespear's request for \$1.4 million from the state budget to support final engineering and construction of the Osuna Segment of the Coast to Crest Trail project was approved. Also, Senator Pro Tempore Toni Atkins allocated \$1.3 million in the state budget to fund the Reach the Beach Fairgrounds Trail and SDRP Western Gateway project. Director Anderson also reported on recent events associated with the Escondido Explorers Program including a successful summer camp program funded by the Outdoor Equity Grant.

Public Comment – Director Anderson stated that a letter from the San Dieguito River Community Alliance regarding the El Camino Real Assisted Living proposed project was submitted to the JPA Board as a non-agenda item correspondence. No other public comments were submitted.

DISCUSSION/ACTION

1. Approval of Cooper Property Donation

Recommendation: Adopt Resolution No. 23-4 Accepting Donation of the Cooper Property for Park and Open Space Purposes.

Executive Director Anderson summarized the 20-acre property's location and connectivity to surrounding open space lands, Dust Devil Nature Trail, and lagoon restoration projects, and described due diligence performed by JPA staff, conditions of the donation, and estimated closing costs to JPA. . She described the terms of the deed including preservation in perpetuity for parks and open space uses and potential for habitat restoration and mitigation. She added that a land donation is rare and expressed her gratitude to the owners for donating the open space to the San Dieguito River Park and highly recommended approval.

Executive Director Anderson stated that the JPA staff will pursue grants in the future to conduct resources surveys (biology, cultural) and prepare a management plan.

Chair LaCava reported that as a requirement of the JEPA, the jurisdiction in this case, the City of San Diego provided a letter approving the JPA to acquire the Cooper land.

Board member Khoury asked if there was any information or plans for the private property to the north of the Cooper property. Director Anderson responded that the property has been owned by the same party for decades and she has no knowledge of their plans. Khoury also asked if an appraisal was done of the Cooper property. Counsel Wayne Brechtel said the appraisal for the Cooper property was \$5.4 million

Board member Pepin asked if the existing trails on the Cooper property would continue . Director Anderson stated that that hasn't yet been determined.

Board member Pepin made the motion to recommend approval and adoption of Resolution No. 23-4 and board member alternate Kazmer seconded the motion. All in favor.

Public Comment- no public comment

Yes votes: LaCava, Khoury, MacDonald, Garcia, Pepin, Kazmer, Grounds

No votes: None

Absent: Worden, Lawson-Remer

2. **Adoption of a Final Mitigated Negative Declaration for the Osuna Segment of the Coast to Crest Trail Recommendation:** Adopt resolution approving the Final Mitigated Negative Declaration and MMRP for the Osuna Segment of the Coast to Crest Trail.

Executive Director Anderson provided a brief history and status of the Osuna Segment of the Coast to Crest Trail. She also reported that Senator Blakespear's state budget allocation for the project will cover the estimated budget shortfall for final engineering and construction. A thank you letter was sent to the Senator in early July on behalf of the JPA Board.

Executive Director Anderson explained the CEQA compliance conducted by JPA staff as the CEQA Lead Agency for the project including the preparation of a draft Mitigated Negative Declaration that was circulated for a 30-day public review period from May 4 to June 5, 2023 and noticed in newspapers and at the County Clerk and State Clearinghouse pursuant to Section 15072 of the CEQA Guidelines. The draft MND was circulated to all responsible and trustee agencies and other agencies and organizations interested in the project. She summarized the findings of the MND, and comment letters received during the public review period including City of San Diego Planning and support letters from the San Diego Mountain Biking Association and others. JPA staff prepared a Final MND including the comment letters received and a project Mitigation Monitoring and Reporting Program. With the incorporation of the mitigation measures included in the MMRP, the project would not result in any significant impacts to the environment and all potential impacts would be mitigated to a level below significant.

Director Anderson explained that she worked with City of San Diego staff on mitigation language incorporated into the MND and MMRP and conditions for the site development permit.

Chair LaCava asked if the JPA received comments on the MND from the City of San Diego, Army Corps, or Fish and Wildlife Service that were unanticipated. Director Anderson replied that comments received from the City planning staff were consistent with discussions during the permit process, and no other comments were received.

Board member MacDonald reported that Morgan Run golf resort adjacent to the project was recently sold.

Board member Pepin made the motion to recommend approval of the Adoption of Resolution No. 23-3 and board member alternate Kazmer seconded the motion. All in favor.

Yes votes: LaCava, Khoury, MacDonald, Garcia, Pepin, Kazmer, Grounds

No votes: None

Absent: Worden, Lawson-Remer

Public Comment- no public comment

INFORMATION

3. Project Status Updates

- a. **Reach the Beach Fairgrounds Trail** –no report
- b. **San Dieguito Lagoon Phase II Restoration (aka W-19)** – no report
- c. **CTC Trail – East San Pasqual and Sutherland Gaps Project** – Director Anderson reported that progress is being made on the gap study including field reconnaissance and surveys.

4. Coordination Reports (oral)

- a. **San Dieguito River Valley Conservancy**- Director Cheryl Goddard reported the booth at the San Diego Fair was a great success with over 15,500 engagements producing 150 Newsletter signups and 75 volunteer signups. Conservancy was awarded \$19,000 by US Fish & Wildlife to continue invasive species removal work in the Shoulder Creek area of Santa Ysabel. Cheryl announced the River Valley Fest will be held October 15th, 4P-7P at Morgan Run Golf Resort and that JPA board members are all invited. Senator Blakespear will be the featured special guest at the Fest.
- b. **Friends of the San Dieguito River Valley**- no report
- c. **Volcan Mountain Foundation** – no report
- d. **San Dieguito Lagoon Committee**- no report

- 5. **Jurisdictional Status Reports** – Board Member Khoury asked if Board Members Kazmer and Worden met with Director Anderson after the July JPA meeting to draft the comment letter regarding the El Camino Real Assisted Living Facility Subsequent EIR. Board Member Kazmer confirmed that the committee met as directed by the Board and a letter was submitted to the City by the CEQA public comment deadline. Director Anderson confirmed the letter was submitted.

Chair LaCava adjourned the meeting at 11:38 a.m.

Agenda Item 1

August 18, 2023

TO: JPA Board

FROM: Staff

SUBJECT: Sale of Conservation Easement – Sycamore Westridge

RECOMMENDATION:

Approve Resolution 23-5 authorizing the sale of a conservation easement over a portion of the Sycamore Westridge property to the U.S. Department of the Navy and authorize the Executive Director to take any and all further actions, including the execution of the conservation easement, required to complete the transaction.

SITUATION:

The 32.64-acre Sycamore Westridge property was donated to the JPA in 2008 and is located within the Sycamore Creek Preserve - over 150 acres of natural open space owned by the JPA (Attachment 1). In 2009, the JPA Board approved the sale of conservation easement over 8.9 acres of the Sycamore Westridge property to the U.S. Navy (Attachment 2). The 2009 Conservation Easement provided mitigation for impacts related to expansion of facilities at MCAS Miramar.

Since 2019, JPA staff has been working with Department of Navy staff on purchase of a second conservation easement over 9.17 acres on the west side of Sycamore Westridge that would serve as mitigation for additional military construction activities (Attachment 3). The Conservation Easement has terms consistent with the 2009 Conservation Easement and provides for management of the easement area in accordance with an approved Habitat Management Plan (HMP) for the entire 32.64-acre property.

In an October 2022 closed session, the Board authorized staff to continue negotiations with the Navy for purchase of the Conservation Easement. The negotiations resulted in the Navy's proposal to purchase 9.17 acres of mitigation rights from JPA for \$166,500 (at \$18,000 per acre) as well as other costs detailed below. The draft Conservation Easement is included as Attachment 4.

The Navy would also provide \$59,555.00 to the JPA for an endowment to fund long-term maintenance and management of the Conservation Easement area in accordance with the Sycamore Westridge HMP. The JPA would deposit the endowment in a non-wasting account at Rancho Santa Fe Foundation (where the JPA's other habitat endowment accounts are held) to generate income for management costs per the approved HMP PAR. The Navy would also cover total costs of \$28,573.70 for a prorated share of initial year start-up costs, a prorated catastrophic contingency fund, and reimbursement of \$7,500.00 for upfront property survey expenses. The catastrophic contingency fund (\$13,502.00)

Agenda Item 1

August 18, 2023

would be placed in a separate interest-bearing non-endowment account at RSF Foundation to be used as appropriate in case of a fire or other catastrophic event on the property as specified in the HMP.

Staff recommends that your Board adopt Resolution 23-5 (Attachment 5) and direct staff to proceed with all required actions to complete the Conservation Easement sale.

Respectfully submitted,

Shawna Anderson
Executive Director

Attachment 1: Sycamore Preserve and Sycamore Westridge Location Map

Attachment 2: Map of Sycamore Preserve Vegetation and Easements

Attachment 3: Location of Proposed 9.17 Conservation Easement

Attachment 4: Draft Conservation Easement

Attachment 5: Draft Resolution 23-5

Sycamore Creek Preserve

SDRP JPA
Headquarters



Sycamore Westridge
Property

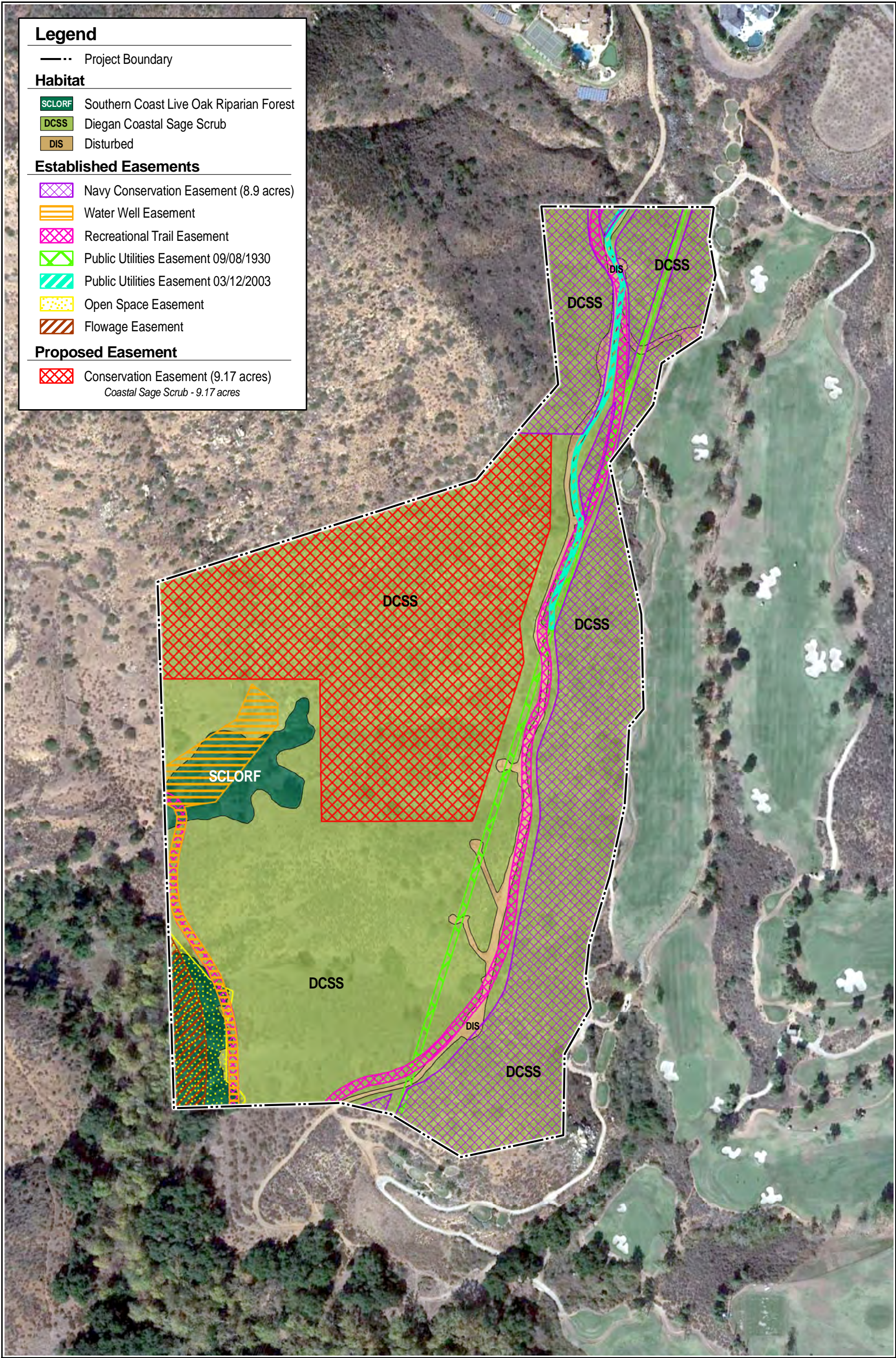



EXHIBIT "B"

SHEET 1 OF 1

DATA TABLE

#	BEARING/DELTA	LENGTH
L1	N 01°46'11" W	210.19'
L2	N 72°13'26" E	720.51'
L3	N 40°44'25" E	132.90'
L4	N 90°00'00" E	77.00'
L5	S 00°29'09" W	202.25'
L6	S 17°56'33" W	217.22'
L7	S 05°29'43" E	87.17'
L8	S 17°48'37" W	361.41'
L9	N 90°00'00" W	328.62'
L10	N 00°00'00" E	309.00'
L11	N 90°00'00" W	343.90'

LEGEND

 PROPOSED CONSERVATION EASEMENT (9.25 AC.)

POB POINT OF BEGINNING

TPOB TRUE POINT OF BEGINNING



AJR

06-08-2021

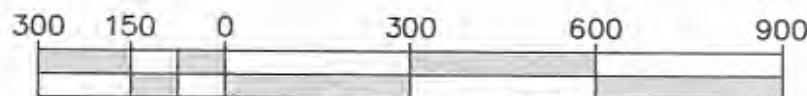
ALAN J. REAM, PLS 7619, EXP. 12/31/2022 DATE



Civil Engineering-Environmental
Land Surveying

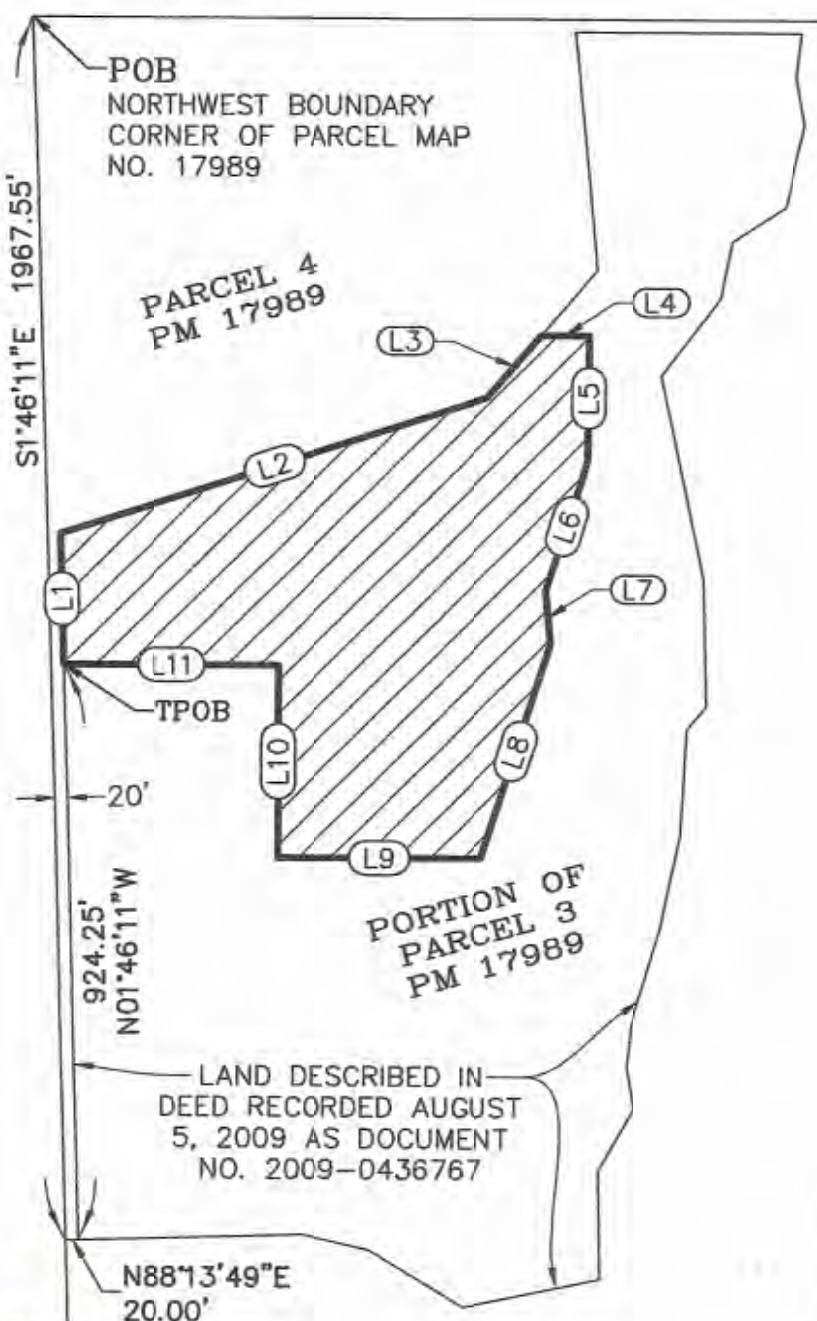
2442 Second Avenue
San Diego, CA 92101

Consultants, Inc. (619)232-9200 (619)232-9210 Fax



SCALE: 1" = 300'

EXHIBIT "B"



APN NO'S:
277-170-22

PLAT

CONSERVATION EASEMENT
OLD COACH RD, POWAY, CA 92064

DRAWN BY: AJR

DATE: 6/8/2021

PROJ. NO.: 1696

Recording requested by and when recorded mail to:

United States of America
Commanding Officer
Naval Facilities Engineering Systems Command SW
750 Pacific Highway, Real Estate Business Line
San Diego, CA 92132-5190

Exempt from Recording Fee
(Government Code § 6103)
Exempt from Documentary
Transfer Tax (Rev. & Taxation Code § 11922)

GRANT DEED OF CONSERVATION/RESTRICTIVE USE EASEMENT

THIS GRANT DEED OF CONSERVATION/RESTRICTIVE USE EASEMENT is made this ____ day of _____, 2023, by and between the fee simple owner, San Dieguito River Valley Regional Open Space Park Joint Powers Authority, herein after referred to as (“Grantor”) and the United States of America, acting by and through the Department of the Navy, hereinafter referred to as (“Grantee”), in accordance with the terms and conditions set forth herein. The nature or purpose of the Conservation/Restrictive Use Easement (“Easement”) and the extent of the restrictions on the Easement Area (as defined below) are as described in the following provisions:

WITNESSETH:

WHEREAS, Grantor is the sole owner in fee simple interest of a total of approximately thirty-two and sixty-two hundredths (32.62) acres of real property, specifically Assessor Parcel Number 272-170-22-00, located in the City of Poway, San Diego County, California (“Property”). The Property is described in Exhibit “A,” attached hereto and incorporated by this reference; and

WHEREAS, the Property possesses significant habitat that is essential to maintaining various natural communities of sensitive, rare, and/or endangered plant and animal species, that enhances connectivity between other nearby protected areas, parks, and/or watershed areas for wildlife, and that provides significant public benefit of preserving open space from development, improving and maintaining water quality and water supply, and providing protection for scenic qualities unique to the area (“Conservation Values”); and

WHEREAS, Grantor, as owner of the Property, has the right to manage the Property and intends that the habitat of the Property be preserved, conserved, protected, and maintained in perpetuity, subject to the terms and conditions of this Easement; and

WHEREAS, pursuant to 10 USC § 2664, Grantee is obtaining an Easement over a portion of the Property consisting of approximately nine and seventeen hundredths (9.17) acres (“Easement Area”) for purposes of preserving and conserving habitat within the Easement Area to offset the environmental impacts, including impacts to species and habitat, and providing regulatory relief associated with military infrastructure developments at MCAS Miramar, San Diego, CA (“Installation”). The Easement Area is described in Exhibit “B,” attached hereto and incorporated by this reference; and

WHEREAS, to accomplish the purposes of this Easement, Grantor desires to convey and Grantee desires to obtain from Grantor a perpetual Easement that restricts certain uses of the Easement

Area and grants certain rights to Grantee for the purposes of (1) permanently preserving, conserving, protecting, and maintaining the habitat on the Property; (2) extinguishing development rights on the Easement Area; and (3) restricting activities within the Easement Area that may negatively affect the conservation values of the property; and

WHEREAS, Grantee desires to use the preservation and conservation of California Gnatcatcher (CAGN) and Coastal Sage Scrub on the Property, as they currently exist or may be enhanced over time, to offset the environmental impacts, including impacts to species and their habitats, of F-35 West Coast Basing MILCONs on the Installation, in accordance with the written approval of the United States Fish and Wildlife Service (USFWS), specifying the nature and quantity of environmental, species and/or habitat impacts to be offset; and

WHEREAS, Grantor and Grantee entered into an agreement to acquire an interest in the Easement Area to pursue mutually compatible goals of restricting development and facilitating habitat preservation and restoration; and

WHEREAS, pursuant to the terms of the Agreement to effectuate the intentions of the parties, the Grantor is granting to Grantee a perpetual and irrevocable Easement over the Easement Area, which, in addition to the other rights conveyed, will extinguish irrevocably and perpetually the right of Grantor and Grantor's heirs, successors, and assigns to develop the Easement Area except as expressly permitted in this Easement,

NOW THEREFORE, for and in consideration of the mutual covenants, terms, conditions and restrictions contained herein, Grantor hereby grants, warrants and conveys to Grantee an Easement, of the nature and character and to the extent set forth herein, in perpetuity on and over the Easement Area which is shown in Exhibit "B," attached hereto and by this reference made a part hereof.

1. Easement Purpose. The purpose of this Easement is for the preservation and conservation of California Gnatcatcher (CAGN) and Coastal Sage Scrub within the Easement Area, per the mitigation requirements established by the USFWS Endangered Species Act Section 7 Biological Opinion for West Coast Basing of the F-35 at MCAS Miramar (FWS-SDG-10B0135-10F0755-R001) of 18 October 2017 and approved by the USFWS Sycamore Westridge Preserve Habitat Management Plan (HMP), as shown in Exhibit "C", to offset military construction developments at the Installation. Grantor and Grantee intend that the Property be managed by Grantor, and its successors, assigns and authorized representatives, to preserve, protect, maintain, restore and/or enhance habitat on the Easement Area.

2. Rights of Grantee. To accomplish the Easement Purposes, the following rights are conveyed to Grantee and its assigns by this Easement:

a. *Enforcement of Prohibitions*. To prohibit residential and/or industrial and/or commercial development or use of the Easement Area that would otherwise be incompatible with the current or future mission of the Installation, as defined above and any use of the Easement Area that is inconsistent with the preservation, conservation, protection, maintenance, restoration and enhancement of habitat; and

b. *Right of Entry.* To enter upon the Easement Area at reasonable times and with reasonable notice to Grantor in order to monitor compliance with and to enforce the terms of this Easement provided that such entry shall be upon reasonable notice to the owner (reasonable notice shall consist of written notice 72 hours prior to the desired inspection date), except when a threat of imminent harm of personal injury or property damage exists, and the Grantee shall not unreasonably interfere with Grantor's use and quiet enjoyment of the Easement Area; and

c. *Prevention of Activities and Restoration of Property.* To prevent any activity on or use of the Easement Area that is not permitted by the Easement and to require the restoration of such areas or features of the Easement Area that may be damaged by any inconsistent condition, activity or use that is not permitted.

3. Reservation by Owner. Notwithstanding any provision in this Easement to the contrary, Grantor and Grantee acknowledge that the Grantor, as owner of the Easement Area, hereby reserves the right/ability to conduct maintenance activities within the Easement Area. Grantor will ensure that these activities are conducted in accordance with the HMP and are consistent with the Easement Purpose.

4. Prohibited Uses. Any activity or use of the Easement Area inconsistent with the Easement Purpose is prohibited. All uses and activities allowed within the Easement Area shall be consistent with applicable laws and shall be exercised in a manner that prevents or minimizes damage to habitats and natural resources within the Easement Area. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

a. *Subdivision.* The division, subdivision, *de facto* subdivision or partition of the Easement Area, is prohibited. Any development rights held by Grantor, as owner of the Easement Area, whether existing or arising out of future zone changes, are hereby surrendered by Grantor except as provided in this Easement. Grantor will not apply for, or otherwise seek recognition of additional legal parcels, lots or structures within the Easement Area.

b. *Human Habitation.* The Easement Area may not be used for human habitation, including but not limited to temporary accommodations such as cabins, trailers, RVs, tents, etc. Constructing or placing any other temporary or permanent structure, facility or improvement for the purpose of human habitation that detracts from the wild character of the land, that may encourage human use that is more than transient, that may encourage people to leave trash behind, or that may require maintenance or invite nuisance animals or insects, including but not limited to picnic tables, trash cans, tent platforms is prohibited.

c. *Lighting.* All lighting equipment, including but not limited to floodlights and searchlights, and all protective lighting, such as street lights, shall have positive optical control that shines downward so that no direct light is emitted above the horizontal plane.

d. *Construction.* Construction of any structure, including but not limited to residential, commercial, agricultural, and industrial structures is prohibited. New construction of any structure or edifice, including but not limited to buildings, antennas, towers, power or telephone wires and

any other additions to, or alterations of the Easement Area are prohibited, except for those improvements or alterations reasonably related to the allowed uses, or already existing on the Easement Area.

e. *Uses.* Any and all commercial uses, any and all residential uses and any and all industrial uses are prohibited.

f. *Agriculture and Farming.* “Agriculture and Farming” means all methods designed to produce and manage crops, and the farming activities of feeding and housing of farm animals, such as cattle, goats, and horses, including the construction of new structures for the housing of farm animals or storage of farm equipment is prohibited. The use of grazing animals solely to remove vegetation for fire control and management of endangered species habitat is not considered agriculture and is not prohibited.

g. *Plant Uses.* Planting, introducing, or dispersing of non-native or exotic plant or animal species is prohibited.

h. *Recreational Activities.* All recreational activities, except as set forth in Section 5a. are prohibited.

i. *Altering Topography.* Altering the surface or general topography of the Easement Area, including building new roads or trails, paving, or otherwise covering the Easement Area with concrete, asphalt, or any other impermeable material and/or activities within the Easement Area, except as set forth in Sections 3 and 5, resulting in appreciable soil degradation or appreciable pollution or degradation of any surface or subsurface waters is prohibited.

j. *Other Hazards.* No activities or operations of any type shall be permitted that produce smoke, glare, and/or other visual hazards or encourage concentrations of birds.

k. *Management Plan.* All activities not permitted in the HMP, or any subsequent amendments, approved by USFWS, are prohibited.

l. *Mineral, Air or Water Rights.* It is prohibited to transfer, encumber, sell, lease, or otherwise separate the mineral, air, or water rights associated with the Easement Area; change the place or purpose of use of the water rights; abandon or allow the abandonment of, by action or inaction, any water or water rights, ditch or ditch rights, spring rights, reservoir or storage rights, wells, ground water rights, or other rights in and to the use of water historically used on or otherwise appurtenant to the Easement Area, including but not limited to: (i) riparian water rights; (ii) appropriative water rights; (iii) rights to waters which are secured under contract with any irrigation or water district, to the extent such waters are customarily applied to the Easement Area; and (iv) any water from wells that are in existence or may be constructed in the future within the Easement Area.

m. *Waste Removal.* No trash, refuse, vehicle bodies, rubbish, debris, junk, waste, garbage, sewage, hazardous or toxic substances, household garbage, or other unsightly material shall be placed within the Easement Area except as reasonably related to the uses allowed under Sections

3 and 5 of this Easement. This provision does not prohibit composting of excess brush or other plant material resulting from activities permitted herein. Disposal of any waste materials generated by activities permitted under this Easement shall be in accordance with any Federal, State, and local laws and regulations.

5. Permitted Uses. The following uses of the Easement Area are expressly permitted:

a. *Passive Recreation*. Non-commercial non-motorized passive recreation and nature viewing including, but not limited to: bicycling, hiking, horseback riding, and bird watching; provided that such passive recreation requires minimal or no improvements or habitat disturbance within the Easement Area, and is conducted in accordance with the USFWS-approved Management Plan and any subsequent amendments.

b. *Fire Prevention*. Grantor, as owner of the Easement Area, may thin flammable vegetation on the Easement Area is authorized as necessary to maintain defensible space and protect all structures and facilities to maintain the Easement Area's safe environment and operating conditions.

c. *Permitted Activities*. Grantor, as owner of the Easement Area, may remove non-native trees/plants in a manner consistent with native habitat preservation.

d. *Signs*. Erection and maintenance of signs or other appropriate markers, not to exceed 4ft by 4ft in size, at locations on the Easement Area indicating ownership, identification of partners and acquisition funders, or similar information.

e. *Right to Transfer*. Subject to Section 11, and subject to the Grantee's right to approve any proposed transfer, which shall not be unreasonably withheld, transfer of the Easement Area to the State, a political subdivision of the State, or a private entity that has as its stated principal organizational purpose or goal the conservation, restoration, conservation, or preservation of land and natural resources, or a similar purpose or goal.

f. *Conservation Activities*. Uses of the Easement Area for wildlife habitat conservation and preservation, restoration, management, education, control of predatory and problem animals by the use of selective control techniques, and research.

g. All uses consistent with the rights reserved in Section 3 of this agreement.

6. Notification Provisions.

a. *Notice of Intent to Undertake New Uses and/or Construction*. Grantor shall notify Grantee in writing not less than ninety (90) calendar days prior to the date that Grantor intends to undertake any actions that may have an adverse impact on the purpose of or rights granted to Grantee under this Easement and applicable law. The notice shall describe the nature, scope, design, location, timetable, and any other material aspects of the proposed activity in sufficient detail to permit the Grantee to make an informed judgment as to its consistency with the purpose

of the Easement. Any such new uses must be in accordance with the HMP and any subsequent amendments.

b. *Grantee's Response.* Within 90 calendar days of receipt of the request, Grantee will grant or withhold approval in writing. The Grantee's approval may be withheld only upon a reasonable determination by the Grantee that the action proposed would have an adverse impact on the purposes of or rights granted to Grantee under this Easement and applicable laws and regulations or would otherwise be inconsistent with this Easement.

7. Grantee's Discretion. Enforcement of the terms of this Easement shall be at the discretion of the Grantee. No failure on the part of the Grantee to enforce any term hereof shall discharge or invalidate such term or any other term hereof or affect the right of the Grantee to enforce the same in the event of a subsequent breach or default.

8. Enforcement and Remedies. Grantee is authorized to record or file any notices or instruments appropriate to assure the perpetual enforceability of this Easement. The current Grantor and subsequent owner(s) of the Easement Area must provide and execute any instruments appropriate or necessary for enforcing this Easement. Grantee has the right to enforce the provisions of this Easement by proceedings at law or in equity and to prevent or remedy violations through appropriate judicial action brought against Grantor or other responsible parties in a court of competent jurisdiction.

a. *Violations: Notice and Injunctive Relief.*

(1) Except as permitted in sub-Section 8.a.(2) below, if Grantee determines that there is a violation of the terms, conditions, or obligations created by this Easement or that a violation is threatened, Grantee shall give written notice to Grantor. The notice shall identify the violation or threatened violation. Where known to Grantee, the notice shall identify corrective action necessary to cure the violation. Where the violation involves injury to the Easement Area resulting from any use or activity inconsistent with this Easement, the notice may demand restoration of the portion of the Easement Area so injured. The Grantor shall be afforded ninety (90) days from the receipt of Grantee's notice of non-compliance to cure the subject breach, except where irreparable harm may result from any delay in curing a breach. If Grantor fails to cure the violation within the ninety (90) day period after Grantee gives notice, or under circumstances where the violation cannot reasonably be cured within the ninety (90) day period as determined by Grantee, if Grantor fails to begin curing the violation during that period, or if Grantor does not continue diligently to cure the violation until finally cured, or as otherwise provided in this Easement, Grantee may first attempt mediation or arbitration with Grantor and/or Grantee may bring an action at law or in equity to enforce the terms of this Easement.

(2) If Grantee, in its sole discretion, determines that an ongoing or imminent violation could irreversibly diminish or impair the open space character of the Easement Area, Grantee may pursue its remedies under this Paragraph, including but not limited to ex parte judicial relief, without prior notice to Grantor or without waiting for the period provided for cure to expire. Grantee shall have the right to seek injunctive relief pursuant to this Paragraph if, in Grantee's reasonable discretion, an injunction is required to prevent the irreversible and material impairment

of the purposes of or rights granted to Grantee under this Easement and applicable law or otherwise to enforce this Easement.

b. *Damages.* Grantee is entitled to recover damages from Grantor for violation of the terms of this Easement.

c. *Equitable Remedies.* Grantee's rights under this Paragraph apply equally in the event of either actual or threatened violations of the terms of this Easement. Grantor and Grantee expressly agree that the Easement Area is unique and that a violation of this Easement, and the ensuing harm or alteration of the Easement Area, may result in damages that are irreparable and not subject to quantification. Grantor agrees that Grantee's remedies at law for a violation of the terms of this Easement may be inadequate and that Grantee is entitled to seek the injunctive relief described in this Paragraph, both prohibitive and mandatory, in addition to such other relief to which Grantee may be entitled, including damages and specific performance of the terms of this Easement. Grantee's remedies described in this Paragraph shall be cumulative and shall be in addition to all remedies now or hereinafter existing at law or in equity. Equitable relief may include restoration of the Easement Area to the condition that existed prior to the injury.

d. *Acts Beyond Grantor's Control.* Grantee may not bring any action against Grantor for any change to the Easement Area resulting from causes beyond Grantor's control, such as changes caused by fire not set by Grantor, flood, storm, earth movement, or natural deterioration, or resulting from prudent action taken in good faith under emergency conditions to prevent or mitigate damage from such causes.

e. *Right to Report.* In addition to other remedies, Grantee has the right to report any environmental concerns or conditions or any actual or potential violations of any environmental laws to appropriate regulatory agencies.

f. *Breach.* Upon any breach of a term of this Easement, Grantee may exercise any or all of the following remedies, including:

- (1) Requiring that the Easement Area be restored promptly to the condition required by this Easement; and/or
- (2) Requiring Grantor to provide Grantee a report, within 60 days, as to how the Easement Area will be restored after a breach; and/or
- (3) Take necessary actions to correct the non-compliance and upon request by Grantee, Grantor shall reimburse Grantee for its reasonable costs incurred to correct the non-compliance; and/or
- (4) Instituting suits to enjoin any breach or enforce any term by injunction; and/or
- (5) Enforcing abatement procedures to return the Easement Area into compliance as productive land.

The Grantee's remedies shall be cumulative and shall be in addition to any other rights and remedies available to the Grantee at law or equity. If Grantor is found by a court of competent jurisdiction to have breached any of the obligations under this Easement, Grantor shall reimburse the Grantee for any costs or expenses incurred by the Grantee to cure or abate such breach, including court costs and attorney fees.

9. Costs and Liabilities. Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership and maintenance of the Easement Area, except as such costs or liabilities shall have resulted from the acts of Grantee or Grantee's agents or contractors.

10. Subsequent Transfers. Grantor agrees to incorporate the terms of this Easement in any deed or other legal instrument by which Grantor divests any interest, including but not limited to, a fee title or leasehold interest in the Easement Area. Grantor further agrees to incorporate a requirement in any deed or legal instrument to give written notice to Grantee of the transfer of any interest at least sixty (60) days prior to the date of such transfer.

11. Notices. Any notice, approval or communication that either party is required to give in writing may be served personally or mailed to:

To Grantor: San Dieguito River Valley Regional Open Space Joint Powers
Authority
Attn: Executive Director
18372 Sycamore Creek Road
Escondido, CA 92025

To Grantee: Commanding Officer
Naval Facilities Engineering Systems Command Southwest
Real Estate Business Line
750 Pacific Highway
San Diego, CA 92132-5190

To Installation: Commanding Officer
MCAS Miramar
P.O. Box 452001
San Diego, CA 92145-2001

12. Recordation. Grantor shall record this Easement in a timely manner in the official records for the county in which the Easement Area is located. Grantee may re-record this Easement or any other documents necessary to protect its rights under this Easement or to assure the perpetual enforceability of this Easement.

13. Severability. If any provision of this Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

14. Conservation/Restrictive Use Easement Runs with the Land. The covenants, terms, conditions, and restrictions of this grant of Easement shall run with the land in perpetuity and shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running with the Easement Area; without limiting the generality of the foregoing, subsequent owner(s) shall take title to the Easement Area subject to the terms of this Easement.

15. Entire Agreement. This instrument sets forth the entire agreement of the parties with respect to the conveyance of an easement on the Easement Area, and supersedes all prior discussions, negotiations, understandings or agreements relating to this Easement, all of which are merged herein.

16. Controlling Law. The interpretation and performance of this Easement shall be governed by applicable laws of the United States of America.

17. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the grant to effect the purpose of this Easement and the policy and purpose of 10 U.S.C. 2684a, as amended. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

18. Amendment. Grantor and Grantee may amend this Easement, but any such amendment shall be consistent with the purpose of this Easement and shall not affect its perpetual duration. Any such amendment shall be recorded in the Official Records of San Diego County, California, and a copy of the recorded amendment shall be provided to Grantee and USFWS.

19. Exhibits.

Exhibit “A” – Legal Description and Property Map

Exhibit “B” – Legal Description and Property Map of Easement Area

Exhibit “C” – Sycamore Westridge Preserve Habitat Management Plan (HMP) and USFWS Approval Email

IN WITNESS WHEREOF, Grantor hereby grants this Grant Deed of Conservation/Restrictive Use Easement.

Dated: _____, 2023

Grantor:

SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE JOINT POWERS
AUTHORITY

Shawna Anderson, Executive Director

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____, before me, _____, Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

IN WITNESS WHEREOF, Grantee hereby accepts this Grant Deed of Conservation/Restrictive Use Easement.

Dated: _____, 2023

Grantee:

UNITED STATES OF AMERICA, Department of the Navy

By: _____

GREG MAGNUSON
Real Estate Contracting Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

On _____, before me, _____, Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

EXHIBIT "A"

Page 1 of 2

**LEGAL DESCRIPTION
SAN DIEGUITO RIVER PARK PARCEL**

That portion of Parcel 3 of Parcel Map No. 17989, in the City of Poway, County of San Diego, State of California, per Map thereof filed in the Office of the County Recorder of San Diego County, February 25, 1998, more particularly described as follows:

COMMENCING at the Northwest boundary corner of said Parcel Map No. 17989; thence along the Westerly boundary line of said Parcel Map No. 17989, South 01°46'11" East, 1967.55 feet; thence leaving said Westerly boundary line at right angle, North 88°13'49" East, 20.00 feet to the **TRUE POINT OF BEGINNING**, said point being on the Westerly line of said Parcel 3; thence along the Westerly and Northerly lines of said Parcel 3 the following five (5) courses: North 01°46'11" West, 1134.44 feet; thence North 72°13'26" East, 720.51 feet (record = North 72°13'58" East, 720.52 feet); thence North 40°44'25" East, 270.52 feet (record = North 40°42'41" East, 270.53 feet); thence North 05°19'50" West, 385.36 feet (record = North 05°19'42" West, 385.31 feet); thence South 89°46'02" East, 365.71 feet (record = South 89°45'59" East); thence leaving said Northerly line of Parcel 3, South 07°54'06" West, 69.97 feet; thence South 09°42'38" East, 78.14 feet; thence South 13°18'28" West, 137.81 feet; thence South 56°32'17" West, 101.52 feet; thence South 10°59'03" West, 91.21 feet; thence South 36°59'26" West, 157.26 feet; thence South 11°54'08" East, 332.27 feet; thence South 01°19'44" East, 204.73 feet; thence South 39°31'19" West, 48.09 feet; thence South 03°15'09" West, 170.90 feet; thence South 12°00'45" West, 154.76 feet; thence South 16°40'07" West, 156.34 feet; thence South 06°09'38" West, 68.07 feet; thence South 09°25'13" East, 68.74 feet; thence South 29°54'51" West, 113.24 feet; thence South 00°55'47" East, 175.67 feet; thence South 77°58'25" West, 225.32 feet; thence North 58°33'03" West, 176.96 feet; thence North 77°20'10" West, 110.35 feet; thence South 88°13'49" West, 360.09 feet to the **TRUE POINT OF BEGINNING**.

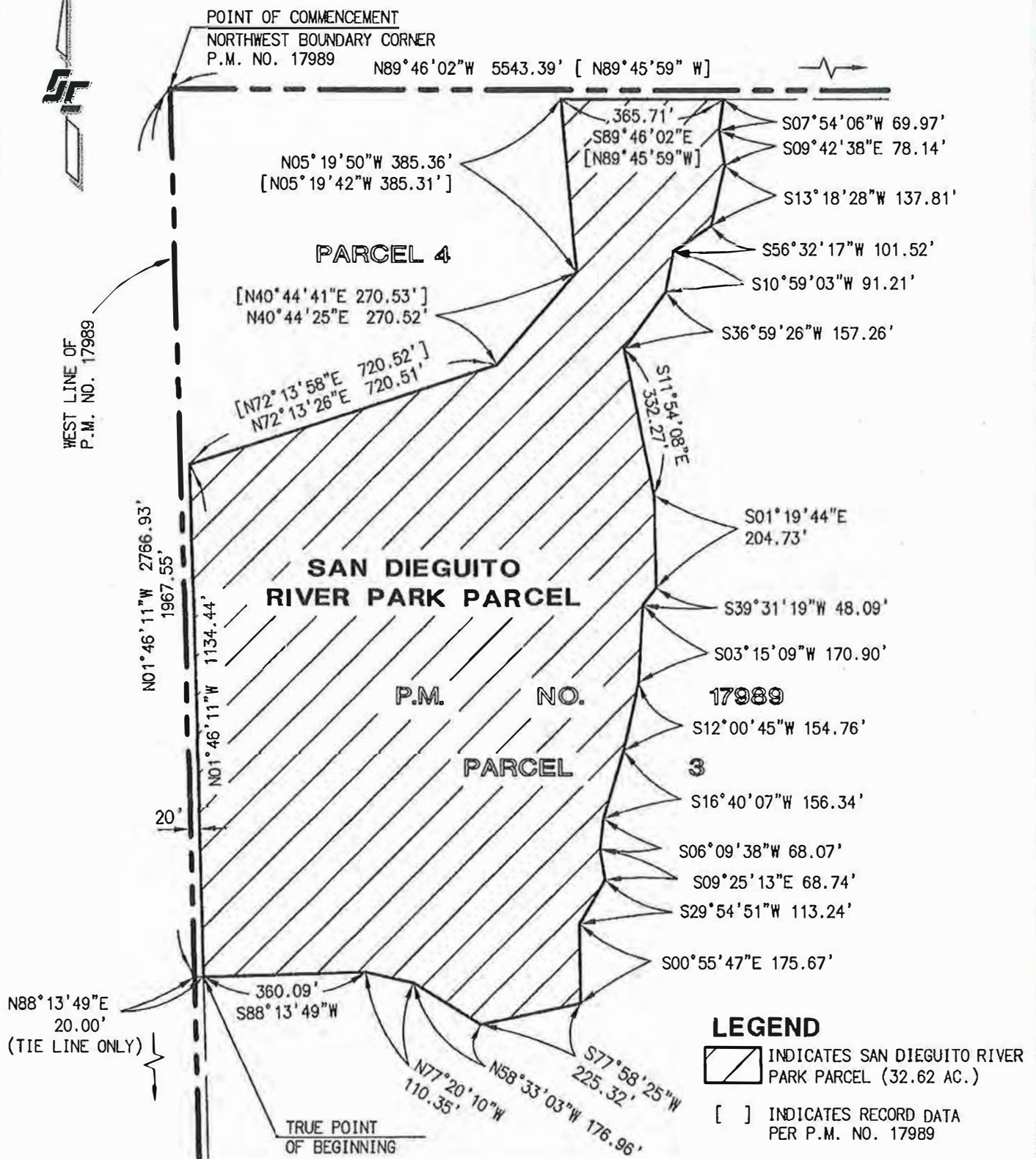
Contains 32.62 acres, more or less.


 Joseph G. Cresto Date 9-16-08
 P.L.S. 8050



SCALE: 1"=300'

PAGE 1 OF 2

EXHIBIT "A"

STEVENS-CRESTO ENGINEERING, INC.
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

9665 CHESAPEAKE DRIVE
SUITE 320
SAN DIEGO, CA 92123-1324

PHONE: 858.694.5660
FAX: 858.694.5661
www.sceengr.com

**SAN DIEGUITO RIVER PARK PARCEL
POR. PARCEL 3, P.M. NO. 17989
POWAY, CA**

EXHIBIT "B"
LEGAL DESCRIPTION
SYCAMORE WESTRIDGE SDRP-JPA CONSERVATION EASEMENT

REAL PROPERTY IN THE CITY OF POWAY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE REAL PROPERTY OF LAND DESCRIBED IN DEED TO SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK JOINT POWERS AUTHORITY, A JOINT POWERS AUTHORITY FORMED UNDER THE JOINT EXERCISE OF POWERS ACT (CALIFORNIA GOVERNMENT CODE § 6500 ET ESQ.) AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 5, 2009 AS DOCUMENT NO. 2009-0436767, OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL B OF RECORD OF SURVEY NO. 20191, ACCORDING TO MAP THEREOF, AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MAY 23, 2008 AS FILE NO. 2008-0280176, OF OFFICIAL RECORDS, THENCE ALONG PORTIONS OF THE EASTERLY, SOUTHERLY, NORTHERLY AND WESTERLY BOUNDARY LINES OF PARCEL MAP NO. 17989, ACCORDING TO MAP THEREOF, AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY FEBRUARY 25, 1998 AS FILE NO. 1998-0099090, OF OFFICIAL RECORDS, NORTH 03°54'15" EAST, 1263.54 FEET; THENCE NORTH 00°35'00" WEST, 1340.26 FEET; THENCE NORTH 89°38'09" EAST, 1368.52 FEET; THENCE NORTH 00°31'50" WEST, 1325.99 FEET; THENCE NORTH 89°46'32" WEST, 5543.39 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL MAP NO. 17989; THENCE SOUTH 01°46'44" EAST, 1967.55 FEET; THENCE DEPARTING THE WESTERLY BOUNDARY LINE OF SAID PARCEL MAP NO. 17989 AT A RIGHT ANGLE, NORTH 88°13'16" EAST, 20.00 FEET TO THE SOUTHWEST CORNER OF THE REAL PROPERTY OF LAND DESCRIBED IN SAID DEED, ALSO SAID POINT BEING ON THE WESTERLY LINE OF PARCEL 3 OF SAID PARCEL MAP NO. 17989; THENCE NORTHWESTERLY ALONG THE WESTERLY PROPERTY LINE OF LAND DESCRIBED IN SAID DEED NORTH 01°46'44" WEST, 924.25 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING NORTHWESTERLY ALONG SAID WESTERLY LINE, NORTH 01°46'44" WEST, 210.19 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN SAID DEED; THENCE

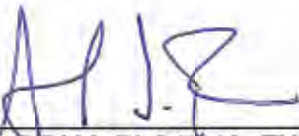
NORTHEASTERLY ALONG THE NORTHWESTERLY PROPERTY LINE OF LAND DESCRIBED IN SAID DEED, NORTH 72°12'53" EAST, 720.51 FEET; THENCE CONTINUING ALONG SAID NORTHWESTERLY PROPERTY LINE OF LAND DESCRIBED IN SAID DEED, NORTH 40°43'52" EAST, 132.90 FEET; THENCE DEPARTING SAID NORTHWESTERLY PROPERTY LINE, NORTH 89°59'27" EAST, 73.00 FEET; THENCE SOUTH 00°28'36" WEST, 201.60 FEET; THENCE SOUTH 17°56'00" WEST, 217.43 FEET; THENCE SOUTH 05°30'16" EAST, 87.17 FEET; THENCE SOUTH 17°48'04" WEST, 361.88 FEET; THENCE SOUTH 89°59'27" WEST, 324.42 FEET; THENCE NORTH 00°00'33" WEST, 309.00 FEET; THENCE SOUTH 89°59'27" WEST, 343.90 FEET TO THE TRUE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 9.17 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF ROS 20191, COMMON LINE WITH THE SOUTH LINE OF PARCEL 4, PM 17989.

I.E. N 88°23'52" E


 ALAN J. REAM, PLS 7619, EXP. 12/31/2022

DATED: 08-04-2021

Reviewed & Accepted
 Cadastral
 08/04/2021

RMA



SHEET 1 OF 3



VICINITY MAP
NOT TO SCALE

AJR

08-04-2021

ALAN J. REAM, PLS 7619, EXP. 12/31/2022

DATE

REC

Civil Engineering • Environmental
Land Surveying

2442 Second Avenue
San Diego, CA 92101

Consultants, Inc. (619)232-9200 (619)232-9210 Fax



Reviewed & Accepted
Cadastral
08/04/2021

RMN

EXHIBIT "B"

APN NO'S:
277-170-22

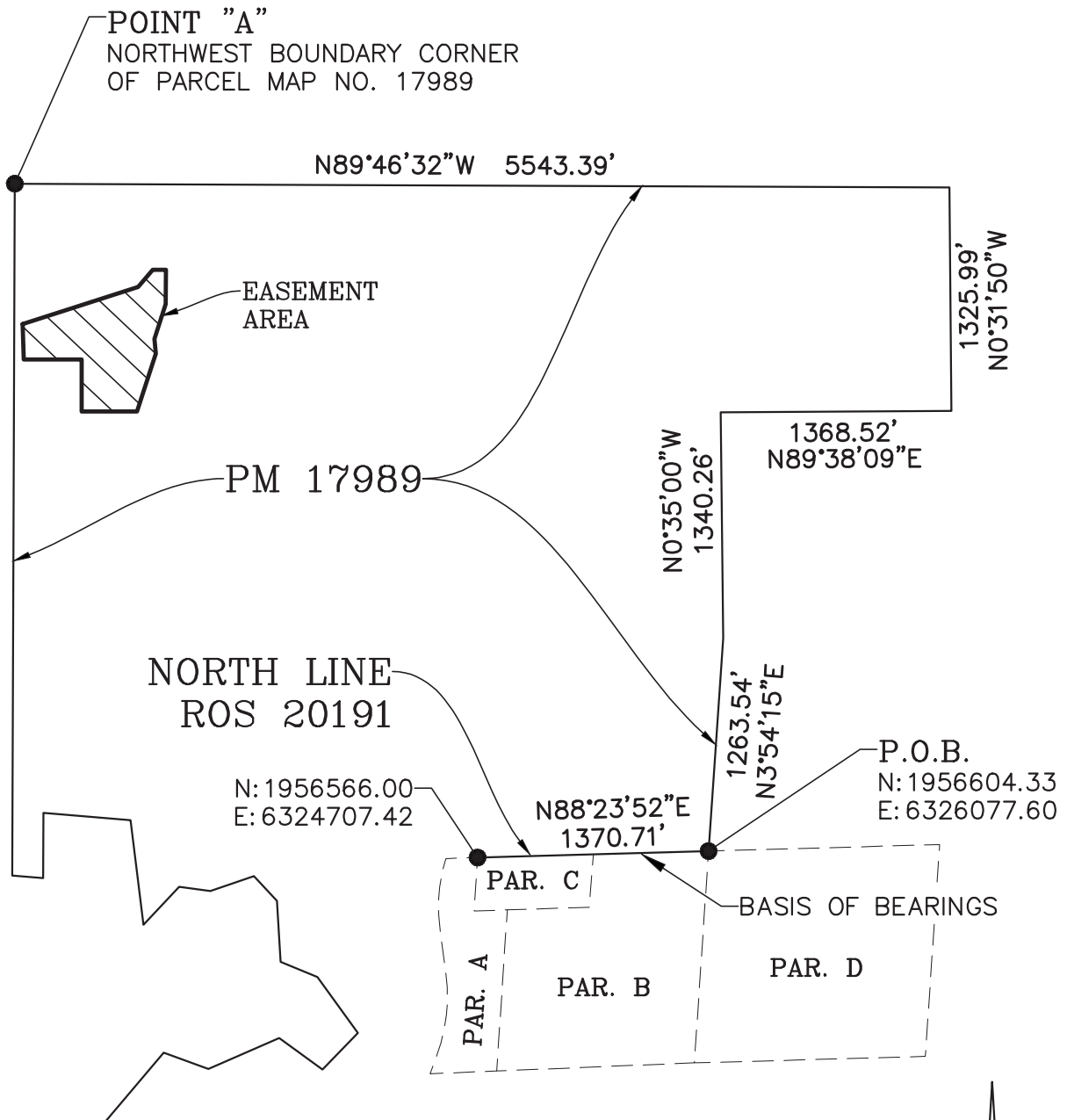
PLAT

CONSERVATION EASEMENT
Page 27
OLD COACH RD, POWAY, CA 92064

DRAWN BY: AJR

DATE: 8/4/2021

PROJ. NO.: 1696



Civil Engineering-Environmental
Land Surveying

2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax

Consultants, Inc.



SCALE: 1" = 1,000'

EXHIBIT "B"

APN NO'S:
277-170-22

PLAT
CONSERVATION EASEMENT
OLD COACH RD, POWAY, CA 92064

DRAWN BY: AJR
DATE: 8/4/2021
PROJ. NO.: 1696

DATA TABLE

#	BEARING/DELTA	LENGTH
L1	N 01°46'44" W	210.19'
L2	N 72°12'53" E	720.51'
L3	N 40°43'52" E	132.90'
L4	N 89°59'27" E	73.00'
L5	S 00°28'36" W	201.60'
L6	S 17°56'00" W	217.43'
L7	S 05°30'16" E	87.17'
L8	S 17°48'04" W	361.88'
L9	S 89°59'27" W	324.42'
L10	N 00°00'33" W	309.00'
L11	S 89°59'27" W	343.90'

LEGEND

 PROPOSED CONSERVATION EASEMENT
(9.17 AC. MORE OR LESS)

POB POINT OF BEGINNING

TPOB TRUE POINT OF BEGINNING

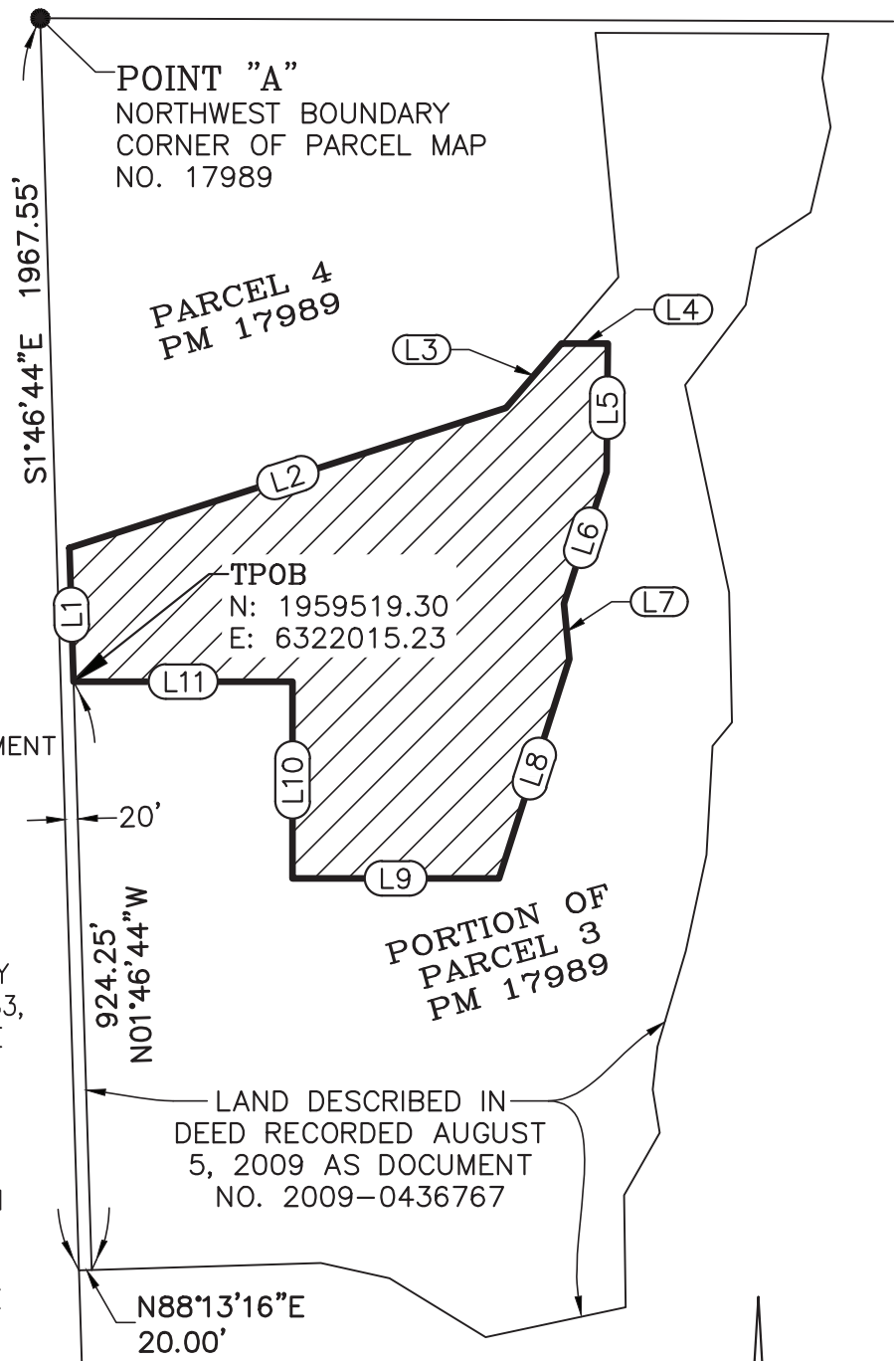
BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 6, 2000.35 EPOCH, THE NORTH LINE OF ROS 20191, COMMON LINE WITH THE SOUTH LINE OF PARCEL 4, PM 17989.

I.E. N 88°23'52" E

THE COMBINED SCALE FACTOR AT STATION "1067" IS 0.99994555 AS SHOWN ON ROS 17488,

GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR.



Civil Engineering-Environmental
Land Surveying

2442 Second Avenue
San Diego, CA 92101

Consultants, Inc. (619)232-9200 (619)232-9210 Fax

SCALE: 1" = 300'

EXHIBIT "B"

APN NO'S:
277-170-22

PLAT

CONSERVATION EASEMENT
OLD COACH RD, POWAY, CA 92064

DRAWN BY: AJR

DATE: 8/4/2021

PROJ. NO.: 1696

**SYCAMORE WESTRIDGE PRESERVE
HABITAT MANAGEMENT PLAN**

Prepared for:

San Dieguito River Park Joint Powers Authority
14103 Highland Valley Road
Escondido, CA 92025

Prepared by:



2442 Second Avenue
San Diego, CA 92101
(619) 232-9200

December 2018
Revised August 2019
Revised September 2019
Revised March 2022

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1.0 INTRODUCTION

1.1 Background

The Sycamore Westridge Preserve (Preserve) consists of a 32.6 acre property owned by the San Dieguito River Park (SDRP) Joint Powers Authority (JPA). This property will serve as mitigation for impacts to Diegan coastal sage scrub (DCSS). The Miramar Brig Expansion project has already secured and funded management for a portion of the Preserve. The primary goal of the Preserve is to protect DCSS and several special-status plant and animal wildlife species. As indicated by biological assessments conducted on this property in 2006, and again in 2008 and 2009, the property contains high quality DCSS which will serve as an essential habitat for a diverse number of common and special status plants, reptiles, birds and mammals. In addition to contributing to local biological diversity, the site provides connectivity to other open space areas for wildlife.

1.2 Goals and Objectives

The primary goal of this Habitat Management Plan (HMP) is to provide a comprehensive, cost-effective management plan for the 32.6 acre property. The HMP will guide the management of habitats, species, and programs to protect and enhance wildlife values. The HMP also serves as a descriptive inventory of biological resources which occur on this property. The HMP will provide an overview of the property's operation, maintenance and personnel requirements to implement management goals. Through the inclusion of the Property Analysis Record (PAR), the HMP will also serve as a budget planning aid.

The Preserve supports habitat that will be preserved and managed in perpetuity to offset impacts to the federally threatened coastal California gnatcatcher from Joint Strike Fighter F-35 West Coast Basing Projects on Marine Corps Air Station Miramar, San Diego County, consistent with Biological Opinion FWS-SDG-10B0135-10F0755-R-001, issued by the U.S. Fish and Wildlife Service on October 18, 2017.

2.0 PRESERVE SITE CHARACTERISTICS

2.1 Geographical Setting

The Sycamore Westridge Preserve is located on the west side of Old Coach Road, just west of the Maderas Golf Club, and north of Del Paso Drive in the City of Poway (**Figures 1 and 2**). This site is located on the Escondido USGS 7.5' Quad map Range 1 West and Township 13 South. Site photographs are provided in **Appendix A**.

The site features a range in elevation of approximately 420 to 900 feet (128 to 274 meters) above mean sea level and is topographically challenging with steep slopes facing both east and west with a tall rise at the north end of the site.

2.2 Property Boundaries and Adjacent Land

The site is bounded by the Maderas Golf Club along its eastern and southern boundary. Residential estate development is located to the north of the site. Sycamore Creek is located to the south and southwest of the property with residential development up on the hillside above the creek to the south. Adjacent open space, owned by the SDRP forms much of the property's western boundary. Additional open space owned by the City of Poway is to the northwest of the property.

Maderas Golf Club has retained a water access easement totaling approximately 0.98 acres within the Preserve. The easement area is located in the southwestern corner of the Preserve. A 20' strip extends from the southern boundary of the Preserve near the southwestern corner and parallels the western boundary up to the proposed area for the future wells. The water access easement area shall be managed by the SDRP and subject to limited use.

2.3 Geology, Soils, Climate, Hydrology

Geology and Soils

According to the Soil Survey of San Diego Area, California (Bowman, 1973), soil onsite consists of Cienaba very rocky coarse sandy loam, 30 to 75 percent slopes on the north- and southwestern portions of the site, Vista coarse sandy loam, 15 to 30 percent slopes in the central portion, steep gullied land in the northeastern portion, and Fallbrook sandy loam 15 to 30 percent slopes in the southeastern portion of the site.

Climate

The climate of Poway can be generally characterized as warm Mediterranean. The annual average precipitation is 16.3 inches with an average temperature range of 61 to 90 degrees Fahrenheit (NOAA 2008).

Hydrology

The majority of the Preserve drains into Sycamore Creek which bounds the property along its southern and southwestern boundary. A small easterly portion of the site drains offsite toward Maderas Golf Club and an unnamed tributary which connects directly with Sycamore Creek.

The Sycamore Creek drainage is dominated by coast live oak (*Quercus agrifolia*) and associated riparian vegetation. Although much of this drainage upstream from the property burned during the 2007 Witch Creek Fire, the area is rapidly recovering.

3.0 VEGETATION COMMUNITIES AND SPECIES DESCRIPTION

3.1 Vegetation Communities, Habitats, and Plant Species

During the biological survey of the property in 2006, three different vegetation communities were observed onsite and are detailed in the following section. **Appendix B** lists all plants observed onsite.

3.1.1 Description of Onsite Vegetation Communities

The habitat descriptions below are based on conditions in 2009. Updated surveys will be required to confirm current conditions.

Diegan Coastal Sage Scrub, 28.79 Acres

DCSS is a drought resistant and fire adapted vegetation composed of a variety of shrubs, perennial herbs, and annuals. It typically occurs on dry slopes, often interspersed with chaparral or native grasslands. Most of the DCSS onsite has been degraded by cattle grazing and/or mechanical disturbance.

During the 2006 survey, three fairly distinct quality types were distinguished onsite: recovering DCSS, intermediate DCSS, and mature DCSS. Recovering habitat was characterized as low quality patches with an approximate growth duration of 1-2 years dominated by a single successional species, deerweed *Acmispon glaber*), and a low diversity of other DCSS plant associates such as California sagebrush (*Artemisia californica*).

Intermediate DCSS was described as medium quality patches with an approximate growth duration of 3 to 5 years dominated by comparatively taller stands (about 2 to 3 feet) of diverse native vegetation. Dominant species included California sagebrush, flat-topped buckwheat (*Eriogonum fasciculatum*), white sage (*Salvia apiana*), and occasional individuals of laurel sumac (*Malosma laurina*).

The majority of the site is dominated by mature DCSS, which can be characterized as fairly undisturbed DCSS with an approximate growth duration of 5 years or more, dominated by comparatively taller stands (about 5 feet) of diverse native DCSS vegetation. Dominant species are the same as described for the intermediate DCSS, however, the mature DCSS is distinctive in that there are no open patches of bare ground within the community creating a dense composition of contiguous native habitat, representing a higher quality in composition.

A review of historic aerials from 1946 to 1995 (NETR 2018) and Google Earth satellite imagery from 1995 to 2016 (Google Earth 2018) clearly shows that the onsite DCSS has been subject to disturbance not just from the 2007 wildfires but also from extensive clearing performed between 1989 and 1995. While the DCSS has not yet returned to its

pre-clearing density in 1989, it has returned to the density it achieved in 2006 before it burned in 2007.

The recovery of the onsite DCSS to its pre-wildfire state is complete. Therefore, for the purposes of this HMP, all areas of DCSS are considered as equal mitigation value. When the property was transferred to the SDRP JPA, a legal description and plat (an 8.5 x 11" graphical representation of a legal description) were prepared. The boundary of the property was slightly modified along with the overall acreage. Therefore, the acreages provided in the 2006 and 2008-2009 biological assessments may not match exactly to the acreages documented here and shown on **Figure 3** of this HMP. Please note that adjustments have also been made for the southern coast live oak riparian forest and disturbed acreage.

Southern Coast Live Oak Riparian Forest, 2.33 Acres

The second native vegetation community type detected onsite is known as southern coast live oak riparian forest (SCLORF). SCLORF often occurs in more mesic or wet soil types in the region, typically in and adjacent to streams, creeks, and canyons. Onsite, SCLORF occurs in the western and southern portions of the property as part of the Sycamore Creek riparian system. This vegetation community is dominated by coast live oak (*Quercus agrifolia*), giving this vegetation community its name. Understory plant associates include poison oak (*Toxicodendron diversilobum*), western ragweed (*Ambrosia psilostachya*), and various types of flowering annual species that arise in the spring and summer months. Approximately 2.33 acres of SCLORF occurs in a discrete area within the southern portion of the site and in the southwestern corner of the property.

Disturbed Land, 1.50 Acres

The third distinct vegetation community onsite can be described as disturbed land. Disturbed land onsite is depicted by graded areas that are bare of vegetation. These areas are currently being utilized as hiking trails and as a San Diego Gas and Electric access road. Approximately 1.50 acres of disturbed land occurs onsite.

Of these three vegetation communities, the DCSS and the SCLORF are sensitive. Both are characterized as sensitive habitats as defined by the City of Poway Subarea Conservation Plan (1996). Both are characterized as sensitive habitats because they: (1) provide essential habitat for a diverse number of special-status species; (2) provide corridors for migration for local and regional wildlife species; and (3) are no longer common throughout the region. Approximately 28.79 acres of DCSS and 2.33 acres of SCLORF occur within the Preserve.

The City of Poway Subarea Habitat Conservation Plan (PSHCP) protects sensitive habitats such as DCSS and SCLORF by designating areas for preservation known as Cornerstone Lands. The southern boundary of the Preserve abuts the Cornerstone Lands referred to in the PSHCP as the Lower Sycamore Creek Cornerstone. This area just south of the site was rated as "very high quality habitat" by the Public Review Draft Multiple

Species Conservation Plan habitat evaluation model. The Lower Sycamore Creek Cornerstone is classified as SCLORF and serves as a direct migration corridor to the San Dieguito River Valley.

The Preserve is also referred to as high quality mitigation lands in the PSHCP within the Lower Sycamore Creek Cornerstone description. The PSHCP states:

Lands immediately north of the cornerstone support large contiguous areas of coastal sage scrub on relatively steep slopes. The majority of these slopes adjacent to the cornerstone are greater than 45 percent, and hence cannot be developed per existing City regulations. These undevelopable steep slopes effectively add acreage to this already important preserve cornerstone, and link it ultimately with undeveloped habitat in the Highland Valley area near the northern tip of Poway. (City of Poway 1996)

In addition, the PSHCP designates the Preserve as an important Biological Core and Linkage Area. This area serves as open space to the west towards the San Dieguito River Valley and northeast to Highland Valley and ultimately to the Cleveland National Forest. A map showing nearby properties managed by the SDRP is provided in **Figure 4**.

3.1.2 Special-status Plant Species

For the purposes of this report, a sensitive or special-status plant or animal is any taxon (species, subspecies, or variety) that is officially listed by California or the federal government as Endangered, Threatened, or Rare, or a candidate for one of those listings; classified as Fully Protected (FP), Species of Special Concern (SSC), or Watch List (WL) animal species by the California Department of Fish and Wildlife (CDFW); or included in California Rare Plant Ranks (CRPR) 1 through 4.

The City of Poway Subarea Habitat Conservation Plan regulates populations of certain sensitive plants and animals within the boundaries circumscribed in the Subarea Plan. The Plan allows the City to authorize the incidental take of covered state and federally listed species, as designated within the Plan, in accordance with the guidelines contained within the Plan.

One special-status plant species, Palmer's goldenbush (*Ericameria palmeri* subsp. *palmeri*) was found onsite during the winter survey in the recovering DCSS in 2006. The population consisted of approximately 30 seedlings along the east-facing slope in the southeastern portion of the site. Palmer's goldenbush is a PSHCP Covered Species and a CRPR 1B.1 species. A 1B species is rare, threatened, or endangered in California, and elsewhere while .1 indicates that it is seriously endangered in California with over 80% of occurrences threatened, or a high degree and immediacy of threat. In California, Palmer's goldenbush is known from western San Diego County.

This species was not observed during biological surveys conducted on the property in late 2008 or early 2009 by biologist Gretchen Cummings. No additional special-status plant

species were observed during these more recent surveys. Please see **Appendix C** for a copy of the post-fire biological assessment conducted by Gretchen Cummings of Cummings and Associates.

Special-status plant species with the potential to occur onsite are included in **Appendix D**. This evaluation was conducted in 2009 and will be updated once new baseline surveys have been conducted.

3.2 Wildlife Species

Wildlife onsite during the 2006 survey consisted of three invertebrate species, one reptile species, 14 bird species, and five mammal species. All wildlife species detected represent those commonly found in DCSS and SCLORF. The complete wildlife list is included in **Appendix E**.

The most common invertebrate noted was the western honey bee (*Apis mellifera*). Butterflies observed were Behr's metalmark (*Apodemia virgulti*), mourning cloak (*Nymphalis antiopa*) and checkered white (*Pontia protodice*). All species were observed in the DCSS onsite with the exception of the mourning cloak, which was sighted in the riparian area.

Several Baja California treefrog (*Pseudacris hypochondriaca*) individuals were overheard in the riparian area and a common side-blotched lizard (*Uta stansburiana*) was observed in the DCSS.

The most common bird species observed onsite were lesser goldfinch (*Spinus psaltria*), house finch (*Haemorhous mexicanus*), rock pigeon (*Columba livia*), yellow-rumped warbler (*Setophaga coronata*), song sparrow (*Melospiza melodia*) and bushtit (*Psaltiriparus minimus*). The majority of birds observed occurred in DCSS. Raptors observed overhead included northern harrier (*Circus cyaneus*), white-tailed kite (*Elanus leucurus*), and American kestrel (*Falco sparverius*).

The nine mammals detected onsite were bobcat (*Lynx rufus*), coyote (*Canis latrans*), domestic dog (*Canis lupus familiaris*), California ground squirrel (*Otospermophilus beecheyi*), cottontail rabbit (*Sylvilagus audubonii*), horse (*Equus caballus*), mule deer (*Odocoileus hemionus*), raccoon (*Procyon lotor*) and San Diego desert woodrat (*Neotoma bryanti intermedia*).

3.2.1 Rare, Threatened, or Endangered Animal Species

Four special-status wildlife species were observed onsite: coastal California gnatcatcher, white-tailed kite, northern harrier, and potentially San Diego desert woodrat. A brief description of each of these species is provided below.

California gnatcatcher (*Polioptila c. californica*)

The coastal California gnatcatcher, a Federally threatened species and SSC, is a small gray songbird that is a permanent resident of coastal sage scrub, especially where California sagebrush dominates, from the Los Angeles Basin through Baja California, Mexico. California gnatcatcher populations have declined as a result of extensive loss of coastal sage scrub habitat to urban and agricultural uses. One coastal California gnatcatcher individual was heard in the mature DCSS within the northern portion of the site in 2006. **Attachments F and G** document the results of protocol surveys for California gnatcatcher conducted in 2012 and 2018, respectively.

White-tailed kite (*Elanus leucurus*)

The white-tailed kite, a FP species, is found year round in Southern California and prefers riparian woodlands and oak groves adjacent to grassland where it feeds almost exclusively on California vole (*Microtus californicus*). The urbanization of grasslands has greatly contributed to this bird's decline. A white-tailed kite was observed flying overhead on the site toward Sycamore Creek in 2006.

Northern harrier (*Circus cyaneus*)

The northern harrier, a SSC, ranges throughout California and may be encountered in grasslands, open fields, and salt and freshwater marshes (Unitt 1984). Northern harriers are common migrants in San Diego County during the winter. The bird is a rare summer resident, and in cismontane San Diego County it is known to breed only in the coastal valleys. Northern harriers have suffered from loss of marsh habitat and grazing of grasslands. A northern harrier was observed flying overhead on the site toward Sycamore Creek in 2006.

San Diego desert wood rat (*Neotoma bryanti intermedia*)

The San Diego desert wood rat is a SSC. This nocturnal species occupies coastal sage scrub and chamise chaparral to pinyon-juniper woodland (but not coniferous forest). It is associated with large exposures of boulder outcrops and it most commonly constructs its house under ledges, in crevices, or within rock piles, but also at the base of shrubs or cactus. A woodrat nest, a San Diego desert woodrat, was detected in the mature DCSS adjacent to the creek in the southern portion of the site in 2006.

Please note that biological surveys conducted in late 2008 and early 2009 did not reveal any of the special-status animal species detailed above, nor were additional sensitive animal species noted. At that time, species-specific surveys were not conducted for the sensitive animal species detailed above.

Special-status animal species with the potential to occur onsite are included in **Appendix H**. This evaluation was conducted in 2009 and will be updated once new baseline surveys have been conducted.

3.3 Overall Biological Value

The Preserve will make a valuable addition to the Lower Sycamore Creek Cornerstone Mitigation Area under the PSHCP. Its steep slopes and rocky outcrops dominated by mature, high quality DCSS serve as essential habitat for a diverse number of both common and special-status plants, reptiles, birds, and mammals. In addition, the southern portions dominated by recovering and intermediate DCSS habitat can be improved through either natural succession or restoration activities once the site has been deemed an open space area. Special-status species including the coastal California gnatcatcher, white-tailed kite, northern harrier, and Palmer's goldenbush were identified onsite and over 100 special-status species have the potential to occur on the site.

Although the site is surrounded by development on three sides, the northern and southwestern boundaries provide a valuable linkage for wildlife such as deer, coyote, and mountain lion to many open space preserves in the region, such as the San Dieguito River Valley to the west and Highland Valley to the northeast. The site may also serve to help connect wildlife traveling from the western portion of the County towards the Laguna Mountains by way of connecting to Highland Valley, which connects to the expansive watershed known as Santa Maria Creek. This creek is a known wildlife corridor that connects to the ranges of the Cleveland National Forest, north of Highland Valley. With these beneficial conditions, this site would contribute to local biological diversity and aid in natural wildlife migration routes for local and migratory species throughout the region.

3.4 Fire History and Threats

The history of fire on this property was derived from consulting SanGIS and cross referencing this information with the California Department of Forestry and Fire (also known as Cal Fire) Protection database (Fire and Resource Assessment Program or FRAP). The property burned several times in the last century, including documented fires in 1919, 1967, the Poway Fire in 1993, the Cedar Fire in 2003 and most recently the Witch Creek Fire in 2007. Due to the predominance of DCSS on this property, fires are not unexpected in this area. However, under extreme Santa Ana winds and heat associated with the 2007 fires, much of the property experienced a "complete burn" wherein all above ground vegetation was consumed. Based on recent satellite imagery of the site, it appears that the onsite DCSS is nearing full recovery despite severe drought conditions that were present for many of the years since 2007.

4.0 MANAGEMENT AND MONITORING STRATEGIES

4.1 Biological Monitoring and Habitat Maintenance

4.1.1 Goals

The only goal of this HMP is to preserve and manage the site to the benefit of the vegetation, wildlife and native ecosystem functions of the site and surrounding preserve, with a focus on California gnatcatcher in compensation for habitat impacts at MCAS

Miramar, and possibly elsewhere. This goal shall be achieved without substantive efforts to alter or restrict the natural course of habitat evolution and dynamics. The vegetation communities to be managed under this goal are DCSS and SCLORF.

4.1.2 Objectives

Achievement of the following objectives will meet the overall goal of this HMP described above.

Objective A: Maintain the DCSS and SCLORF habitats within the Preserve by preventing degradation from invasive plant species and humans.

Objective B: Maintain the Preserve for the benefit of California gnatcatcher and other special-status wildlife species.

Objective C: Maintain the Preserve for the benefit of special-status plant species.

4.1.3 Tasks and Conservation Measures

Each of the objectives above requires specific tasks to be performed for adequate achievement. It should be noted that the following tasks should be considered the initial tasks required. The Preserve Manager may make adjustments to these tasks such as additions, deletions or changes in frequency as deemed necessary based on adaptive management techniques.

Task A.1 General floral and faunal species inventory surveys should be conducted every five years on the Preserve. In addition to species inventories, surveys will monitor the level of regrowth post-fire and species composition of onsite habitats. If additional special-status species are detected during these general surveys, the species will be mapped. The following year, the Preserve Manager will need to update the tasking to include protocol surveys for these species.

Task A.2 Initial mapping of invasive non-native plant species will occur during the first species inventory surveys with focused treatment/removal efforts to follow. Invasive species will be treated/removed during quarterly maintenance visits. Species designated by the California Invasive Plant Council as highly invasive will be targeted for eradication while those rated as moderate to low will comprise less than 10% cover as determined by visual estimate. See Section 4.1.4 below.

Task A.3 Quarterly maintenance visits should occur to monitor human incursions into the Preserve. At this time, it is not anticipated that litter or other disturbances would occur in the Preserve. Although fencing and signage are not proposed at this time, if unauthorized use of the Preserve or excessive human trespassing occurs, the Preserve Manager may consider the installation of strand-wire fencing and signage. Fencing should not impede wildlife movement across the

site; therefore, the bottom wire should be at least 24” of the ground. If trails are built in the Preserve in the future, fencing and signage would be installed to prevent further incursion and habitat degradation within the Preserve. See Section 4.4 below.

Task A.4 The status of invasive plant species removal and presence/absence of human incursions will be documented in the annual reports. Any changes in herbicide use and other invasive species control method modifications, as well as any measures taken to reduce human incursions into the Preserve such as installation of fencing or signage will also be included.

Task B.1 Protocol level surveys for the California gnatcatcher will be required once every five years. The purpose of protocol level surveys is to determine and document the absence/presence of this species onsite. If the species is found onsite, protocol level surveys shall be discontinued and population monitoring surveys will be initiated. Population monitoring will occur once every five years and be conducted concurrently with the general flora and fauna species inventory surveys.

Task B.2 Raptor surveys should be conducted during general flora and faunal species inventory surveys to document the diversity of raptors onsite and nest locations. An additional raptor survey should be conducted in the winter season of the survey year to document winter migrants. Results of the surveys will be included in the annual report following the surveys.

Task B.3 Invasive plant species management and measures to control human incursions will occur as in Tasks A.2 and A.3.

Task C.1 A special-status plant population update survey should be conducted concurrently with the general floral and faunal species inventory surveys every five years. The surveys should be conducted in the spring after a winter with at least average rainfall in order to have the best chance of documenting rare annual species. Counts of the population of Palmer’s goldenbush should be taken as the plant recovers following the 2007 wildfires. If additional special-status species are detected during these surveys, the species will be mapped. The following year, the Preserve manager will need to update the tasking to include surveys for these species. A list of special-status plant species as well as population counts will be provided in the annual report following the survey.

Task C.2 Invasive plant species management and measures to control human incursions will occur as in Tasks A.2 and A.3.

The following conservation measures will be utilized to prevent adverse effects to the Preserve:

Treatment of invasive plants within CSS will occur outside the gnatcatcher breeding season (i.e. from September 1 to February 14) to the greatest extent possible unless plant

phenology dictates that successful removal requires treatment during the gnatcatcher breeding season (February 14 to August 31).

Herbicide application or other weed control activities (e.g. mowing, string-trimming, use of chainsaws) occurring within coastal sage scrub (CSS) during the gnatcatcher breeding season will require that a qualified biologist conduct gnatcatcher surveys in these areas prior to weed control activities. This biologist will:

Conduct gnatcatcher surveys in the proposed weed management area within 5 days prior to the start of weed control activities. If weed control activities occur discontinuously during different periods within the same breeding season, a pre-activity survey will be conducted within the appropriate location prior to each period of activity.

Locate all gnatcatcher nests within or immediately adjacent to (i.e., within 100 feet) the weed control sites. The biologist will not approach within 25 feet of an active gnatcatcher nest.

Flag a 50-foot avoidance buffer around all active gnatcatcher nests. The buffer area around each gnatcatcher nest will be avoided by weed control activities until nesting activities are terminated as determined by the biologist. The buffer area will continue to be avoided for an additional week beyond fledging to protect fledglings that may remain within the buffer area. Flagging may be removed after this 1-week post-fledging period or upon completion of treatment activities.

All gnatcatcher surveys/monitoring will be conducted by a qualified biologist holding a current 10(a)(1)(A) gnatcatcher Recovery Permit who will be authorized under that permit to conduct unsupervised gnatcatcher surveys locate gnatcatcher nests.

Where possible, and to the extent that it does not compromise the survey/monitoring objectives, non-gnatcatcher wildlife and plant surveys and/or monitoring should be conducted outside of the gnatcatcher breeding season.

Where wildlife and plant surveys and/or monitoring may need to occur during the gnatcatcher breeding season, all persons conducting surveys/monitoring should be familiar with gnatcatcher songs/calls and strive to minimize disturbance to adult gnatcatchers and time spent near known or suspected active gnatcatcher nests. Non-gnatcatcher survey/monitoring activities will stay outside of marked gnatcatcher nest avoidance buffers (see above) while nests remain active.

Appropriate signage will be posted on the property and/or the larger preserve to indicate all recreational activities must stay on designated roads and trails.

Any unauthorized trails (i.e., trails not illustrated in the approved Habitat Management Plan) created as a consequence of recreation activities will have further access blocked and will be restored to appropriate native habitat.

4.1.4 Invasive Plant Species Management Plan

Invasive plant species control is an important factor in the maintenance of the Preserve, as they are a leading cause of habitat degradation. An initial survey to locate invasive species onsite will be conducted and the locations of large perennial invasive plant species individuals or significant patches of annual invasive species will be mapped to facilitate removal. After this initial effort, quarterly maintenance visits will include checking the mapped locations for resprouting invasive species and treated as needed. Every five years an additional thorough survey to map and treat new invasive species locations would be conducted.

Invasive plant species will be removed by hand, with mechanical weed cutters, and/or herbicide application. However, during the general avian breeding season and coastal California gnatcatcher breeding season (February 1 – September 15) noise-producing equipment such as string trimmers or chainsaws may not be used. Only removal by hand or herbicide application will be permitted. Debris will be bagged and disposed of offsite at a suitable location such as the Miramar Landfill. Invasive plant species removal during the avian breeding season must be monitored by a qualified biologist familiar with the California gnatcatcher and its ecology. Any potential habitat to be disturbed by invasive plant species removal activities will be surveyed by the qualified biologist. An appropriate buffer (at least 50 feet) should be established between removal activities and any active nests.

Table 1, below, shows invasive non-native species that are anticipated to occur onsite along with recommended control methods (DiTomaso, Kyser et al. 2013). Species in bold are highly invasive (Cal-IPC 2018) and will be prioritized for removal.

Table 1. Target Invasive Plant Species

Scientific Name	Common Name	Control Method
<i>Arundo donax</i>	Giant reed	Remove small plants by hand, being certain to entirely remove the rhizome. For larger plants, cut and spray with herbicide (e.g. glyphosate and/or imazapyr); requires multiple resprout/respray cycles.
<i>Brassica</i> spp. or <i>Hirschfeldia incana</i>	Mustard	Remove by hand prior to seed development. Glyphosate may also be used for small plants.

Scientific Name	Common Name	Control Method
<i>Cortaderia selloana</i>	Pampas grass	Remove flower heads and bag them to prevent seed dispersal. Remove small plants by hand. Cut, spray, resprout and respray larger plants with herbicide (fluazifop, glyphosate, or imazapyr).
<i>Foeniculum vulgare</i>	Sweet fennel	Remove small infestations by hand, cut plants prior to flowering. Use herbicides (glyphosate and/or triclopyr) when hand removal is impractical.
<i>Nicotiana glauca</i>	Tree tobacco	Remove small plants by hand. Cut and spray herbicide (glyphosate, imazapyr, triclopyr) on larger plants.
<i>Ricinus communis</i>	Castor bean	Remove small plants by hand (use gloves, plant is poisonous). Cut large plants and spray herbicide (glyphosate or triclopyr).
<i>Schinus</i> spp.	Pepper tree	Remove small plants by hand. Cut and spray stumps with herbicide (glyphosate or triclopyr) for larger plants.
<i>Tamarix</i> spp.	Tamarisk	Remove small plants by hand. Cut and spray stumps with herbicide (imazapyr or triclopyr) for larger plants.

4.1.5 Adaptive Management

Adaptive management is the ability for a preserve manager to change or adapt the tasks listed above in response to onsite conditions or data collected. Any changes to the goals or tasks of this HMP should be identified within the management report prepared every five years. These changes should be justified based on observation/data collection. In addition the changes should be fully defined, the frequency should be provided and the potential costs for the change must be identified.

Reviewing and updating the HMP based on adaptive management may occur as needed. Any modifications to the HMP will be subject to review and approval by the U.S. Fish and Wildlife Service.

4.2 Public Use

At the time of writing this HMP, no trails are currently proposed through the Preserve. The City's trail maps do not show any trails onsite or nearby and none are currently proposed. Therefore, public use of the Preserve is limited along the "Old Coach" trail which is not a loop trail. Please note that there is already a Conservation Easement in this area that abuts and or surrounds the SDG&E easement. The level of patrol and maintenance currently conducted on the site is anticipated to be sufficient to maintain the biological value of the preserve so that it is not compromised by use of the Old Coach Trail or for any additional Conservation Easement areas.

4.3 Contingency Measures

If there is an event that results in the loss of vegetation onsite (e.g. fire, flood, emergency maintenance, brush management) contingency measures will be implemented to promote the restoration of the habitat in the affected area. Contingency measures would consist of, but not be limited to, the following: if possible, implement measures to eliminate or reduce the likelihood of the event causing the vegetation loss from occurring again, monitor the area during regularly scheduled site visits, install erosion control (e.g. straw rolls, sand bags), distribute seed collected from onsite sources, and conduct focused invasive plant species removal efforts.

In order to provide funds to cover contingency measures following a catastrophe, a non-endowment account will be set up in the amount of \$48,000 concurrently with the endowment of the PAR. This fund will be administered similar to the PAR's endowment fund account, accruing interest and expenditure of funds will subject to the approval of the SDRP Board and U.S. Fish and Wildlife Service. As a non-endowment fund, the principal may be drawn upon as necessary to implement contingency measures and the fund would replenish itself through the accrual of interest.

In order to maintain the genetic integrity of the Preserve, offsite seed or plant sources should not be used for revegetation. Seed should be periodically collected from healthy onsite plants and then stored, being certain to follow established protocols to prevent damage to the parent plant or overharvesting. In the event that a large portion of the Preserve is no longer vegetated, such as from catastrophic wildfire, the collected seeds will be helpful in promoting recovery of the habitat.

4.3.1 Fire Management

No active fire management is proposed for the Preserve at this time. Fire management shall be the responsibility of adjacent property owners. The City of Poway Fire Marshal was consulted regarding fuel management / modification requirements. Since there are no

structures within 100 feet of the Preserve boundaries, no fuel management or modification for structural protection is required (personal communication, Fire Marshal Kitch, February 11, 2009).

4.4 General Maintenance

Maintenance of the Preserve includes monitoring the amount of human incursion on the site and ensuring that no litter or debris is present onsite. It is anticipated that general maintenance visits will occur quarterly on the Preserve.

5.0 FUNDING, OPERATIONS, STAFFING, AND ACCESS

5.1 Funding and Budgets

Habitat preserve management will be funded through non-wasting endowments. Income from the endowment will fund the management of the Sycamore Westridge Preserve consistent with this Habitat Management Plan.

The total estimated cost for implementation of the HMP (the initial year) is \$26,919. The total estimated annual cost for implementation of the HMP (for on-going expenses) is \$9,530. Each purchaser of the mitigation credits shall be responsible for the funding of its proportionate share of the long-term endowment or other mechanism to pay for on-going expenses related to the land. These numbers are detailed in the PAR attached to this document (see **Appendix I**).

The total endowment funds needed for the ongoing maintenance of the 32.6 acre mitigation site is \$238,645. The endowment was calculated using the SDRP JPA's 4.5% capitalization rate, with \$292 per acre per year needed for management in perpetuity. The management of the endowment is guided by the SDRP's Investment Policy. Funds are deposited at an accredited community foundation (e.g. The San Diego Foundation or Rancho Santa Fe Foundation) and managed pursuant to the conditions of the endowment agreement and the SDRP Investment Policy.

As indicated above in Section 4.3, a separate non-endowment account will be established with funds to address contingency measures following a catastrophe.

5.2 Operations

The operation of this Preserve will be conducted through the main office of the SDRP. The SDRP, founded in 1989, was created for the purpose of long-term land stewardship, conservation and management. The SDRP manages and owns 2,976 acres of land and manages an additional 462 acres under approved Habitat Management Plans.

The SDRP's main office is currently located at 18372 Sycamore Creek Road Escondido, California 92025. The contact number is (858) 674-2275.

5.3 Staffing

The management of the Preserve will not require an additional full time position. The Preserve Manager will be Jason Lopez, Resources and Trails Manager. Mr. Lopez has extensive experience in southern California preserve management and has been on the SDRP's staff for 22 years. The résumé of Mr. Lopez is provided in **Appendix J**.

5.4 Access

Access to the Preserve exists from the Heritage community; there is a dirt road that passes between two homes located at 18721 Heritage Drive and 18717 Heritage Drive. This dirt road enters the Preserve from the northern end. SDRP staff has access via keyed or combo locks into the preserve on these roads.

6.0 REPORTING REQUIREMENTS

Reporting includes updating this HMP, the preparation of annual reports, and the maintenance of a digital database containing Preserve information.

6.1 Reports and Plan Updates

A single report shall be prepared every five years summarizing all management activities, discussing monitoring survey results and addressing activities to be conducted in the coming years. This five year report should be submitted to City of Poway, the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service. Reporting and plan updates need to be provided to any conservation easement holder(s).

A brief annual report will be sent to the U.S. Fish and Wildlife Service that describes the management actions that were taken within the past year, any issues or concerns that were documented, any responses that were taken to address those issues/concerns, and a brief description of proposed management actions in the upcoming year.

An annual financial statement from the endowment holder will also be provided to the U.S. Fish and Wildlife Service that includes the current amount in the endowment and the contingency fund compared to target amounts (i.e., principle plus anticipated growth), the expenditures from the previous year, and gains or losses from investments.

Updates to this Habitat Management Plan may be required over time. Reviewing and updating the HMP based on adaptive management may occur as needed. Any modifications to the HMP will be subject to review and approval by the U.S. Fish and Wildlife Service.

6.2 Data

A digital database will be maintained consisting of all survey information needed to prepare management and annual reports. Data will be entered into Microsoft Access, Excel and/or GIS databases for storage and use. This will occur on an as needed basis.

7.0 COMPLIANCE

The Land Manager shall ensure compliance with all laws and regulations for actions within the management plan, including but not limited to: Endangered Species Act (ESA), Resource Conservation and Recovery Act (RCRA), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), National Historic Preservation Act (NHPA), Migratory Bird Treaty Act (MBTA), Clean Water Act (CWA), and Clean Air Act (CAA). If any future action requires consultation with regulatory agencies, the land manager is required to conduct the consultation(s), including the responsibility to pay for and/or accomplish any mitigation that may be required as a result of their actions.

Prior to the execution of regulated activities to manage the property as required by the management plan, the land manager will ensure all regulatory commitments (surveys, permits, notifications, mitigation, etc.) have been acquired/completed or has documentation confirming that such efforts are not needed.

8.0 CONCLUSION

Implementation of this HMP will preserve and enhance the Sycamore Westridge Preserve for the benefit of coastal sage scrub and the California gnatcatcher.

9.0 REFERENCES

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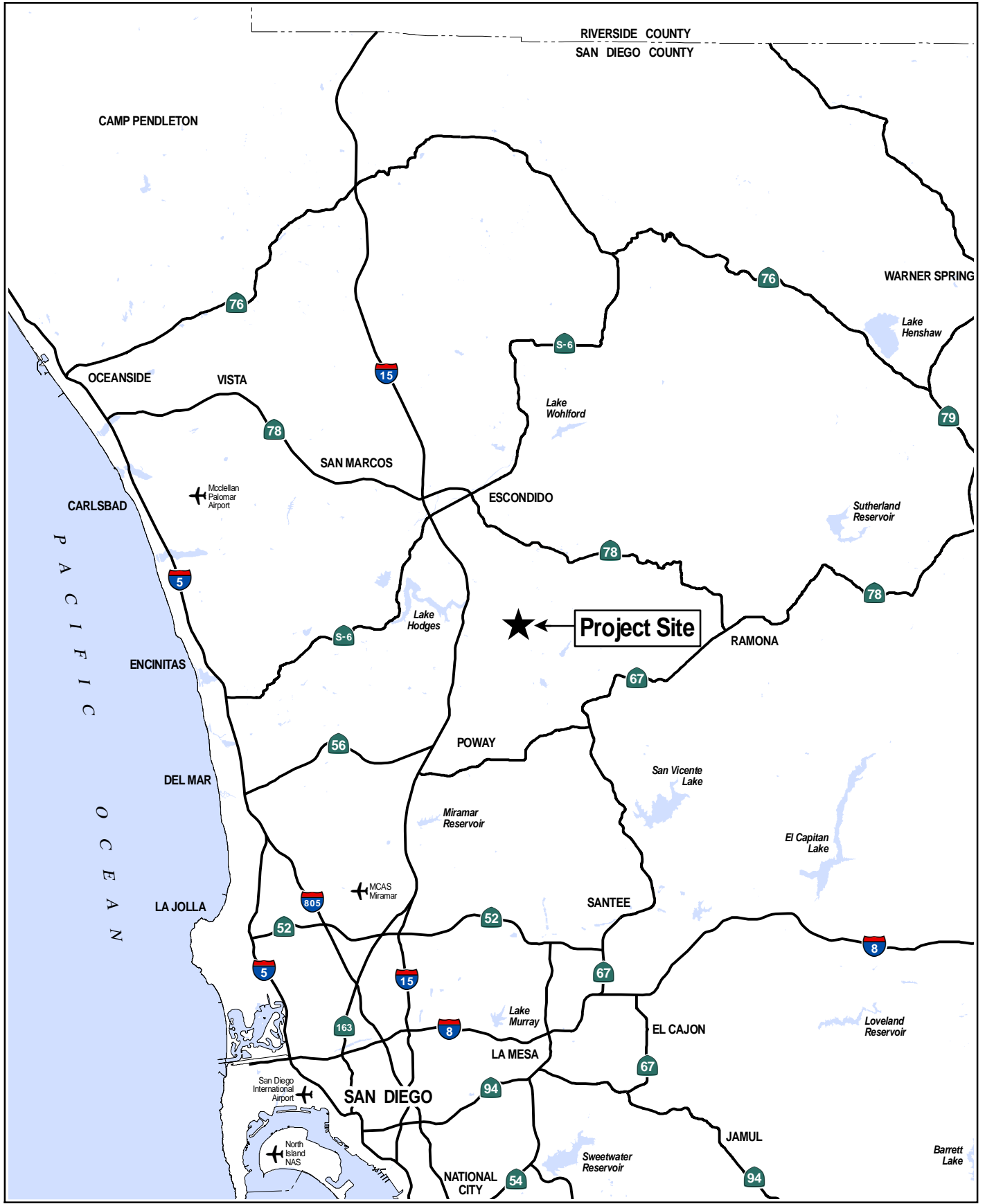
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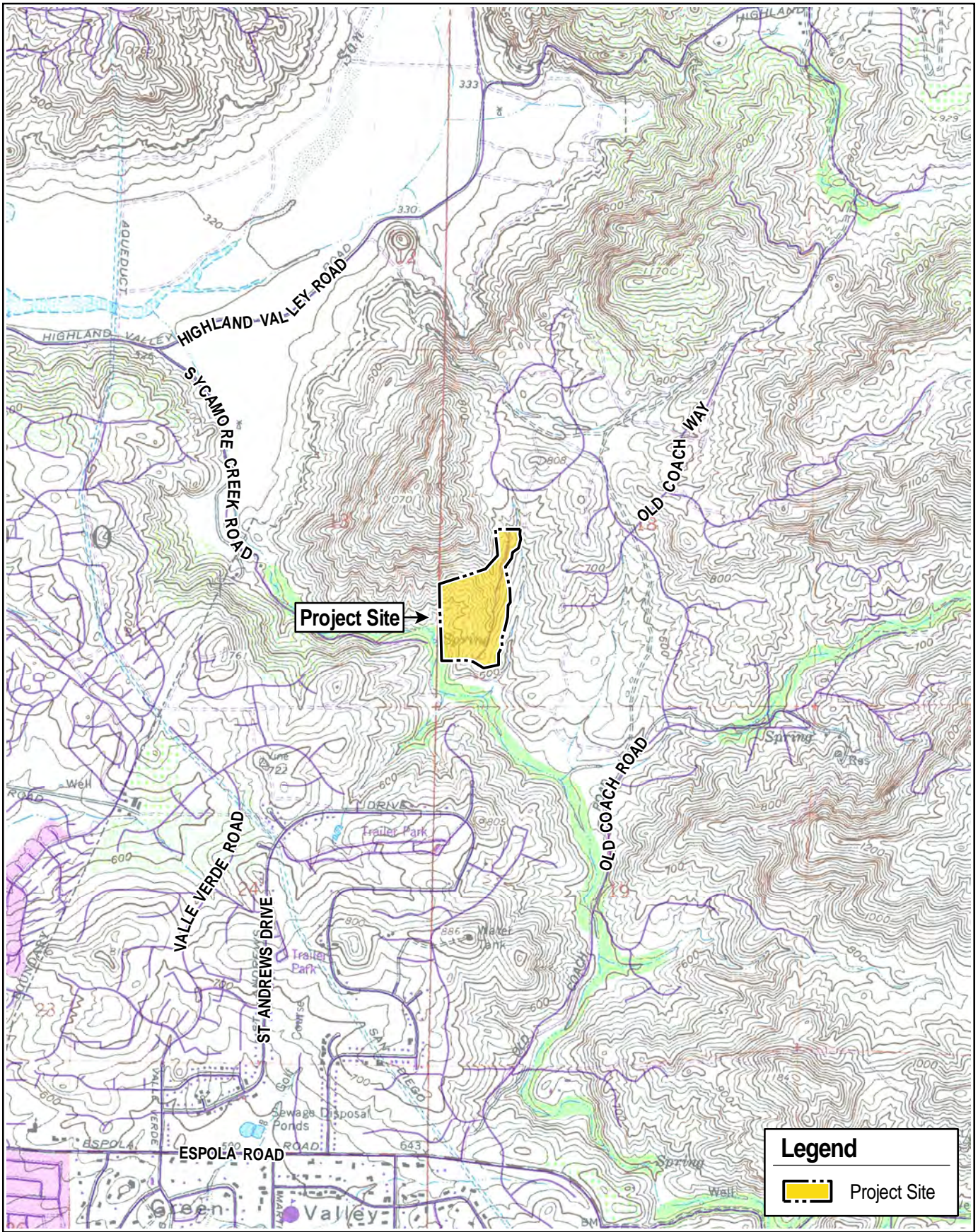
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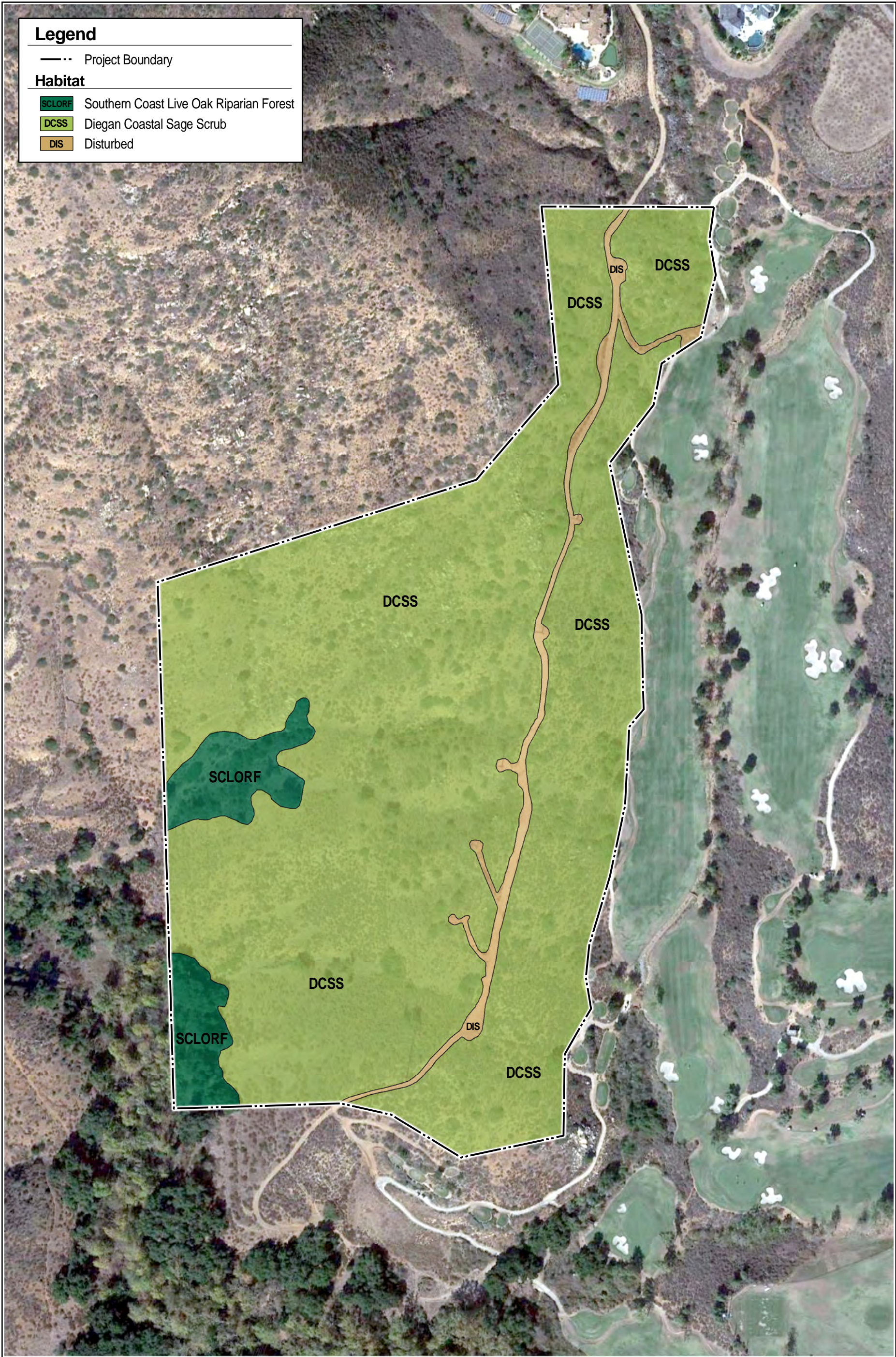
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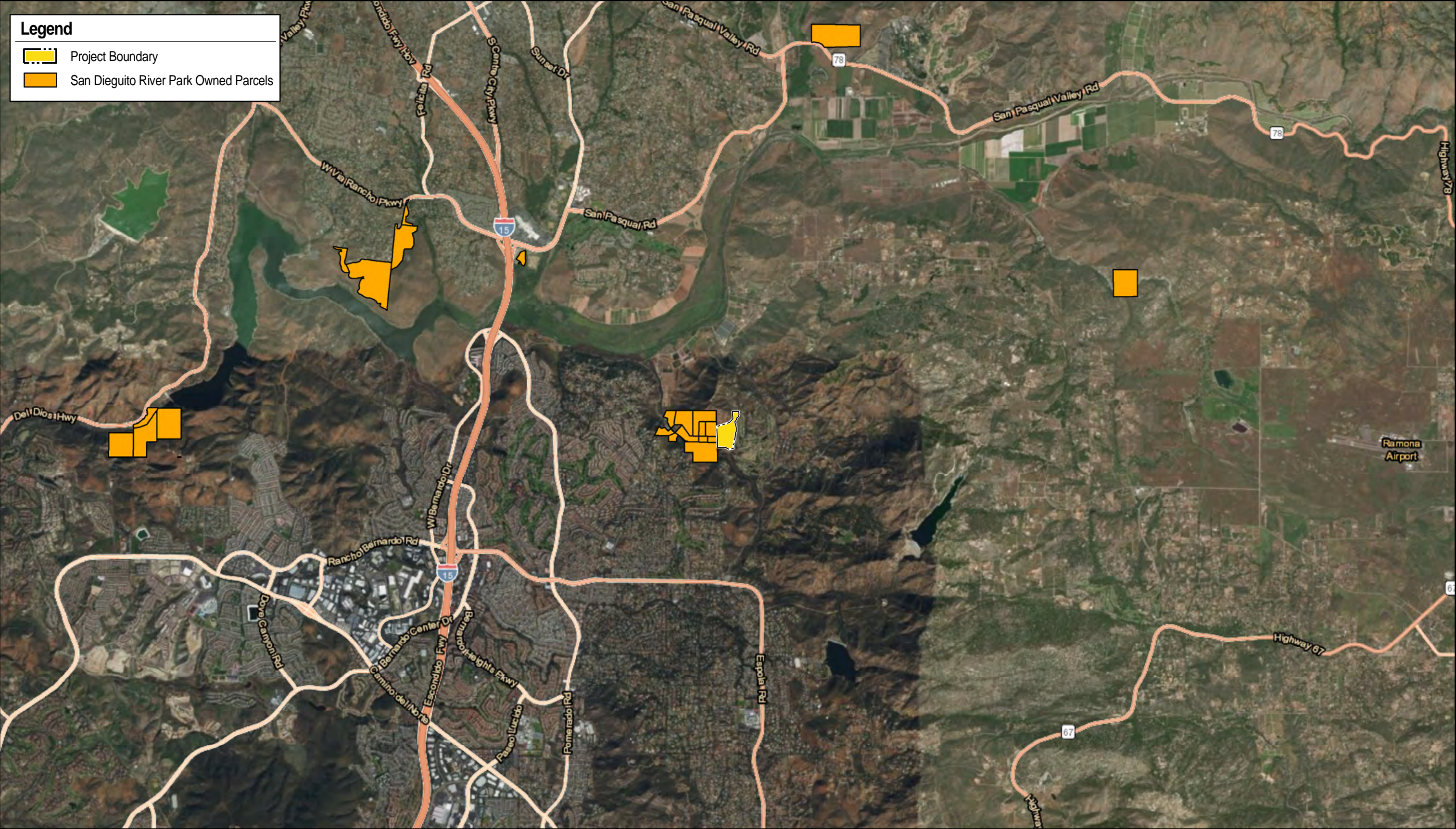
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APPENDIX A
PHOTOGRAPHS OF THE SYCAMORE WESTRIDGE PROPERTY WITH
PHOTO-LOCATION MAP

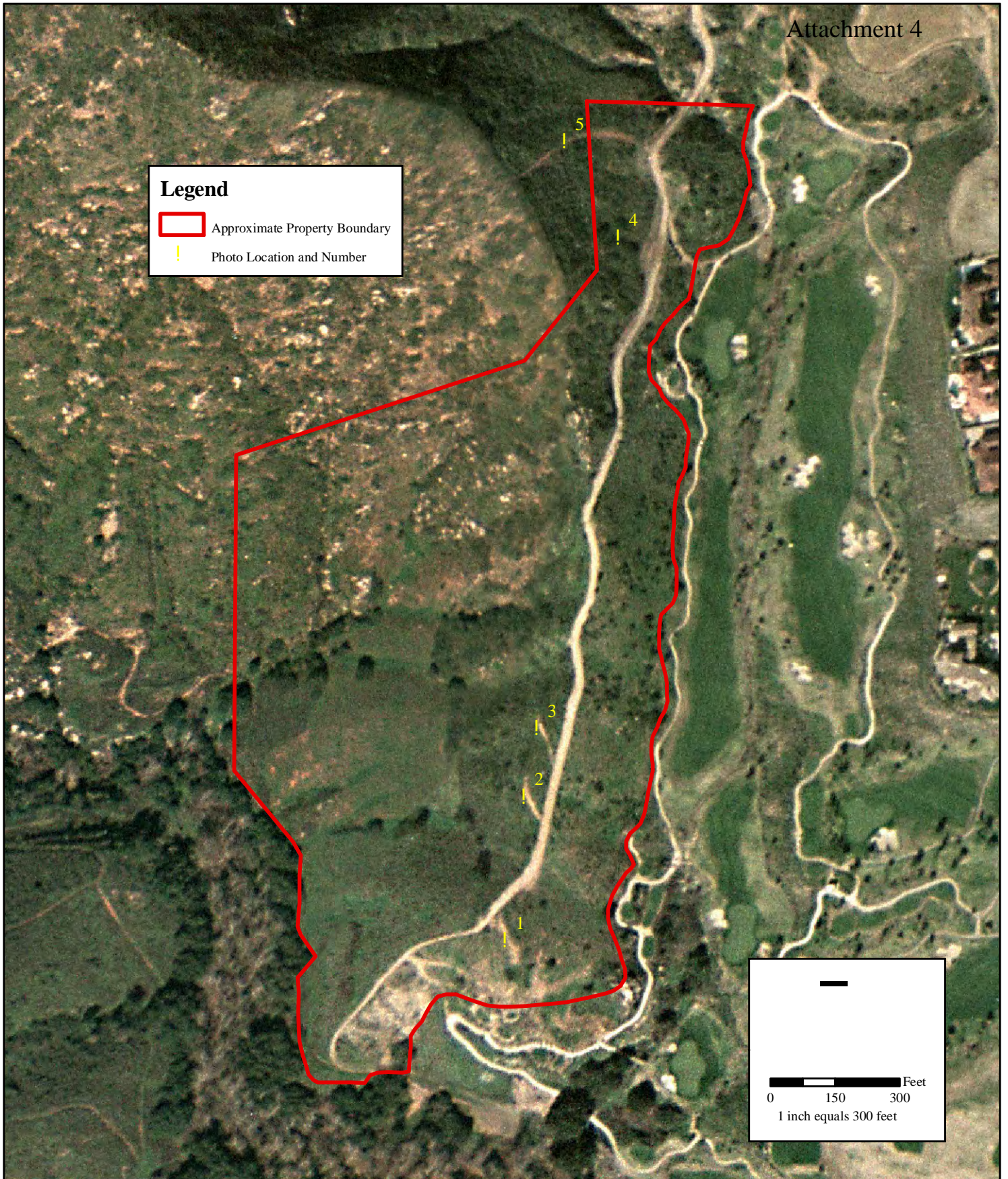




Photo-location 5: Maderas West Property looking south.



Photo-location 5: Maderas Golf Course to the east of the Property.



Photo-location 1: Recovering DCSS habitat with Palmer's goldenbush population in the foreground.



Photo-location 1: Recovering DCSS habitat with deerweed and California sagebrush dominating the slope. Note the short stands of brush only about 1 foot in height.



Photo-location 2: Intermediate DCSS habitat looking southwest with Sycamore Creek in the background dominated by coast live oak riparian forest.



Photo-location 5: Intermediate DCSS habitat showing the patches of bare ground looking south. Isolated coast live oaks are also present within the habitat.



Photo-location 3: Mature DCSS looking northwest.



Photo-location 3: Mature DCSS looking north. Note the dense stands of California sagebrush.



Photo-location 4: Mature DCSS looking west. This is the location where we heard the coastal California gnatcatcher.



Photo-location 4: Mature DCSS looking southwest adjacent to gnatcatcher location.

APPENDIX B
PLANTS OBSERVED ON THE SYCAMORE WESTRIDGE PROPERTY

APPENDIX B PLANTS OBSERVED ON THE SYCAMORE WESTRIDGE PROPERTY			
Species Name	Common Name	Family	Habitat
<i>Ambrosia psilostachya</i>	western ragweed	Asteraceae	CSS
<i>Artemisia californica</i>	California sagebrush	Asteraceae	CSS
<i>Brassica nigra</i> *	black mustard	Brassicaceae	CSS
<i>Centaurea melitensis</i> *	toalote	Asteraceae	CSS
<i>Cortedaria jubata</i> *	pampas grass	Poaceae	CSS
<i>Cuscuta sp.</i>	dodder	Cuscutaceae	CSS
<i>Eremocarpus setigerus</i>	doveweed	Euphorbiaceae	CSS
<i>Ericameria palmeri ssp. palmeri</i> !	Palmer's goldenbush	Asteraceae	CSS
<i>Eriogonum fasciculatum</i>	flat-topped buckwheat	Polygonaceae	CSS
<i>Gnaphalium californicum</i>	green everlasting	Asteraceae	CSS
<i>Hazardia squarrosus</i>	sawtooth goldenbush	Asteraceae	CSS
<i>Heterotheca grandiflora</i>	telegraph weed	Asteraceae	CSS
<i>Lolium multiflorum</i> *	Italian ryegrass	Poaceae	CSS
<i>Lotus scoparius</i>	deerweed	Fabaceae	CSS
<i>Malosma laurina</i>	laurel sumac	Anacardiaceae	CSS
<i>Nicotiana glauca</i> *	tree tobacco	Solanaceae	CSS
<i>Opuntia littoralis</i>	coastal prickly pear cactus	Cactaceae	CSS
<i>Quercus agrifolia</i>	Coast live oak	Fagaceae	CSS
<i>Rhamnus crocea</i>	redberry	Rhamnaceae	CSS
<i>Rhus ovata</i>	sugarbush	Anacardiaceae	CSS
<i>Salvia apiana</i>	white sage	Lamiaceae	CSS
<i>Stephenomeria sp.</i>	stephenomeria	Asteraceae	CSS

* non-native

! sensitive

CSS = Coastal sage scrub

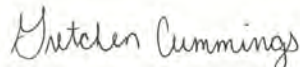
APPENDIX C
POST-FIRE BIOLOGICAL ASSESSMENT PREPARED BY
CUMMINGS AND ASSOCIATES, APRIL 2009

A Post-fire Biological Assessment of a 34-Acre Site Known as the Proposed Sycamore Westridge Preserve City of Poway, California

Prepared For:

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Revised 22 April 2009
Revised 9 March 2009
5 February 2009
Job Number 1567.35D

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Attachments:

1. Figure 1 — Project Location on a Regional Map
2. Figure 2 — Project Location on the U.S.G.S. 7½-minute Escondido Quadrangle Map
3. Figure 3 — Project Location on a Thomas Brothers Map Base
4. Figure 4 — Vegetation Map
5. Figure 5 — Site Photograph of Recovering Sage Scrub
6. Figure 6 — Site Photograph of Intermediate Sage Scrub
7. Table 1 — Vascular Plant Species Observed on the Proposed Sycamore Westridge Preserve
8. Table 2 — Wildlife Species Observed on the Proposed Sycamore Westridge Preserve
9. Table 3 — Sensitive Plant Species Known to Occur Within a 10-Mile Radius of the Proposed Sycamore Westridge Preserve
10. Table 4 — Sensitive Wildlife Species Known to Occur Within a 10-Mile Radius of the Proposed Sycamore Westridge Preserve
11. References Cited and Bibliography

I. Background and Summary

Cummings and Associates was hired by the San Dieguito River Park (the future land managers) of the proposed Sycamore Westridge Preserve property to survey the site for its mitigation potential. During the survey effort, the suitability of the property to serve as mitigation specifically for off-site impacts to Diegan Coastal Sage Scrub were assessed. The site is a 34-acre portion of Assessor's Parcel Number 227-170-06, in the City of Poway, just west of Maderas Golf Course (see Figures 1, 2, and 3). Portions of this particular property were burned in 2003 during the Cedar Fire, a devastating fire in San Diego County that burned approximately 233,000-acres. Portions of the property were again burned in 2007 during the Witch Creek Fire. These repeat fires have left a patchwork of recovering and intermediate growth Diegan Coastal Sage Scrub on the property. Prior to the Witch Creek Fire, REC Consultants, Inc. surveyed this same property in 2006 and found varying stages of Sage Scrub growth, as well as, a California Gnatcatcher and other sensitive species. The goals of this survey effort were to update the findings made by REC, to classify and calculate the habitat types that currently exist on the property post-fire, and to identify the species present.

The results of the 2008-2009 field effort show that the majority of the site contains a combination of recovering Diegan Coastal Sage Scrub and intermediate Diegan Coastal Sage Scrub (approximately 31.3-acres total) - see Figures 4, 5, and 6. The remaining 2.7-acres include 1.1-acres of Southern Coast Live Oak Riparian Forest, and 1.6-acres of Disturbed Habitat. Please refer to the Vegetation and Flora section below for additional information on the habitat types. One questionably sensitive plant species, the Sandaster (*Corethrogyne filaginifolia*) was found on-site (questionable due to its taxonomic status). Please refer to the Sensitive Plant Species section below for more information. Unfortunately, no sensitive animal species were observed during the 2008-2009 field season. Again, please refer to the Wildlife and Sensitive Wildlife Species sections below for additional information.

In a regional context, the proposed Sycamore Westridge Preserve property is located within an active Natural Community Conservation Planning (NCCP) program, the Multiple Species Conservation Program (MSCP), specifically, the City of Poway Subarea Habitat Conservation Plan (HCP). The Poway Subarea HCP designates areas for conservation known as Cornerstone Lands. The subject property falls within the Lower Sycamore Creek Cornerstone and is designated mostly as "45%+ Slopes (100% preserved)". This area also is considered a Biological Core and Linkage Area (BCLA).

Given the resources on the property, and the fact that the site is an important piece of property to preserve in a regional context, it would seem that the site would be suitable as a mitigation property for off-site impacts to Diegan Coastal Sage Scrub.

II. Methodology

The 34-acre proposed Sycamore Westridge Preserve was visited by the undersigned on 20 August 2008, 4 December 2008, and 15 January 2009. The initial site visit in August 2008 was to ascertain whether the site had potential to serve as a Sage Scrub mitigation property. The purpose of the December 2008 visit was to conduct a general survey and provide a tour of the site to two biologists, Mr. Doug Powers, a staff biologist with the Navy associated with the Naval Facilities Engineering Command, Southwest, and Mr. Greg Clune, a Wildlife Biologist from the Environmental Management Department at MCAS Miramar. The final trip to the property in January 2009 was to conduct a general biological survey and a focused bird survey. The dates, times, and weather conditions for each of the surveys are as follows:

20 August 2008 — This initial site visit occurred between 1500 and 1600 hours. The weather conditions were typical for San Diego - sunny and 70's (three observers: Gretchen Cummings, Tom Story, Glenn Smith).

4 December 2008 — Today's survey occurred between 0830 and 0945 hours. The sky was sunny and clear throughout the survey. The temperature increased slightly from 59.9°F at 0830 hours to 62.1°F at 0945 hours. Humidity dropped from 65% at the onset of the observation period to 59% at the end of the survey. At 0830 hours, winds were blowing from the west at speeds < 2.5 mph. By 0945 hours, wind speeds were measured between 0.8 - 3.4 mph from the west (three observers: Gretchen Cummings, Doug Powers, Greg Clune).

15 January 2009 — The observation period occurred between 1100 and 1215 hours. The sky was sunny and clear throughout. At the onset of the survey, the temperature was measured at 66.9°F, and the humidity was 29%. Winds were blowing from the southeast at speeds < 1 mph. By the end of the observation period, the temperature had risen to 74.5°F, and the humidity had dropped to 22%. The wind speeds were measured between 1.3 and 4.1 mph from the southwest (one observer: Gretchen Cummings).

All sign (including track, scat, and others), direct observation, and auditory inputs (such as songs and calls) were utilized to identify the species present. Standard naming references are cited in the attached References Cited and Bibliography. Plant species were generally identified in the field with some material being collected for laboratory identification.

Due to the fact that the property was burned twice in the last decade (2003 and 2007), an assessment of the Sage Scrub recovery was necessary to determine if the habitats on-site are recovering, or will recover, as a Diegan Coastal Sage Scrub. On recent projects, the Fish and Wildlife Service has used a threshold of 15-percent shrub cover as the definition of a shrub or scrub habitat. Anything less than that, just simply is not dense enough to be considered as such. Even though the site visits occurred roughly one year after the latest fire in 2007, a visual percent shrub cover estimate was sufficient to determine that the shrub coverage was greater than 15-

percent, and therefore, a recovering Diegan Coastal Sage Scrub (transects were not deemed to be necessary).

III. Physical Environment

The proposed Sycamore Westridge Preserve is bordered by Maderas Golf Course to the east, a residential development to the north, undeveloped land with a high point of 1,070-feet to the northwest, and a major drainage referred to as Sycamore Creek to the south and southwest (see Figures 2, 3, and 4). The property itself actually consists of the lower slopes and a lower ridge of the high point to the northwest. The ridge forms almost a “backbone” through the property from north to south. From that ridge, the property encompasses the south- and west-facing slopes down to Sycamore Creek, and the east-facing slopes down to the edge of the golf course (see Figure 2). The high point of the property occurs in the northern part of the property along the ridge at approximately 720-feet, and the low point of approximately 460-feet is found in the bottom of a drainage along the western property boundary. That side drainage feeds directly into Sycamore Canyon that flows generally northwest toward Lake Hodges (see Figure 2).

Geological mapping identifies the underlying geology of the site as Green Valley Tonalite (Tan, 1999). According to Tan (1999), this geologic formation includes, “. . . minor granodiorite, gabbro and other basic igneous rocks.” However, during the site visits, only the granodiorite was observed. No reddish soils indicated the presence of gabbroic intrusions. The surficial soils on-site as mapped by Bowman (1973) include:

- Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes (CmrG) — this soil type occurs over 98% of the property. This is a very shallow soil over hard granodiorite. It contains rock outcrops on 20% of the surface, and large granodioritic boulders on 30% of the surface. The outcrops can be seen on the right side of the photo in Figure 5.
- Vista coarse sandy loam, 15 to 30 percent slopes, eroded (VsE2) — this soil type occurs only along the extreme southern and eastern property boundaries. This is a well-drained sandy loam. It is 20 to 40 inches deep over weathered rock.

IV. Biological Resources

As mentioned above, the proposed Sycamore Westridge Preserve has been subject to two fires within the last decade (the Cedar Fire in 2003 and the Witch Creek Fire in 2007). These fires have altered the habitats on the property, as well as, the types of wildlife utilizing those habitats. These alterations have become evident in a comparison between a 2006 survey conducted by REC Consultants, Inc. and this current survey (2008-2009). In between the Cedar Fire and the Witch Creek Fire, REC Consultants, Inc. surveyed the property in 2006. They found varying developmental stages of Sage Scrub (mature, intermediate, and recovering), Southern Coast Live Oak Riparian Forest, and Disturbed Habitat. They also identified 30 Palmer’s Goldenbush

(*Ericameria palmeri* ssp. *palmeri*) seedlings, a California Native Plant Society (CNPS) sensitive plant List 2 species, and four sensitive wildlife species (California Gnatcatcher, White-tailed Kite, Northern Harrier, and San Diego Woodrat). This current survey found the same habitat types, except for the mature Diegan Coastal Sage Scrub which was completely burned during the Witch Creek Fire. However, none of the sensitive wildlife species were observed, nor was the Palmer's Goldenbush re-found. Following are the results of the current survey in some detail.

A. Vegetation and Flora

The 34-acre proposed Sycamore Westridge Preserve is currently occupied by 23.6-acres of recovering Diegan Coastal Sage Scrub, 7.7-acres of intermediate Diegan Coastal Sage Scrub, 1.1-acres of Southern Coast Live Oak Riparian Forest, and 1.6-acres of Disturbed Habitat (see Figure 4). A total of twenty plant species were observed on-site (please refer to Table 1 for information on their occurrence on the property).

Diegan Coastal Sage Scrub - Recovering. The subject property contains an SDG&E access road that transects the site generally into east and west portions (see the following Disturbed Habitat section and Figure 4). Somehow this road acted as a fire break, and the Sage Scrub to the east of the access road did not burn during the Witch Creek Fire, while the Sage Scrub to the west of the access road did burn. The one exception to this occurred in the southern part of the site, where the Sage Scrub burned on both sides of the access road, but stopped at a side trail and did not extend into the eastern portion of the site. These areas that were burned in October 2007 are classified as recovering Diegan Coastal Sage Scrub (Holland, 1986; Element Code 32500), and are generally found west of the SDG&E access road. A visual percent shrub cover estimate was made in these areas and was determined to be greater than 15-percent (see Figure 5). On recent projects that the undersigned has completed, the U.S. Fish and Wildlife Service has used a threshold of 15-percent shrub cover as the definition of a shrub or scrub habitat. Anything less than that, just simply is not dense enough to be considered as such.

Shrubs identified in these areas included:

California Sage	<i>Artemisia californica</i>
California Buckwheat	<i>Eriogonum fasciculatum</i>
Saw-toothed Goldenbush	<i>Hazardia squarrosa</i>
Deerweed	<i>Lotus scoparius</i>
Laurel Sumac (crown sprouts)	<i>Malosma laurina</i>
White Sage	<i>Salvia apiana</i>

It should be mentioned at this juncture, that Sandaster (*Corethrogyne filaginifolia*) was found within this habitat, as well as, within the intermediate Sage Scrub (see following section). The Sandaster is a confused species, taxonomically speaking. Whether or not this is a sensitive species depends upon what agency, entity, or resource you are referring to. According to the CNPS and the California Natural Diversity Database (CNDDB), this species has two varieties, variety *incana* and variety *linifolia*. Both varieties are considered CNPS List 1 sensitive species.

However, according to the Flora of North America (vol. 20, 2006), supposedly the most current taxonomic treatment of the Genus, these two previously separate varieties are now simply referred to as *Corethrogyne filaginifolia*. As such, no distinction to variety was made.

One other item of note, is the lack of observations of the California Gnatcatcher. Although this species was not observed during the current field effort, REC Consultants, Inc. did observe this species in the northern part of the property during 2006 when the area was considered a mature Diegan Coastal Sage Scrub (now a recovering Diegan Coastal Sage Scrub).

Diegan Coastal Sage Scrub - Intermediate. This Sage Scrub referred to as “Intermediate” is also classified by Holland (1986) as a Diegan Coastal Sage Scrub (Element Code 32500). It occupies approximately 7.7-acres east of the SDG&E access road. This “Intermediate” Sage Scrub is a denser, and taller community than the recovering Sage Scrub (see Figure 6 as compared to Figure 5). The species composition tends to be the same with the same shrub species present in both the recovering and intermediate habitats:

California Sage	<i>Artemisia californica</i>
California Buckwheat	<i>Eriogonum fasciculatum</i>
Saw-toothed Goldenbush	<i>Hazardia squarrosa</i>
Deerweed	<i>Lotus scoparius</i>
Laurel Sumac	<i>Malosma laurina</i>
White Sage	<i>Salvia apiana</i>

Perennial and annual species types are also the same, but the composition is a bit different between the two Sage Scrubs, with more invasive non-native species within the recovering Sage Scrub. Non-native species, such as Tocalote (*Centaurea melitensis*), Short-pod Mustard (*Hirschfeldia incana*), and White-stem Filaree (*Erodium moschatum*) are present in the intermediate Sage Scrub, but not to the same extent as within the recovering Sage Scrub.

Southern Coast Live Oak Riparian Forest. Southern Coast Live Oak Riparian Forest (Holland, 1986; Element Code 61310) occupies approximately 1.1-acres of the proposed Sycamore Westridge Preserve property. It occurs in two areas on the site. One area is a small finger of habitat that extends onto the property via a small drainage along the western boundary (see Figure 4; this finger of habitat can also be seen in the middle left side of Figure 5). The other area is in the extreme southern part of the property where the riparian habitat along the off-site Sycamore Creek extends slightly onto the property (see Figure 4). Currently, these “forests” consist of charred, but recovering Coast Live Oaks with a poorly recovering understory.

Disturbed Habitat. Approximately 1.6-acres of the property are occupied by dirt trails and a dirt SDG&E access road (see Figure 4). These areas are best classified as Disturbed Habitat (Holland, 1986; Element Code 11300). The trails are composed mostly of dirt and rock with little vegetative cover. Tracks within the dirt reveal motorized vehicle and pedestrian foot traffic.

B. Sensitive Plant Species

One principal goal of the biological survey was to determine the presence of any sensitive plant species and to determine the potential for any sensitive plant species if not found on-site. Prior to initiation of the field work, a search was made of the on-line California Native Plant Society Electronic Database and of the CNDDDB to determine those plant species considered sensitive and known to occur within an approximately 10-mile radius of the subject property. These searches produced a list of seventy-two species which is presented as Table 3 (the reader's attention is directed to that table for additional information). Each entry in the table has been annotated as to whether or not the species would be expected on the property given the habitat present on-site. Of the seventy-two species that are listed, two were found, and fifty-nine would not be anticipated given their specific habitat and/or soil and elevational requirements. The remaining eleven species that could possibly occur (given a variety of habitat considerations) on-site are:

San Diego Ambrosia	<i>Ambrosia pumila</i>
Variegated Dudleya	<i>Dudleya variegata</i>
Sticky Dudleya	<i>Dudleya viscida</i>
Palmer's Goldenbush	<i>Ericameria palmeri</i> ssp. <i>palmeri</i>
Coast Barrel Cactus	<i>Ferocactus viridescens</i>
Campbell's Liverwort	<i>Geothallus tuberosus</i>
Decumbent Goldenbush	<i>Isocoma menziesii</i> var. <i>decumbens</i>
Robinson's Peppergrass	<i>Lepidium virginicum</i> var. <i>robinsonii</i>
Willow Monardella	<i>Monardella viminea</i>
Bottle Liverwort	<i>Sphaerocarpos drewei</i>
Woven Spored Lichen	<i>Texosporium sancti-jacobi</i>

The two sensitive plant species found on-site are actually only one species, Sandaster (*Corethrogyne filaginifolia*). Although the CNPS and the CNDDDB still consider two varieties of *Corethrogyne filaginifolia* sensitive (var. *incana* and var. *linifolia*), the Flora of North America (vol. 20, 2006) consolidates the two varieties simply into *Corethrogyne filaginifolia*. As such, no attempt to identify to variety was made.

C. Wildlife

A total of twenty species of wildlife were noted on the property. Of the twenty species, seventeen were birds, two were small mammals, and one was a reptile. All of the wildlife seen on the property were non-sensitive. These observations are presented as Table 2 and the reader is referred to this table for additional information.

D. Sensitive Wildlife Species

One of the principal goals of the biological reconnaissance was the identification of populations of sensitive wildlife species. Prior to the field surveys, a search of the CNDDDB was made, and a review of the California Department of Fish and Game's Special Animals list was conducted to

determine those species considered sensitive and known to occur within an approximately 10-mile radius of the subject property. The searches produced a list of fifty-six species which are presented as Table 4. During 2006, REC Consultants, Inc. identified four sensitive wildlife species on the property; the California Gnatcatcher, White-tailed Kite, Northern Harrier, and San Diego Woodrat. None of these four species, nor any new sensitive species were observed during this current field effort (2008-2009). Of the fifty-six species known to occur in the area, thirty-three would not be anticipated given their specific habitat requirements. Of the remaining twenty-three, nine have a low potential for occurrence on-site, seven have a medium potential for occurrence on the property, and seven have a high potential of occurrence. The seven species with a high potential for occurrence on-site are:

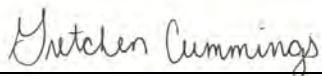
Western Spadefoot Toad	<i>Spea hammondi</i>
Orange-throated Whiptail	<i>Aspidoscelis hyperythra</i>
Coastal Western Whiptail	<i>Aspidoscelis tigris stejnegeri</i>
Cooper's Hawk	<i>Accipiter cooperi</i>
Rufous-crowned Sparrow	<i>Aimophila ruficeps</i> ssp. <i>canescens</i>
White-tailed Kite	<i>Elanus leucurus</i>
California Gnatcatcher	<i>Polioptila californica</i>

V. Conclusions

The purpose of this report was to assess the suitability of the 34-acre proposed Sycamore Westridge Preserve as a potential mitigation site for impacts to off-site Diegan Coastal Sage Scrub habitat. The results of the field effort detailed in this report conclude that the proposed Sycamore Westridge Preserve located within a Cornerstone preserve contains 23.6-acres of recovering Diegan Coastal Sage Scrub, 7.7-acres of intermediate Sage Scrub, 1.1-acres of Southern Coast Live Oak Riparian Forest, and 1.6-acres of Disturbed Habitat. Although no California Gnatcatchers were observed during this 2008-2009 field effort, REC Consultants, Inc. identified a California Gnatcatcher in the northern portion of the site that has since been burned in the October 2007 Witch Creek Fire. Given that the subject property is identified as a future preserve area in the City of Poway Subarea HCP, that the site contains 31.3-acres of Sage Scrub in varying levels of recovery, and that the property previously was occupied by the California Gnatcatcher, it would seem that the proposed Sycamore Westridge Preserve could serve as a mitigation site for off-site impacts to Diegan Coastal Sage Scrub.

VI. Certification

This report is based on an independent site visit of the 34-acre proposed Sycamore Westridge Preserve property located immediately adjacent to and west of Maderas Golf Course in the City of Poway. Any errors or omissions in this report are solely the responsibility of the author.



Gretchen B. Cummings
Principal/Consulting Biologist
Federal Endangered Species 10(a) permit #TE-031850-3

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APPENDIX D
SENSITIVE PLANTS WITH THE POTENTIAL TO OCCUR ON THE
SYCAMORE WESTRIDGE PROPERTY

APPENDIX D
SENSITIVE PLANTS WITH THE POTENTIAL TO OCCUR ON THE SYCAMORE WESTRIDGE PROPERTY
(USGS ESCONDIDO QUAD, 128 - 274 METERS)

Species Name	Common Name	Family	CNPS	R-E-D	CA/US	PS CP	Growth form, bloom time	Habitat	Potential to Occur Onsite
<i>Acanthomintha ilicifolia</i>	San Diego thormint	Lamiaceae	1b	2-3-2	CE/FT	Y	Annual herb, Apr-Jun	Chaparral, coastal scrub, valley & foothill grassland, vernal pool/clay; 10-935 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Achnatherum diegoensis</i>	San Diego needlegrass	Poaceae	4	1-2-1	-		Perennial herb, Feb-Jun	Chaparral, coastal scrub/rocky, often mesic; 10-700 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Adolphia californica</i>	spineshrub	Rhamnaceae	2	1-3-1	-		Shrub (deciduous), Dec-May	Chaparral, coastal scrub, valley & foothill grassland/clay; 45-300 m	High; Suitable habitat and soils. One known population occurs within a mile of the project site.
<i>Ambrosia pumila</i>	San Diego ambrosia	Asteraceae	1b	3-3-2	FE	Y	Perennial herb, May-Sep	Chaparral, coastal scrub, valley & foothill grassland, vernal pools/ often in disturbed areas; 20-415 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Androsace elongata ssp. acuta</i>	rock-jasmine, fairy candelabra	Primulaceae	4	1-2-2	-		Annual herb, Mar-Jun	Chaparral, cismontane woodland, coastal scrub, valley & foothill grassland; 305-1200 m	Low; Suitable habitat, however, project site does not occur within the known elevation range of the species. Also, no known populations occur within the vicinity.
<i>Aphanisma blitoides</i>	Aphanisma	Chenopodiaceae	1b	2-2-2	-		Annual herb, Mar-Jun	Coastal bluff scrub, coastal dunes, coastal scrub/sandy; 1-305 m	Low; Suitable habitat, however, project site does not occur within the coastal range of the species. Also, no known populations occur within the vicinity.
<i>Arctostaphylos glandulosa ssp. crassifolia</i>	Del Mar manzanita	Ericaceae	1b	3-3-2	FE		Shrub (evergreen), Dec-Apr	Chaparral (maritime, sandy); 0-365 m	Low; Unsuitable habitat and soils for this species to occur onsite. Also, species is a large, robust shrub that is easily seen during surveys. No individuals were observed onsite in 2006.
<i>Artemisia palmeri</i>	Palmer's sagewort	Asteraceae	4	1-2-1	-		Shrub (deciduous), May-Sep	Chaparral, coastal scrub, riparian scrub, riparian woodland/sandy, mesic; 15-915 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Asplenium vespertinum</i>	western spleenwort	Aspleniaceae	4	1-2-2	-		Perennial herb (rhizomatous), Feb-Jun	Chaparral, cismontane woodland, coastal scrub/rocky; 180-1000 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Baccharis vanessae</i>	Encinitas Baccharis	Asteraceae	1b	2-3-3	CE/FT	Y	Shrub (deciduous), Aug-Nov	Chaparral (maritime, sandstone); 60-720 m	Low; Unsuitable habitat and soils for this species to occur onsite. Also, species is easily seen during surveys. No individuals were observed onsite in 2006.
<i>Bergerocactus emoryi</i>	velvet cactus, golden-club cactus	Cactaceae	2	2-2-1	-		Shrub (stem succulent), May-Jun	Closed-cone coniferous forest, chaparral, coastal scrub/sandy; 3-395 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Brodiaea filifolia</i>	thread-leaf Brodiaea	Themidaceae [Liliaceae]	1b	3-3-3	CE/FT		Perennial herb (bulbiferous), Mar-Jun	Chaparral (openings), cismontane woodland, coastal scrub, playas, valley & foothill grassland, vernal pools/ often clay; 40-1220 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.

Species Name	Common Name	Family	CNPS	R-E-D	CA/US	PS CP	Growth form, bloom time	Habitat	Potential to Occur Onsite
<i>Brodiaea orcuttii</i>	Orcutt's Brodiaea	Themidaceae [Liliaceae]	1b	1-3-2	-	Y	Perennial herb (bulbiferous), May-Jul	Closed-cone coniferous forest, chaparral, cismontane woodland, meadows and seeps, valley & foothill grassland, vernal pools/ mesic, clay, sometimes serpentine; 30-1615 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Calandrinia breweri</i>	Brewer's Calandrinia	Portulacaceae	4	1-2-2	-		Annual herb, Mar-Jun	Chaparral, coastal scrub/ sandy or loamy, disturbed sites and burns; 10-1220 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Calandrinia maritima</i>	seaside Calandrinia, sea kisses	Portulacaceae	4	1-2-1	-		Annual herb, Feb-Aug	Coastal bluff scrub, coastal scrub, valley & foothill grassland/ sandy; 5-300 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Calochortus catalinae</i>	Catalina mariposa lily	Liliaceae	4	1-2-3	-		Perennial herb (bulbiferous), Feb-Mar	Chaparral, cismontane woodland, coastal scrub, valley & foothill grassland; 15-700 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Caulanthus simulans</i>	Payson's Caulanthus	Brassicaceae	4	1-2-3	-		Annual herb, Mar-Jun	Chaparral, coastal scrub/ sandy, granitic; 90-2200 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Ceanothus cyaneus</i>	Lakeside-lilac	Rhamnaceae	1b	3-2-2	-	Y	Shrub (evergreen), Apr-Jun	Closed-cone coniferous forest, chaparral; 235-755 m	Low; Unsuitable habitat and soils for this species to occur onsite. Also, species is a large, robust shrub that is easily seen during surveys. No individuals were observed onsite in 2006.
<i>Ceanothus verrucosus</i>	wart-stem-lilac	Rhamnaceae	2	2-2-1	-		Shrub (evergreen), Dec-Apr	Chaparral; 1-380 m	Low; Unsuitable habitat and soils for this species to occur onsite. Also, species is a large, robust shrub that is easily seen during surveys. No individuals were observed onsite in 2006.
<i>Centromadia parryi ssp. australis</i>	southern tarplant	Asteraceae	1b	3-3-2	-		Annual herb, May-Nov	Marshes and swamps (margins), valley & foothill grassland (vernally mesic), vernal pools; 0-425 m	High; Suitable habitat and soils. One known population occurs within a mile of the project site.
<i>Centromadia pungens ssp. laevis</i>	smooth tarplant	Asteraceae	1b	2-3-3	-		Annual herb, Apr-Sep	Chenopod scrub, meadows and seeps, playas, riparian woodland, valley & foothill grassland/ alkaline; 0-480 m	High; Suitable habitat and soils. One known population occurs within a mile of the project site.
<i>Chorizanthe leptotheca</i>	Ramona spineflower	Polygonaceae	4	1-2-2	-		Annual herb, May-Aug	Chaparral, coastal scrub, lower montane coniferous forest/ alluvial fan, granitic; 300-1900 m	Low; Suitable habitat, however, project site does not occur within the known elevation range of the species. Also, no known populations occur within the vicinity.
<i>Chorizanthe orcuttiana</i>	Orcutt's spineflower	Polygonaceae	1b	3-3-3	CE/FE		Annual herb, Mar-May	Chaparral (maritime), closed-cone coniferous forest, coastal scrub/ sandy openings; 3-125 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Chorizanthe polygonoides var. longispina</i>	knotweed spineflower	Polygonaceae	1b	2-2-2	-		Annual herb, Apr-Jul	Chaparral, coastal scrub, meadows & seeps, valley & foothill grassland/ often clay; 30-1450 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Clarkia delicata</i>	delicate Clarkia, Campo Clarkia	Onagraceae	1b	2-2-2	-		Annual herb, Apr-Jun	Chaparral, cismontane woodland; 235-1000 m	Moderate; Unsuitable habitat and soils. However, one known population occurs within the vicinity of the project site.
<i>Comarostaphylis diversifolia ssp. diversifolia</i>	summer-holly	Ericaceae	1b	2-2-2	-	Y	Shrub (evergreen), Apr-Jun	Chaparral; 30-550 m	Low; Unsuitable habitat and soils for this species to occur onsite. Also, species is a large, robust shrub that is easily seen during surveys. No individuals were observed onsite in 2006.

Species Name	Common Name	Family	CNPS	R-E-D	CA/US	PS CP	Growth form, bloom time	Habitat	Potential to Occur Onsite
<i>Convolvulus simulans</i>	bindweed	Convolvulaceae	4	1-2-2	-		Annual herb, Mar-Jul	Chaparral (openings), coastal scrub, valley & foothill grassland/clay, serpentinite seeps: 30-700 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site
<i>Coreopsis maritima</i>	San Diego sea-dahlia	Asteraceae	2	2-2-1	-		Perennial herb, Mar-May	Coastal bluff scrub, coastal scrub; 5-150 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site
<i>Corethrogyne filaginifolia</i> var. <i>linifolia</i> (now included in <i>Lessingia filaginifolia</i> var. <i>filaginifolia</i>)	Del Mar Mesa sand aster	Asteraceae	1b	3-3-3	-		Perennial herb, May-Sep	Coastal bluff scrub, chaparral (maritime, openings), coastal scrub/sandy; 15-150 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Dichondra occidentalis</i>	western Dichondra, western ponyfoot	Convolvulaceae	4	1-2-1	-		Perennial herb (rhizomatous), Mar-Jul	Chaparral, cismontane woodland, coastal scrub, valley & foothill grassland; 50-500 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site
<i>Dudleya brevifolia</i>	short-leaf Dudleya	Crassulaceae	1b	3-3-3	CE		Perennial herb, Apr	Chaparral (maritime, openings), coastal scrub/Torrey sandstone; 30-250 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site
<i>Dudleya variegata</i>	variegated Dudleya	Crassulaceae	1b	2-2-2	-	Y	Perennial herb, May-Jun	Chaparral, cismontane woodland, coastal scrub, valley & foothill grassland, vernal pools/ clay: 3-550 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site
<i>Dudleya viscida</i>	sticky Dudleya	Crassulaceae	1b	2-2-3	-		Perennial herb, May-Jun	Coastal bluff scrub, chaparral, coastal scrub/rocky; 10-550 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site
<i>Ericameria palmeri</i> var. <i>palmeri</i>	Palmer's goldenbush	Asteraceae	2	3-2-1	-	Y	Shrub (evergreen), Jul-Nov	Chaparral, coastal scrub/ mesic; 30-600 m	Present; Approximately 30 individuals were found onsite in recovering CSS.
<i>Eryngium aristulatum</i> var. <i>parishii</i>	San Diego button-celery	Apiaceae	1b	2-3-2	CE/FE		Annual/perennial herb, Apr-Jun	Coastal scrub, valley & foothill grassland, vernal pools/ mesic; 20-620 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site
<i>Euphorbia misera</i>	cliff spurge	Euphorbiaceae	2	2-2-1	-		Shrub, Dec-Aug	Coastal bluff scrub, coastal scrub/ rocky; 10-500 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site
<i>Ferocactus viridescens</i> var. <i>viridescens</i>	coast barrel cactus	Cactaceae	2	1-3-1	-	Y	Shrub (stem succulent), May-Jun	Chaparral, coastal scrub, valley & foothill grassland, vernal pools; 3-450 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site and no individuals were found onsite in January 2006.
<i>Geothallus tuberosus</i>	Cambell's liverwort	Sphaerocarpaceae	1b	3-3-3	-		Liverwort (ephemeral)	Coastal scrub (mesic), vernal pools/soil; 10-600 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site
<i>Grindelia hirsutula</i> var. <i>hallii</i>	San Diego gumplant	Asteraceae	1b	2-2-3	-		Perennial herb, Jul-Oct	Chaparral, lower montane coniferous forest, meadows & seeps, valley & foothill grassland: 185-1745 m	Low; Unsuitable habitat and soils for this species to occur onsite. Also, no known populations occur within the vicinity
<i>Harpagonella palmeri</i>	Palmer's grappling-hook	Boraginaceae	4	1-2-1	-		Annual herb, Mar-May	Chaparral, coastal scrub, valley & foothill grassland/ clay: 20-830 m	High; Suitable habitat and soils. One known population occurs within a mile of the project site.
<i>Holocarpha virgata</i> ssp. <i>elongata</i>	graceful tarplant	Asteraceae	4	1-2-3	-		Annual herb, Jul-Nov	Chaparral?, cismontane woodland, coastal scrub, valley & foothill grassland: 60-1100 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site

Species Name	Common Name	Family	CNPS	R-E-D	CA/US	PS CP	Growth form, bloom time	Habitat	Potential to Occur Onsite
<i>Isocoma menziesii</i> var. <i>decumbens</i> (synonym of <i>I. menziesii</i> var. <i>menziesii</i> in Jensen)	decumbent goldenbush	Asteraceae	1b	2-2-2	-		Shrub, Apr-Nov	Chaparral, coastal scrub (sandy, often in disturbed areas); 10-135 m	High; Suitable habitat and soils. One known population occurs within a mile of the project site.
<i>Iva hayesiana</i>	San Diego marsh-elder	Asteraceae	2	2-2-1	-	Y	Perennial herb, Apr-Sep	Marshes & swamps, playas; 10-500 m	Low; Unsuitable habitat and soils for this species to occur onsite. Also, no known populations occur within the vicinity.
<i>Juglans californica</i> var. <i>californica</i>	Southern Californica black walnut	Juglandaceae	4	1-2-3	-		Tree (deciduous), Mar-May	Chaparral, cismontane woodland, coastal scrub/ alluvial; 50-900 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Coulter's salt-marsh daisy	Asteraceae	1b	2-3-2	-		Annual herb, Feb-Jun	Marshes & swamps (coastal salt), playas, vernal pools; 1-1220 m	Low; Unsuitable habitat and soils for this species to occur onsite. Also, no known populations occur within the vicinity.
<i>Lepidium virginicum</i> var. <i>robinsonii</i>	Robinson's peppergrass	Brassicaceae	1b	2-3-2	-		Annual herb, Jan-Jul	Chaparral, coastal scrub; 1-500 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Lilium humboldtii</i> ssp. <i>ocellatum</i>	ocellated lily	Liliaceae	4	1-2-3	-		Perennial herb (bulbiferous), Mar-Jul	Chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, riparian woodland/ openings; 30-1800 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Machaeranthera juncea</i>	rush chaparral-star, rush-like bristleweed	Asteraceae	4	1-1-1	-		Perennial herb, Jun-Jan	Chaparral, coastal scrub; 240-1000m	Low; Unsuitable habitat and soils for this species to occur onsite. Also, no known populations occur within the vicinity.
<i>Microseris douglasii</i> ssp. <i>platycarpa</i>	small-flower Microseris	Asteraceae	4	1-2-2	-		Annual herb, Mar-May	Cismontane woodland, coastal scrub, valley & foothill grassland, vernal pools/ clay; 15-1070 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Monardella hypoleuca</i> ssp. <i>lanata</i>	felt-leaf Monardella	Lamiaceae	1b	2-2-2	-		Perennial herb (rhizomatous), Jun-Aug	Chaparral, cismontane woodland; 300-1190 m	Low; Unsuitable habitat and soils for this species to occur onsite. Also, no known populations occur within the vicinity.
<i>Monardella linoides</i> ssp. <i>viminea</i>	willowy Monardella	Lamiaceae	1b	3-3-3	CE/FE	Y	Perennial herb, Jun-Aug	Closed-cone coniferous forest, chaparral, coastal scrub, riparian scrub, riparian woodland; 50-400 m	High; Suitable habitat and soils. One known population occurs within a mile of the project site.
<i>Muilla clevelandii</i>	San Diego goldenstar	Themidaceae [Liliaceae]	1b	2-3-2	-	Y	Perennial herb (bulbiferous), May	Chaparral, coastal scrub, valley & foothill grassland, vernal pools/ clay; 50-465 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Myosurus minimus</i>	little mousetail	Ranunculaceae	3	2-3-2	-		Annual herb, Mar-Jun	Valley & foothill grassland, vernal pools (alkaline); 20-640 m	Low; Unsuitable habitat and soils for this species to occur onsite. Also, no known populations occur within the vicinity.
<i>Navarretia fossalis</i>	spreading Navarretia	Polemoniaceae	1b	2-3-2	FT		Annual herb, Apr-Jun	Chenopod scrub, marshes & swamps (assorted shallow freshwater), playas, vernal pools; 30-1300 m	Low; Unsuitable habitat and soils for this species to occur onsite. Also, no known populations occur within the vicinity.
<i>Orobancha parishii</i> ssp. <i>brachyloba</i>	beach broom-rape, short-lobe broom-rape	Orobanchaceae	4	1-2-2	-		Perennial herb, parasitic, Apr-Oct	Coastal bluff scrub, coastal dunes, coastal scrub/sandy; 3-305 m	Low; Suitable habitat, however, project site does not occur within the coastal range of the species. Also, no known populations occur within the vicinity.

Species Name	Common Name	Family	CNPS	R-E-D	CA/US	PS CP	Growth form, bloom time	Habitat	Potential to Occur Onsite
<i>Pentachaeta aurea</i>	golden rayed Pentachaeta	Asteraceae	4	1-2-2	-		Annual herb, Mar-Jul	Cismontane woodland, coastal scrub, lower montane coniferous forest, valley & foothill grassland; 80-1850 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Pogogyne abramsii</i>	San Diego mesa mint	Lamiaceae	1b	2-3-3	CE/FE		Annual herb, Apr-Jul	Vernal pools; 90-200 m	Low; Unsuitable habitat and soils for this species to occur onsite. Also, no known populations occur within the vicinity
<i>Pogogyne nudiuscula</i>	Otay mesa mint	Lamiaceae	1b	3-3-2	CE/FE		Annual herb, May-Jul	Vernal pools; 90-250 m	Low; Unsuitable habitat and soils for this species to occur onsite. Also, no known populations occur within the vicinity
<i>Quercus dumosa</i>	Nuttall's scrub oak	Fagaceae	1b	2-3-2	-		Shrub (evergreen), Feb-Apr	Closed-cone coniferous forest, chaparral, coastal scrub/ sandy, clay loam; 15-400 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site
<i>Quercus engelmannii</i>	Engelmann/mesa blue oak	Fagaceae	4	1-2-2	-		Tree (deciduous), Mar-May	Chaparral, cismontane woodland, riparian woodland, valley & foothill grassland; 120-1300 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site
<i>Romneya coulteri</i>	Coulter's Matilija poppy	Papaveraceae	4	1-2-3	-		Perennial herb (rhizomatous), Mar-Jul	Chaparral, coastal scrub/ often in burns; 20-1200 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site
<i>Satureja chandleri</i>	San Miguel savory	Lamiaceae	1b	2-2-2	-		Perennial herb, Mar-Jul	Chaparral, cismontane woodland, coastal scrub, riparian woodland, valley & foothill grassland; rocky, gabbroic or metavolcanic; 120-1075 m	Moderate; Suitable habitat and soils. However, no known population occurs within the vicinity of the project site.
<i>Senecio aphanactis</i>	California groundsel	Asteraceae	2	3-2-1	-		Annual herb, Jan-Apr	Chaparral, cismontane woodland, coastal scrub/ alkaline; 15-800 m	Moderate; Suitable habitat. However, no known population occurs within the vicinity of the project site.
<i>Sphaerocarpus drewei</i>	bottle liverwort	Sphaerocarpaceae	1b	3-3-3	-		Liverwort (ephemeral)	Chaparral, coastal scrub/openings, soil; 90-600 m	Moderate; Suitable habitat. However, no known population occurs within the vicinity of the project site.
<i>Stemodia durantifolia</i>	blue streamwort	Scrophulariaceae	2	3-3-1	-		Perennial herb, Jan-Dec	Sonoran desert scrub (often mesic, sandy); 180-300 m	Low; Unsuitable habitat and soils for this species to occur onsite. Also, no known populations occur within the vicinity.
<i>Tetracoccus dioicus</i>	Parry's Tetracoccus	Euphorbiaceae	1b	3-2-2	-		Shrub (deciduous), Apr-May	Chaparral, coastal scrub; 165-1000 m	Moderate; Suitable habitat. However, no known population occurs within the vicinity of the project site.
<i>Viguiera laciniata</i>	San Diego sunflower	Asteraceae	4	1-2-1	-		Shrub, Feb-Jun	Chaparral, coastal scrub; 60-750 m	Moderate; Suitable habitat. However, no known population occurs within the vicinity of the project site.

Federal Species Designations (2004)

FE - Federal Endangered species
 FT - Federal Threatened species
 FC - Federal Candidate for listing

CNPS Lists

1 - Plants of highest priority

State Species Designations (2004)

CE - California Endangered
 CT - California Threatened
 CR - California Rare
 CC - California candidate for listing

R-E-D Code

R (Rarity)

Species Name	Common Name	Family	CNPS	R-E-D	CA/US	PS CP	Growth form, bloom time	Habitat	Potential to Occur Onsite
1A - Plants presumed extinct in California				1 Rare, but found in sufficient numbers and distributed widely enough that the potential for extinction is low at this time					
1B - Plants rare, threatened or endangered in California and elsewhere				2 Distributed in a limited number of occurrences, occasionally more if each occurrence is small					
2 - Plants rare, threatened or endangered in California, but common elsewhere				3 Distributed in one to several highly restricted occurrences, or present in such small numbers that it is seldom reported					
3 - Plants about which we need more information. (A Review List)				E (Endangerment)					D (Distribution)
4 - Plants of limited distribution (A Watch List)				1 Not endangered					1 More or less widespread outside California
				2 Endangered in a portion of its range					2 Rare outside California
				3 Endangered throughout its range					3 Endemic to California

APPENDIX E
ANIMALS OBSERVED ON THE SYCAMORE WESTRIDGE PROPERTY

APPENDIX E ANIMALS OBSERVED ON THE SYCAMORE WESTRIDGE PROPERTY			
Common Name	Species Name	Habitat Observed	No. Observed
Invertebrates			
<i>Apis mellifera</i> *	honey bee	CSS	several
<i>Apodemia mormo virgulti</i>	Behr's metalmark	CSS	1
<i>Nymphalis antiopa</i>	mourning cloak	Rip	1
<i>Pontia protodice</i>	checkered white	CSS	2
Amphibians			
<i>Hyla regilla</i>	Pacific treefrog	Rip	several
Reptiles			
<i>Uta stansburiana</i>	common side-blotched lizard	CSS	1
Birds			
<i>Aphelocoma californica</i>	western scrub-jay	CSS	2
<i>Buteo jamaicensis</i>	red-tailed hawk	overhead	2
<i>Callipepla californica</i>	California quail	CSS	2
<i>Calypte anna</i>	Anna's hummingbird	CSS	3
<i>Carduelis psaltria</i>	lesser goldfinch	CSS	several
<i>Carpodacus mexicanus</i>	house finch	CSS, Rip	several
<i>Chamaea fasciata</i>	wrentit	CSS	2
<i>Circus cyaneus</i> !	northern harrier	overhead	1
<i>Columba livia</i> *	rock dove (domestic pigeon)	overhead	several
<i>Corvus corax</i>	common raven	CSS	1
<i>Dendroica coronata</i>	yellow-rumped warbler	CSS, Rip	several
<i>Elanus leucurus</i>	white-tailed kite	overhead	2
<i>Falco sparverius</i>	American kestrel	overhead	1
<i>Melospiza melodia</i>	song sparrow	Rip	several
<i>Pipilo crissalis</i>	California towhee	CSS	3
<i>Pipilo maculatus</i>	spotted towhee	CSS	2
<i>Poliophtila californica californica</i> !	coastal California gnatcatcher	CSS	1
<i>Psaltiriparus minimus</i>	bushtit	CSS	several
Mammals			
<i>Canis domestica</i> *	dog (domestic)	Dist	scat, tracks
<i>Canis latrans</i>	coyote	Dist	scat, tracks
<i>Equus caballus</i> *	horse (domestic)	Dist	scat, tracks
<i>Felis rufus</i>	bobcat	Dist	scat, tracks
<i>Neotoma</i> sp.	wood rat	Rip	nest
<i>Odocoileus hemionus</i>	mule deer	Dist, CSS, Rip	scat, tracks
<i>Procyon lotor</i>	raccoon	Rip	tracks
<i>Spermophilus beecheyi</i>	Beechey ground squirrel	Rip	1
<i>Sylvilagus audubonii</i>	Audubon's cottontail	CSS	1

! USFWS Endangered, Threatened, or Candidate or Proposed for listing; or CDFG Endangered, Threatened, Species of Special Concern or Fully Protected

* Non-native species

APPENDIX F
CALIFORNIA GNATCATCHER ASSESSMENT PREPARED BY
CUMMINGS AND ASSOCIATES, JANUARY 2012

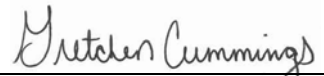
An Assessment of the California Gnatcatcher Over the Sycamore Westridge Preserve City of Poway, California

Prepared For:

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19 January 2012
Job Number 1636.35D

An Assessment of the California Gnatcatcher Over the Sycamore Westridge Preserve City of Poway, California

SUMMARY

A federal protocol survey for the California Gnatcatcher (*Polioptila californica californica*) was conducted over APN 277-170-22, also known as the Sycamore Westridge Preserve (the “Preserve”) during 2011 under permit TE-031850-3. The Preserve is approximately 32.6-acres and is located in the City of Poway, just west of Maderas Golf Course (see Figures 1, 2, and 3). The purpose of the federal protocol California Gnatcatcher survey was to determine if any California Gnatcatchers had reinhabited the Preserve since some of the formerly occupied Sage Scrub habitat was burned in 2003 during the Cedar Fire, and again in 2007 during the Witch Creek Fire. Based on the results of this 2011 federal protocol survey, it appears that two pair of California Gnatcatchers presently utilize the Preserve.

BACKGROUND AND INTRODUCTION

The California Gnatcatcher (*Polioptila californica californica*) was listed as a threatened species under the federal Endangered Species Act (ESA) in 1993 (U.S. Fish and Wildlife Service, 1993a). At the time of the listing, the Service also promulgated a special rule under section 4(d) of the ESA (*Ibid*, 1993b). This rule allowed the “take” of the California Gnatcatcher under certain, specified circumstances. One of the conditions of the 4(d) process is the provision of compensatory mitigation land which is provided any time an action is proposed that would result in either a take of the species, or a take of the Gnatcatcher’s obligate habitat, the Sage Scrub. The intent is that the Preserve will be submitted for approval to the wildlife agencies as a mitigation bank to serve the compensatory mitigation requirements for impacts to occupied Sage Scrub habitat.

PHYSICAL ENVIRONMENT

The proposed Sycamore Westridge Preserve is bordered by Maderas Golf Course to the east, a residential development to the north, undeveloped land with a high point of 1,070-feet to the northwest, and a major drainage referred to as Sycamore Creek to the south and southwest (see Figures 2 and 3). The Preserve itself actually consists of the lower slopes and a lower ridge of the high point to the northwest. The ridge forms almost a “backbone” through the Preserve from north to south. From that ridge, the Preserve encompasses the south- and west-facing slopes down to Sycamore Creek, and the east-facing slopes down to the edge of the golf course (see Figure 1). The high point of the Preserve occurs in the northern part of the Preserve along the ridge at approximately 720-feet, and the low point of approximately 460-feet is found in the bottom of a drainage along the western Preserve boundary. That side drainage feeds directly into Sycamore Canyon that flows generally northwest toward Lake Hodges (see Figure 1).

Geological mapping identifies the underlying geology of the site as Green Valley Tonalite (Tan, 1999). The surficial soils on-site as mapped by Bowman (1973) include:

- Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes (CmrG) — this soil type occurs over 98% of the Preserve. This is a very shallow soil over hard granodiorite. It contains rock outcrops on 20% of the surface, and large granodioritic boulders on 30% of the surface. The outcrops can be seen on the right side of the photo in Figure 5.
- Vista coarse sandy loam, 15 to 30 percent slopes, eroded (VsE2) — this soil type occurs only along the extreme southern and eastern Preserve boundaries. This is a well-drained sandy loam. It is 20 to 40 inches deep over weathered rock.

FLORAL ENVIRONMENT

Approximately 28.8-acres of the 32.6-acre Preserve are occupied by two different Diegan Coastal Sage Scrub age classes (Holland, 1986; Element Code 32500). The Sage Scrub east of the SDG&E access road is a denser, taller community than the Sage Scrub on the west side of the SDG&E access road that is still recovering after the 2007 fire (only 4 years). However, the plant species composition tends to be the same with the same shrub species present in both the habitat age classes:

California Sage	<i>Artemisia californica</i>
California Buckwheat	<i>Eriogonum fasciculatum</i>
Saw-toothed Goldenbush	<i>Hazardia squarrosa</i>
Deerweed	<i>Lotus scoparius</i>
Laurel Sumac	<i>Malosma laurina</i>
White Sage	<i>Salvia apiana</i>

There are patches within the Sage Scrub habitat to the west of the SDG&E access road that are flourishing more so than other areas, presumably due to soil, topographic and slope factors. These patches do not seem dense enough to anticipate nesting within the shrubs, but certainly these areas could be used for foraging (as was observed during the last site visit - see Results section below).

METHODS

The survey was conducted to determine the presence or absence of the California Gnatcatcher (*Poliophtila californica californica*) in accordance with the current federal protocol (U.S. Fish and Wildlife Service, 1997). On each field date, all of the Sage Scrub habitat on the Preserve (28.8-acres) were surveyed through a series of pedestrian transects. “Pishing” was utilized as a location technique, as was the recorded call of the California Gnatcatcher (calls obtained through the Cornell Laboratory of Ornithology; the recording is of a Type I call, in the sense of Atwood (1988)).

The dates, times of survey, and weather conditions for each of the three site visits were as follows:

15 November 2011 — The Gnatcatcher survey was conducted between 1030 and 1200 hours. The temperature increased from 67.3°F at 1030 hours to 69.8°F at 1200 hours. Humidity decreased slightly from 46% at the onset of the visit to 43% at the end of the survey. Wind speeds were measured between 0.8 - 3.3 mph at 1030 hours and < 2.9 mph at 1200 hours. There was a 5% cloud cover at the beginning of the survey, but the sky was sunny and clear by the end of the field effort (one observer: Gretchen Cummings).

23 November 2011 — The second survey for the California Gnatcatcher was conducted between 0930 and 1115 hours. The temperature was measured at 60.6°F at the onset of the visit. It increased to 72.0°F by the end of the field effort. Humidity dropped from 55% at 0930 hours to 42% at 1115 hours. Winds were blowing between 1 - 3 mph at the beginning of the survey and between 2 - 4 mph at the end of the observation period. At 0930 hours, cloud cover was estimated at 40%. By the end of the visit, the cloud cover had increased to 70% (one observer: Gretchen Cummings).

7 December 2011 — The third and final survey for the California Gnatcatcher was conducted between 1015 and 1200 hours. The temperature was measured at 62.4°F at the onset of the visit. It increased to 68.4°F by the end of the field effort. Humidity dropped from 27% at 1015 hours to 24% at 1200 hours. Winds were blowing between 1 - 2 mph at the beginning of the survey and remained constant to the end of the observation period. It was sunny and clear throughout the field visit (one observer: Gretchen Cummings).

All birds heard and/or seen during the course of the survey were noted and that information is presented as Table 1. The reader is directed to that table for information about the avifauna present within the bounds of the Preserve.

RESULTS

The diversity of avifauna observed was typical of Sage Scrub and Oak riparian habitats. A total of twenty-eight bird species were observed during the three site visits. Year-round residents, such as Red-shouldered Hawk, Greater Roadrunner, Anna's Hummingbird, Acorn Woodpecker, Bewick's Wren, House Finch, Lesser Goldfinch, California Towhee, and California Gnatcatcher were noted during each of the three site visits. Two pair of California Gnatcatcher were observed within the bounds of the Preserve (see Figure 3 for locations). In addition, two other sensitive bird species, the Rufous-crowned Sparrow and the Cooper's Hawk, were noted during the survey (see Figure 3 for locations).

California Gnatcatcher. During the three site visits, two pair of California Gnatcatcher were observed utilizing the Preserve. Given the close proximity of the territories, it was first believed to be only one pair, but observations made during the last site visit proved that there were, in fact, two pair.

On the first visit, an unknown individual California Gnatcatcher was heard making a faint Mew call in the northeast corner of the site (see Figure 3 for location). This bird was elusive and was never seen. Half an hour later at 1115, a pair of California Gnatcatchers called to each other and then crossed through the shrubs right in front of the undersigned. Due to the path of the pedestrian transect taken by the undersigned, it was uncertain whether the bird heard earlier at 1045 was one of the pair seen at 1115, or whether it was different from the pair.

During the second visit, only one pair of California Gnatcatcher were detected on the Preserve. Near the middle of the Preserve, a male California Gnatcatcher called from the west side of the access road and then flew across the access road into a Laurel Sumac shrub. While the male was in the Laurel Sumac, a female California Gnatcatcher responded to the calls of the male from a spot in the shrubs south of the Laurel Sumac. The male and female then both flew above the shrubs to the east toward the small drainage between the Preserve and the golf course (see Figure 3 for location).

Finally, during the last site visit, both pair of California Gnatcatcher were observed. Immediately upon arriving to the site, there was a pair of California Gnatcatchers calling back and forth across a drainage just north of the Preserve boundary (see Figure 3 for location). The undersigned quickly moved to the southern part of the Preserve to see if there another pair could be detected. A male California Gnatcatcher was seen and heard making the Mew call on the west side of the access road. A few minutes later a California Gnatcatcher was heard calling briefly on the east side of the access road. The undersigned played the taped Mew call and, immediately, a female responded from the east side by approaching the undersigned.

Rufous-crowned Sparrow. The Southern California sub-species of Rufous-crowned Sparrow (*Aimophila ruficeps* ssp. *canescens*) is on the state Watch List (Fish and Game, 2011). On the first visit, a single Rufous-crowned Sparrow was observed in the western part of the Preserve (see Figure 3 for location). It was also heard making the Dear call.

Cooper's Hawk. The Cooper's Hawk (*Accipiter cooperii*) is on the state Watch List (Fish and Game, 2011). During the 15 November 2011 site visit, one adult was observed perched in an Oak tree (see Figure 3 for location).

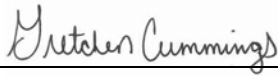
Other Wildlife (Non-Avian) Species. Three mammals, one amphibian, and one reptile were observed on the Sycamore Westridge Preserve. The three mammalian species included, Audubon's Cottontail (*Sylvilagus audubonii*), Botta's Pocket Gopher (*Thomomys bottae*) burrows, and Mule Deer (*Odocoileus hemionus*). The amphibian species detected during the surveys was the Pacific Tree Frog (*Pseudacris regilla*). The reptile species seen on-site was the Orange-throated Whiptail (*Aspidoscelis hyperythra beldingi*). Of these five non-avian species, only the Orange-throated Whiptail is considered sensitive. The Orange-throated Whiptail is considered a California Species of Concern by the California Department of Fish and Game (Fish and Game, 2011). This reptile was noted during the first site visit on the east side of the access road (see Figure 3 for locations).

CONCLUSIONS

The Sycamore Westridge Preserve, also known as APN 277-170-22, located in the City of Poway, was surveyed during 2011 for the California Gnatcatcher. In accordance with the federal protocol for the species, a total of three site visits were made to the Preserve to determine the presence or absence of the bird. Based on the results of the protocol survey, it appears that the site is currently occupied by two pair of California Gnatcatchers.

SURVEYOR CERTIFICATION

I certify that the information in this survey report and attached exhibits fully and accurately represents my work. Any errors or omissions are solely my responsibility.


 Gretchen Cummings
 Principal/Consulting Biologist
 (TE-031850-3)

19 January 2012
 Date

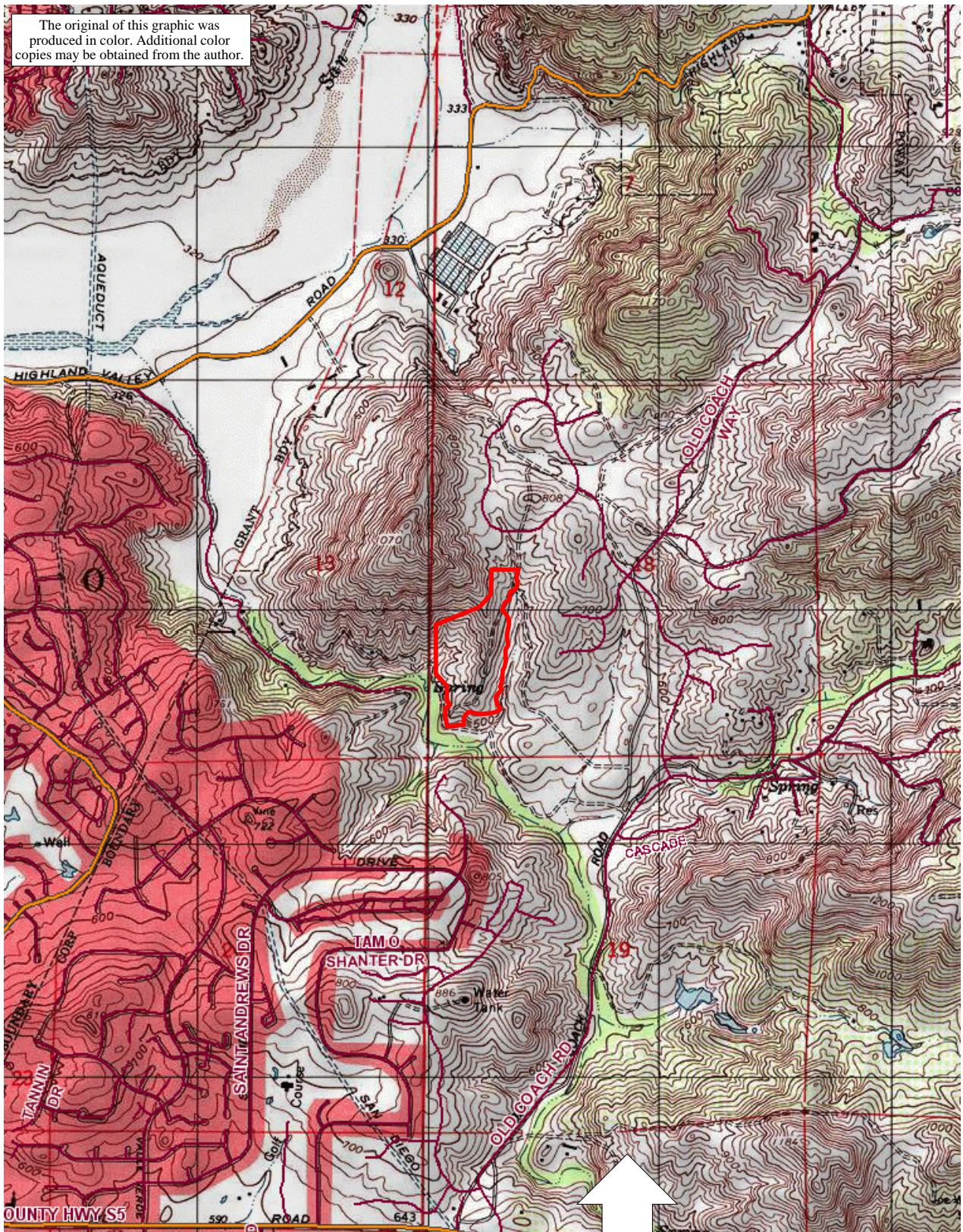
Attachments

1. Figure 1 — Project Location on the U.S.G.S. 7½-minute Escondido Quadrangle Map
2. Figure 2 — Project Location on a Thomas Brothers Map
3. Figure 3 — Locations of Sensitive Species Observations on the Sycamore Westridge Preserve Made During the Gnatcatcher Survey Shown on an Aerial Photo
4. Table 1 — Birds Observed During the Protocol Survey
5. References Cited

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Page 5 of 5

The original of this graphic was produced in color. Additional color copies may be obtained from the author.



Cummings and Associates Job Number 1636.35D 2 November 2011

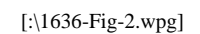
Scale: 1 inch = 2,000 feet

[:\1636-Fig-1.wpg]

**Cummings
and
Associates**

**APN 277-170-22 Shown on the 7½-min Escondido
Quad Map** [Base Map Created With TOPO!® © 2006
National Geographic; © 2005 Tele Atlas]

**Figure
1**



**Sycamore Westridge Preserve
Shown on a Thomas Brothers Map
[Base Map © 2007 Rand McNally & Company]**

Figure 2

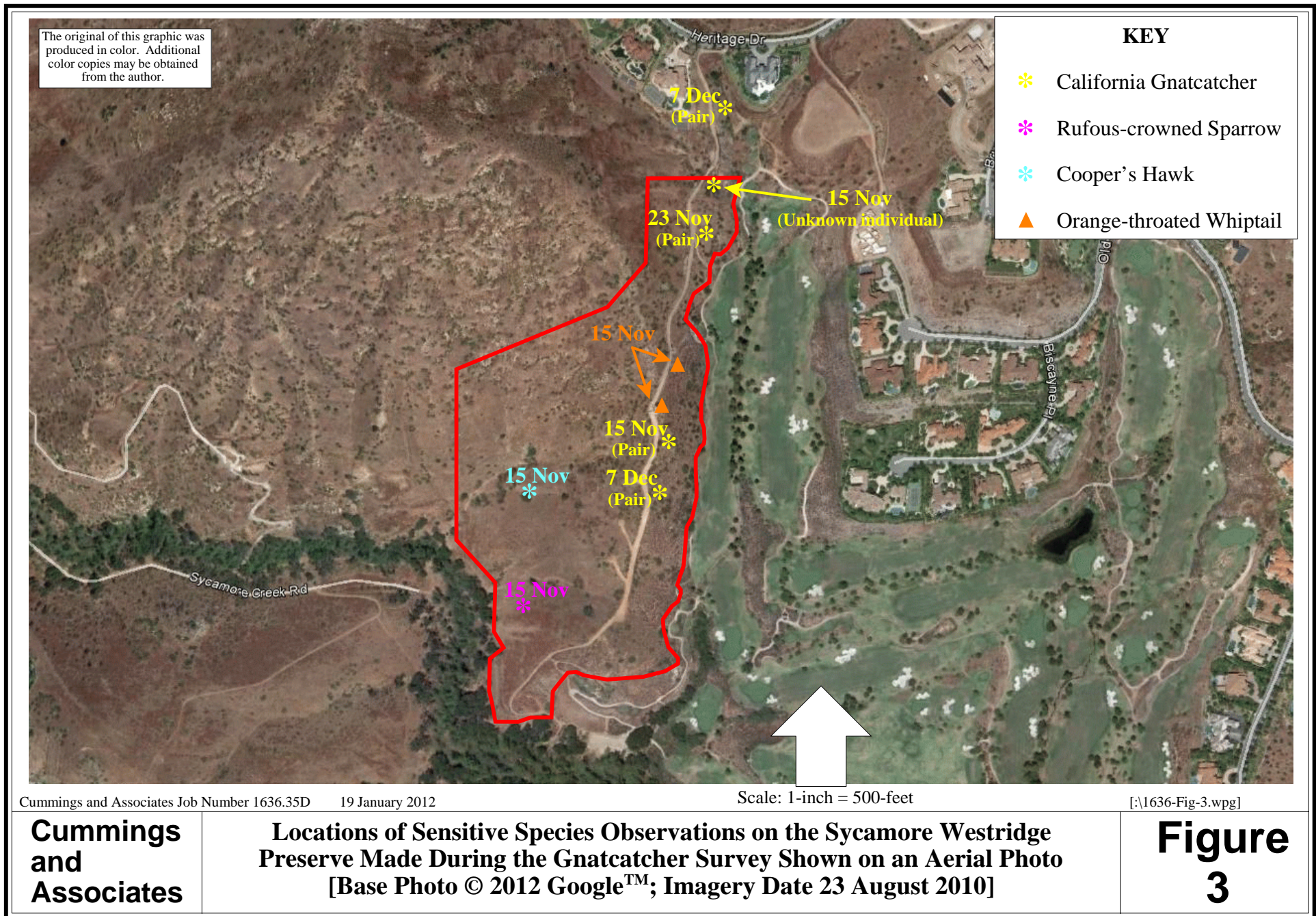


Table 1
Bird Species Observed During the Protocol
California Gnatcatcher Presence/Absence Survey
over the Sycamore Westridge Preserve
City of Poway, California

Species	15 Nov 2011	23 Nov 2011	7 Dec 2011	Notes
Cooper's Hawk (<i>Accipiter cooperii</i>)	1	—	—	Given the timing of the sighting, it is impossible to say whether this individual was a winter visitor or an early breeding bird arrival.
Red-shouldered Hawk (<i>Buteo lineatus</i>)	1	1	1	During each of the three site visits, an individual was heard making the frequently heard “kee aah” call from the riparian habitat in Sycamore Creek to the south of the preserve. This call is used as a vocalization for claiming territory, as well as, an alarm call. For this reason, this species is believed to be a year-round resident in the vicinity.
Red-tailed Hawk (<i>Buteo jamaicensis</i>)	3	—	2	During the first site visit, a pair of Red-tails were observed foraging together over the preserve. They were joined by a third bird while soaring high in the air - no aggressive behaviors were noted. During the last visit, one Red-tail was observed soaring over the northern end of the preserve and the other was seen soaring over the southern end of the preserve.
American Kestrel (<i>Falco sparverius</i>)	—	—	1	Year-round resident in the vicinity. During the 7 December 2011 survey, a single male was observed on multiple hunting perches in the northern part of the preserve. As a cavity nester, it most likely nests in the Sycamore or Oak trees in the riparian habitat along Sycamore Creek.
Greater Roadrunner (<i>Geococcyx californianus</i>)	1	1	1	Year-round resident. During each of the three surveys a Greater Roadrunner was either heard or seen in the Sage Scrub habitat in the northeastern part of the preserve. On 15 November 2011, a single individual was seen in an opening amongst the shrubs. During the 23 November 2011 visit, a male was heard making the “coo” call, and during the December survey, an individual was heard making the bill Clack sound.

Species	15 Nov 2011	23 Nov 2011	7 Dec 2011	Notes
Anna's Hummingbird (<i>Calypte anna</i>)	2	3	1	Year-round resident. This species was heard or seen during each of the three site visits.
Acorn Woodpecker (<i>Melanerpes formicivorus</i>)	6	3	2	Year-round resident. During each of the three surveys, multiple Acorn Woodpeckers were heard making the "waka" call.
Nuttall's Woodpecker (<i>Picoides nuttallii</i>)	—	1	—	Year-round resident. The Nuttall's Woodpecker is nonmigratory in San Diego County (Unitt, 2004). During the 23 November 2011 site visit, a single Nuttall's Woodpecker was heard making the Rattle call in the riparian habitat along Sycamore Creek to the south of the preserve.
Northern Flicker (<i>Colaptes auratus</i>)	1	—	1	Year-round resident in the vicinity. During the first and last site visits, a single individual was heard making the Kleeey call in the riparian habitat along Sycamore Creek to the south of the preserve.
Black Phoebe (<i>Sayornis nigricans</i>)	1	1	—	Year-round resident in vicinity. During the first two surveys, a single bird was observed near the golf course fly-catching.
Cassin's Kingbird (<i>Tyrannus vociferans</i>)	2	1	1	The Cassin's Kingbird was detected on the west side of the preserve during each of the three surveys. During the first site visit, two Cassin's Kingbirds were observed foraging from Oak tree perches near each other.
Western Scrub Jay (<i>Aphelocoma californica</i>)	—	2	—	Year-round resident in the vicinity. During the second visit, two Western Scrub Jays were seen in the southeastern part of the preserve.
American Crow (<i>Corvus brachyrhynchos</i>)	—	3	—	Year-round resident in the vicinity. During the second survey, three Crows were observed perched in a Sycamore tree along Sycamore Creek to the south of the preserve.
Common Raven (<i>Corvus corax</i>)	1	—	—	Year-round resident in the vicinity. During the first visit, one individual was seen as an overflight.
Oak Titmouse (<i>Baeolophus inornatus</i>)	1	—	3	During the first and last visits, this species was heard making a "tsicka dee dee" call from the Oaks within the riparian habitat along Sycamore Creek to the west of the preserve.
Bushtit (<i>Psaltiriparus minimus</i>)	26	4	—	Year-round resident in the vicinity. This species is known to flock during the winter and break up into pairs during the breeding season.

Species	15 Nov 2011	23 Nov 2011	7 Dec 2011	Notes
Bewick's Wren (<i>Thryomanes bewickii</i>)	2	2	3	Year-round resident. This species was either seen or heard during each of the three site visits.
California Gnatcatcher (<i>Poliophtila californica</i>)	3	2	4	Two pair of California Gnatcatcher were observed within the preserve. Please see text for a more detailed discussion.
Western Bluebird (<i>Sialia mexicana</i>)	—	—	2	During the last survey, two Western Bluebirds were heard making the Few call while flying overhead.
American Robin <i>Turdus migratorius</i>	—	—	1	During the last site visit, one individual American Robin was seen and heard in the riparian habitat along Sycamore Creek south of the preserve.
Wrentit (<i>Chamaea fasciata</i>)	—	—	1	During the last site visit, one male Wrentit was heard making singing off-site to the east of the preserve.
Yellow-rumped Warbler (<i>Dendroica coronata</i>)	15	22	21	Winter visitor. Between one and two dozen Yellow-rumped Warblers were observed foraging in the shrubs during each of the three site visits.
Spotted Towhee (<i>Pipilo maculatus</i>)	1	—	—	Year-round resident in the vicinity. During the 15 November survey, a single Spotted Towhee was heard in the Sage Scrub making the Mew call.
California Towhee (<i>Pipilo crissalis</i>)	1	3	2	Year-round resident. This species was observed and/or heard on-site during each of the three surveys.
Rufous-crowned Sparrow (<i>Aimophila ruficeps</i> ssp. <i>canescens</i>)	1	—	—	Year-round resident. During the first survey, a Rufous-Crowned Sparrow was seen and heard making the Dear call in the western part of the preserve.
White-crowned Sparrow (<i>Zonotrichia leucophrys</i>)	14	4	1	Winter visitor. This species was heard and/or seen during each of the three visits.
House Finch (<i>Carpodacus mexicanus</i>)	6	2	1	Year-round resident in the vicinity. During the second visit, two House Finches were observed as overflights. During the first and last visits, House Finches were seen in the northeastern part of the preserve.
Lesser Goldfinch (<i>Carduelis psaltria</i>)	2	3	3	Year-round resident in the vicinity. Seen in the shrubs on-site, and as overflights.

Total Species: 28

[:\1636bird-tbl.wpd]

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APPENDIX G
CALIFORNIA GNATCATCHER PROTOCOL SURVEY REPORT
PREPARED BY ALISA ZYCH, AUGUST 2018

August 20, 2018

Ms. Stacey Love
U.S. Fish and Wildlife Service
177 Salk Avenue, Suite 250
Carlsbad, California 92008

Subject: 2018 California Gnatcatcher Protocol Survey Report for Marine Corps San Dieguito Acquisitions

Dear Ms. Love,

This letter report presents the methods for and results of U.S. Fish and Wildlife (USFWS) protocol presence/absence surveys for coastal California gnatcatcher (*Poliioptila californica californica*; CAGN) at two sites in western-central San Diego County, within the City of Poway, in support of Marine Corps Base Camp Pendleton (MCBCP) and Marine Corps Air Station (MCAS) Miramar acquisitions. The survey footprint (Figure 1) included the Marine Corps potential acquisition of the Blum parcel (MCBCP, “Sycamore Creek Preserve”; 6.4 acre parcel) and the 32 acre parcel (“SDRP”) of an existing conservation easement (MCAS Miramar; 8.9 acres) and potential future acquisition for mitigation (MCAS Miramar/MCBCP; 23 acres). Only CAGN suitable habitat was surveyed. This report is submitted to the USFWS as a condition of 10(a)1(A) Threatened and Endangered Recovery Species Permit TE 72045A-2 (Alisa Zych, expiration March 16, 2021), under which the surveys were performed.

METHODS

Since the survey locations are under consideration for future acquisition under the Department of Defense's Readiness and Environmental Protection Integration (REPI) Program and/or for future mitigation for the Marine Corps, my intent was to conduct six surveys per USFWS presence/absence protocol (1997) (vice the Natural Communities Conservation Plan (NCCP)-USFWS Guidelines allowing for 3 surveys) to maximum the discovery of CAGN breeding. Surveys were conducted between 0600 and 1200 hours, and avoided periods of excessive heat, wind, rain, fog, or other inclement weather. Each survey was separated by a minimum of seven days. Details of each visit are found in Table 1; only 4 surveys were completed since breeding was confirmed. I conducted surveys on foot, with the aid of binoculars, and had non-permittees accompany me for training. Taped gnatcatcher vocalizations were used only in an attempt to elicit an initial response from gnatcatchers, and not to prompt any further responses or behaviors. If gnatcatchers were observed, behavioral observations would assist with the determination of breeding status for each individual or pair. However, focused nest searches did not occur.

Table 1. Details of coastal California gnatcatcher surveys performed at San Dieguito during 2018.

Date	Time	Temp (°F)	Wind (mph)	Conditions	Surveyors	California Gnatcatcher observations
07 May	0745-1135	62-84	0-2	Clear	A Zych, M Barron	1 pair, 1 family group
15 May	0730-1105	57-67	0-2	Cloudy to partly cloudy	A Zych, P Boone	1 pair, 1 family group
24 May	0700-1045	57-61	0-2	Cloudy	A Zych	1 male, 1 family group
06 Jun	0700-1105	63-72	0-4	Cloudy to clear	A Zych	2 family groups

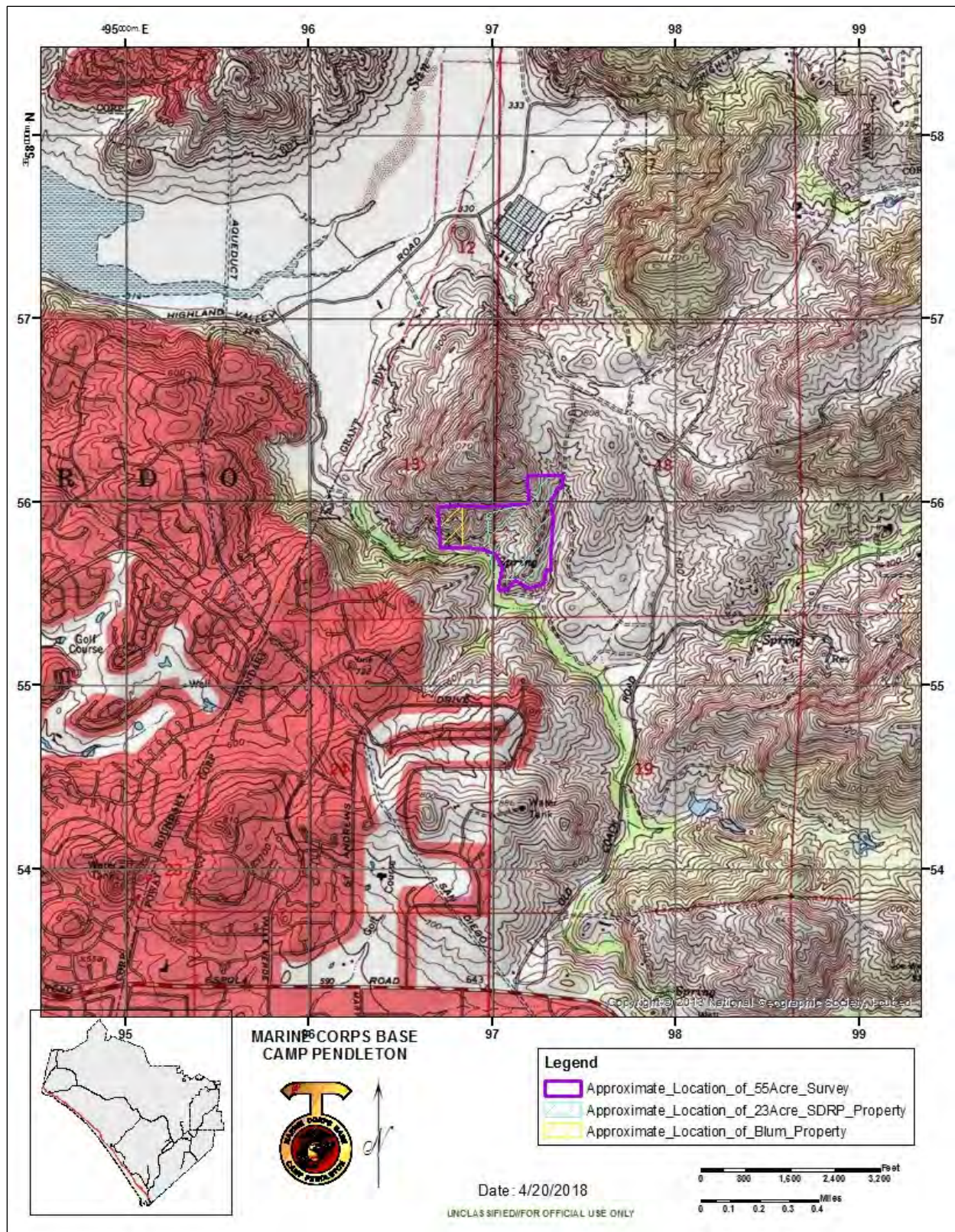


Figure 1. San Dieguito California gnatcatcher survey footprint delineated on a USGS topographic map (1:24,000 scale).

SURVEY RESULTS AND DISCUSSION

CALIFORNIA GNATCATCHER

Observations confirmed the presence of two pairs (and associated breeding) of coastal California gnatcatchers during these surveys (Table 1; Figure 2). The first CAGN pair (CAGN 1) was observed on 7 May adjacent to the 6.4 acre Sycamore Creek Preserve/Blum parcel. The male and female were both observed within a canyon of coastal sage scrub (Photo 1), and the female was secretive and seen carrying food. The pair was observed again at this same location on the second survey, 15 May. On 24 May, only the male was seen approximately 800 feet west of this location within the 32 acre SDRP parcel; he only responded to playback and was extremely quiet. Again, on the fourth and final survey (6 Jun), this pair was discovered in the upper (northern) portion of the SDRP parcel with a family group (Photo 2); the pair was observed with at least two fledglings, with constant feeding, mewing, and scolding. The timeline for this pair is as follows:

- a. Nest building (5-12 days), incubation (14 days): presumed in late April, early May
- b. Nestlings (10-15 days): presumed during 7 and 15 May observations (note female observed carrying food on 7 May, but no nest was discovered during either surveys)
- c. Fledglings (21-35 days): presumed on 24 May observation; observed on 6 June survey

The second CAGN pair (CAGN 2) was observed on 7 May within the southeast corner of the 32 acre SDRP parcel (Figure 2). The male and female were both observed with two extremely young fledglings, perhaps one or two days out of the nest in CA sagebrush dominated coastal sage scrub (Photo 3). The pair were very active: the female was seen feeding the young, begging was observed, scolding, and mewing. The fledglings could only fly short (less than one ft.) distances at a given time. The family group was observed again on 15 and 24 May with similar behavior to that on 7 May; only two fledglings were observed on 15 May, however on the 24 May three fledglings were observed in the southern portion of the SDRP parcel. On the fourth and final survey (6 Jun), the pair was discovered southeast of their initial presumed nest location (Figure 2), just south of the SDRP parcel. During this observation, CAGN2 were presumed to begin a second (for this survey period) nest attempt: 2 California scrub jay were observed harassing the pair, who actively defended their locale (California sagebrush and laurel sumac). At least 2 fledgling CAGN were observed with the pair, but the female CAGN was chasing them away, while in turn battling the scrub jays. There were many alarm calls, scolding and mewing, with the male CAGN attacking the scrub jays; I left the drama without further investigation to not add stress to the birds. The timeline for this pair is as follows:

- a. Nest building (5-12 days), incubation (14 days): presumed early to mid-April
- b. Nestlings (10-15 days): presumed late April to early May
- c. Fledglings (21-35 days): observed on 7 May survey (just out of the nest), 15 May, and 24 May
- d. Nest building/incubation: presumed on 6 June survey

VEGETATION COMMUNITY

The San Dieguito River Park Joint Powers Authority owns and manages the 150 acre Sycamore Creek Preserve where the 32 SDRP parcel is located; and is trying to acquire the 6.4 acre Blum parcel. Onsite coastal sage scrub is suitable habitat for the California gnatcatcher. The site is located 2.2 miles east of Interstate 15 in Poway, and adjacent to Sycamore Creek, which flows east-to-west near the southern site boundary.

The habitat at the sites is dominated by Diegan coastal sage scrub; some disturbed habitat is located within the 6.4 acre parcel remnant of the former home site (ornamentals and non-native plants such as eucalyptus). The coastal sage scrub is dominated by California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*); and interspersed with laurel sumac (*Malosma laurina*), deerweed (*Acmispon glaber*), and matchweed (*Gutierrezia* sp.). Native herbaceous species include sand-aster (*Corethrogyne filaginifolia*), showy penstemon (*Penstemon spectabilis*), and bicolor cudweed (*Pseudognaphalium biolettii*). Non-native plants are common in the openings and along the edge of the coastal sage scrub and include brome grasses (*Bromus* spp.), tocalote (*Centaurea melitensis*), and short-pod mustard (*Hirschfeldia incana*). Photos of the coastal sage scrub habitat are found at the end of this document (Photos 1-4).

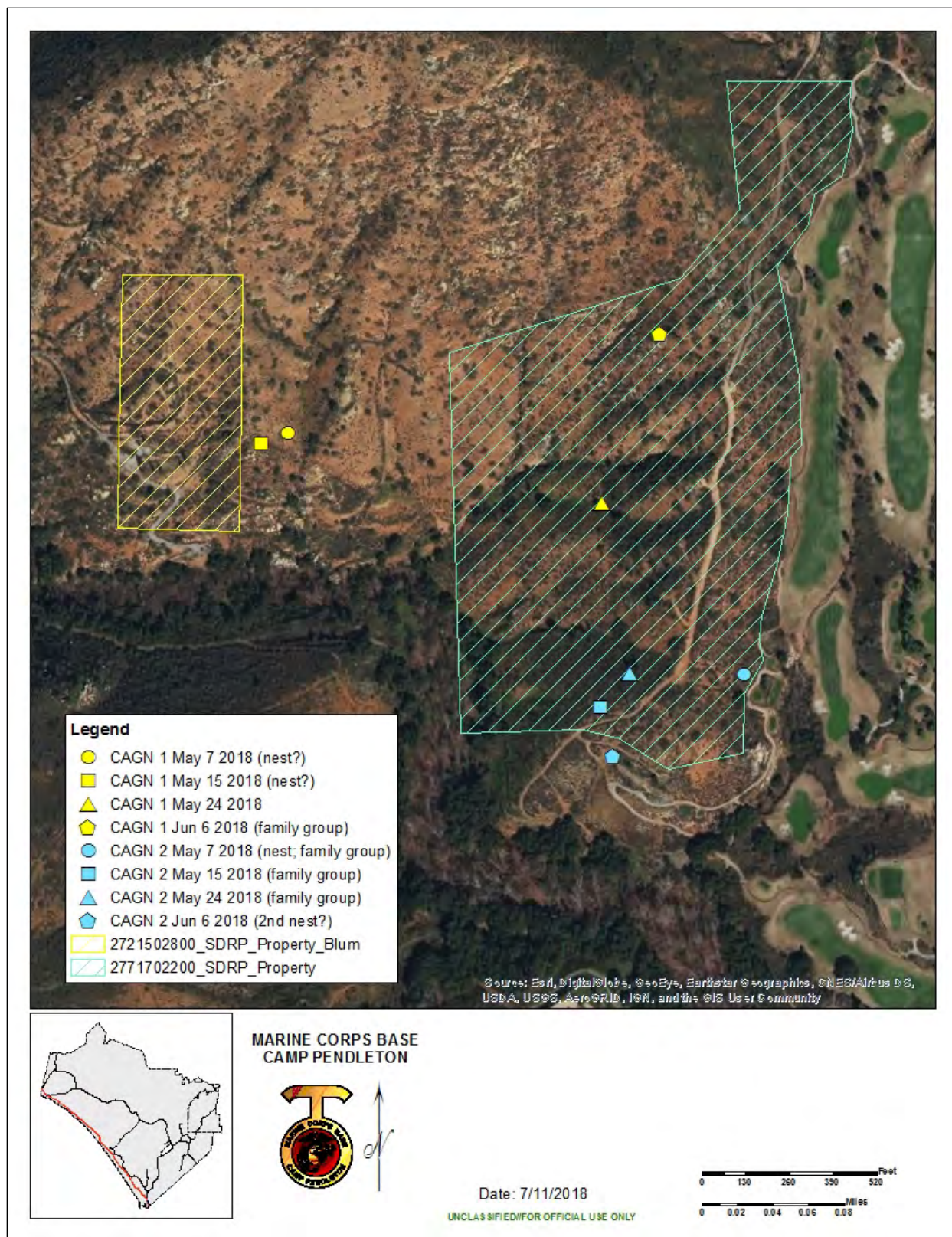


Figure 2. California gnatcatcher observation during protocol surveys at the San Dieguito survey sites.



Photo 1. Lower portion of the coastal sage scrub canyon where a CAGN pair (CAGN 1) was observed on 07 and 15 May; where presumed nesting occurred based upon observational behavior.



Photo 2. Upper portion of the SDRP 32 acre parcel where a CAGN pair (CAGN1) was observed with two fledglings.



Photo 3. Coastal sage scrub where a CAGN family group (CAGN 2) was observed on 07 May; where presumed nesting occurred based upon observational behavior.



Photo 4. Coastal sage scrub where a CAGN family group (CAGN 2) was observed on 06 June; where presumed nesting occurred based upon observational behavior.

OTHER AVIAN SPECIES OBSERVED

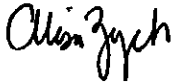
Table 2. Other avian species observed during protocol surveys at the San Dieguito survey sites.

Common Name	Scientific Name	State Listed Status
California quail	<i>Callipepla californica</i>	
Cooper's hawk	<i>Accipiter cooperii</i>	CDFW Watchlist
Red-tailed hawk	<i>Buteo jamaicensis</i>	
Mourning dove	<i>Zenaida macroura</i>	
Greater roadrunner	<i>Geococcyx californianus</i>	
Lesser nighthawk	<i>Chordeiles acutipennis</i>	
White-throated swift	<i>Aeronautes saxatalis</i>	
Anna's hummingbird	<i>Calypte anna</i>	
Costa's hummingbird	<i>Calypte costae</i>	
Acorn woodpecker	<i>Melanerpes formicivorus</i>	
Nuttall's woodpecker	<i>Picoides nuttallii</i>	
Pacific-slope flycatcher	<i>Empidonax difficilis</i>	
Ash-throated flycatcher	<i>Myiarchus cinerascens</i>	
Say's phoebe	<i>Sayornis saya</i>	
Cassin's kingbird	<i>Tyrannus vociferans</i>	
California scrub-jay	<i>Aphelocoma californica</i>	
American crow	<i>Corvus brachyrhynchos</i>	
Common raven	<i>Corvus corax</i>	
Northern rough-winged swallow	<i>Stelgidopteryx serripennis</i>	
Bushtit	<i>Psaltiriparus minimus</i>	
Bewick's wren	<i>Thryomanes bewickii</i>	
Wrentit	<i>Chamaea fasciata</i>	
Blue-gray gnatcatcher	<i>Poliophtila caerulea</i>	
Northern mockingbird	<i>Mimus polyglottos</i>	
California thrasher	<i>Toxostoma redivivum</i>	
Phainopepla	<i>Phainopepla nitens</i>	
Orange-crowned warbler	<i>Vermivora celata</i>	
Yellow warbler	<i>Dendroica petechia</i>	CDFW Species of Special Concern
Common yellowthroat	<i>Geothlypis trichas</i>	
Yellow-breasted chat	<i>Icteria virens</i>	CDFW Species of Special Concern
Spotted towhee	<i>Pipilo maculatus</i>	
California towhee	<i>Melospiza crissalis</i>	
So. Cal. rufous-crowned sparrow	<i>Aimophila ruficeps canescens</i>	CDFW Watchlist
Song sparrow	<i>Melospiza melodia</i>	
Black-headed grosbeak	<i>Pheucticus melanocephalus</i>	
Hooded oriole	<i>Icterus cucullatus</i>	
Bullock's oriole	<i>Icterus bullockii</i>	
House finch	<i>Carpodacus mexicanus</i>	
Lesser goldfinch	<i>Carduelis psaltria</i>	
American Goldfinch	<i>Carduelis tristis</i>	

Please contact me if you have any questions about the surveys or the contents of this letter.

I certify that the information contained in this survey report and the attached exhibits fully and accurately represents my work.

Sincerely,

A handwritten signature in black ink that reads "Alisa Zych". The signature is written in a cursive style with a large, stylized "Z" and "Y".

Alisa Zych
NEPA Section Head
alisa.zych@usmc.mil
760-725-9759

APPENDIX H
SENSITIVE ANIMALS WITH THE POTENTIAL TO OCCUR ON THE
SYCAMORE WESTRIDGE PROPERTY

APPENDIX H SENSITIVE ANIMALS WITH THE POTENTIAL TO OCCUR ON THE SYCAMORE WESTRIDGE PROPERTY					
Species Name	Common Name	CA/US	PSHC P	Habitat	Potential to Occur Onsite
INVERTEBRATES					
<i>Branchinecta sandiegonensis</i>	San Diego fairy shrimp	FE		Vernal pools.	Low; no vernal pools observed onsite.
<i>Lycaena hermes</i>	Hermes copper	-	X	Coastal sage scrub, mixed chaparral and chamise chaparral. Host plant is <i>Rhamnus crocea</i> .	High; suitable habitat and host plant occur onsite.
<i>Streptocephalus woottoni</i>	Riverside fairy shrimp	FE		Vernal pools.	Low; no vernal pools observed onsite.
AMPHIBIANS					
<i>Spea hammondi</i>	western spadefoot	CSSC		Grassland, scrub, and chaparral locally but could occur in oak woodlands. Nocturnal. Activity limited to wet season, summer storms or during evenings with elevated substrate moisture levels.	Moderate; suitable habitat occurs onsite.
REPTILES					
<i>Anniella pulchra pulchra</i>	silvery legless lizard	CSSC		Coastal sage scrub, grassland, riparian and coastal desert dunes. Found in sandy loam and areas of accumulated leaf litter beneath shrubs and trees.	Moderate; suitable habitat occurs onsite.
<i>Aspidocelis hyperythrus</i>	orange-throated whiptail	CSSC	X	Coastal sage scrub, mixed chaparral, grassland, riparian, and chamise chaparral habitats. Open hillsides with brush and rock, well drained soils.	High; suitable habitat occurs onsite and several individuals have been observed on the adjacent property.
<i>Aspidocelis tigris stejnegeri</i>	coastal western whiptail	-		Deserts, semi-arid areas with sparse vegetation, woodlands, and riparian areas. Soils may be firm, sandy, or rocky.	High; suitable habitat occurs onsite and several individuals have been observed on the adjacent property.
<i>Charina trivirgata roseofusca</i>	coastal rosy boa	-	(Co)	Coastal sage scrub, mixed chaparral, oak woodlands and chamise chaparral. Often found in association with rock outcrops.	Moderate; suitable habitat occurs onsite.
<i>Crotalus ruber ruber</i>	northern red rattlesnake	CSSC		Coastal sage scrub, mixed chaparral, open grassy areas and agricultural areas, chamise chaparral, pinon juniper and desert scrub.	Moderate; suitable habitat occurs onsite.
<i>Diadophis punctatus</i>	ring-necked snake	-	(Co)	Moist woodlands, forests, grasslands, chaparral, farms, and gardens; usually found on the ground under bark, logs, stones, or boards.	Moderate; suitable habitat occurs onsite.
<i>Eumeces skiltonianus</i>	Skilton's skink (including former Coronado skink)	CSSC		Coastal sage scrub, grassland, riparian, near vernal pools, oak woodlands, chamise chaparral, mixed conifer, closed cone forests, and freshwater marshes. Found during the winter after rainfalls or during spring.	Moderate; suitable habitat occurs onsite.

Species Name	Common Name	CA/US	PSHC P	Habitat	Potential to Occur Onsite
<i>Phrynosoma coronatum</i>	coast horned lizard	CSSC	X	Coastal sage scrub and chaparral in arid and semi-arid areas with friable, rocky, or shallow sandy soils and primary food source, harvester ants (<i>Pogonomyrmex</i> spp.).	Moderate; suitable habitat occurs onsite.
<i>Salvadora hexalepis virgulata</i>	coast patch-nosed snake	CSSC		Grass, chaparral, woodland, desert and coastal sage scrub. Found near rock outcrops with adjacent seasonal drainage.	Moderate; suitable habitat occurs onsite.
<i>Thamnophis hammondi</i>	two-striped garter snake	CSSC		In or near permanent fresh water, often along streams with rocky beds bordered by willows or other streamside growth. Sometimes near vernal pools.	Moderate; suitable habitat occurs onsite.
BIRDS					
<i>Accipiter cooperii</i>	Cooper's hawk	CSSC 3rd	X	Riparian and oak woodlands, eucalyptus groves and other forested areas.	High: suitable habitat occurs onsite and species has been observed in the area.
<i>Accipiter striatus</i>	sharp-shinned hawk	CSSC 3rd		Open woodlands, residential, larger trees for nesting.	Moderate; suitable habitat occurs onsite.
<i>Aimophila ruficeps canescens</i>	Southern California rufous-crowned sparrow	CSSC Ad	X	Sparse, mixed chaparral and coastal scrub habitats (especially coastal sage). Frequents relatively steep, often rocky hillsides with grass and forb patches.	Moderate; suitable habitat occurs onsite.
<i>Amphispiza belli belli</i>	Bell's sage sparrow	CSSC Ad	X	Coastal sage scrub, mixed and chamise chaparral. Nests well hidden in sagebrush or other scrub.	Moderate; suitable habitat occurs onsite.
<i>Asio otus</i>	long-eared owl	CSSC 2nd		Deciduous and mixed woods, conifer groves, near open country, riparian, sagebrush desert and desert wash areas. Nocturnal.	Moderate; suitable habitat occurs onsite.
<i>Campylorhynchus brunneicapillus sandiegensis</i> (C. b. cousei)	San Diego cactus wren (coastal cactus wren)	CSSC Ad		Coastal sage scrub with tall <i>Opuntia</i> cactus for nesting and roosting.	Moderate; suitable habitat occurs onsite.
<i>Cathartes aura</i>	turkey vulture	-	(Co)	Dry open country or along roadsides; coastal sage scrub, mixed and chamise chaparral, grassland, riparian, mixed conifer and closed cone forest.	High: suitable habitat occurs onsite and species has been observed in the area.
<i>Eremophila alpestris actia</i>	California horned lark	CSSC Ad		Open patches of bare land alternating with low vegetation in grasslands, montane meadows, and sagebrush plains.	Moderate; suitable habitat occurs onsite.
<i>Lanius ludovicianus</i>	loggerhead shrike	CSSC Ad		Open fields with scattered trees, open woodland, scrub, agricultural land, desert wash, desert-edge scrub, beach areas, broken chaparral.	Moderate; suitable habitat occurs onsite.
<i>Pandion haliaetus</i>	osprey	CSSC 2nd		Coasts and inland lakes and rivers.	Low; suitable habitat does not occur onsite.
<i>Poliophtila californica californica</i>	coastal California gnatcatcher	CSSC Ad/FT		Coastal sagebrush scrub especially where California sage (<i>Artemisia californica</i>) is the dominant plant.	High; suitable habitat does occur onsite and one individual was observed onsite during survey.

Species Name	Common Name	CA/US	PSHC P	Habitat	Potential to Occur Onsite
<i>Riparia riparia</i>	bank swallow	CT		Coastal sage scrub, riparian and freshwater marsh.	Moderate; suitable habitat occurs onsite.
MAMMALS					
<i>Antrozous pallidus</i>	pallid bat	CSSC Ad		Coastal sage scrub, mixed chaparral, oak woodlands, chamise chaparral, desert wash and desert scrub. Prefers rocky outcrops, cliffs and crevices with access to open habitats for foraging.	Moderate; suitable habitat occurs onsite.
<i>Chaetodipus californicus femoralis</i>	Dulzura (California) pocket mouse	CSSC Ad	X	Coastal sage scrub, mixed chaparral, oak woodland, chamise chaparral, and mixed conifer habitats.	Moderate; suitable habitat occurs onsite.
<i>Chaetodipus fallax fallax</i>	northwestern San Diego pocket mouse	CSSC Ad	X	Coastal sage scrub and mixed and chamise chaparral. Nocturnal. Seeks cover in rocky/gravelly areas with a yucca overstory.	Moderate; suitable habitat occurs onsite.
<i>Choeronycteris mexicana</i>	long-tongued bat	CSSC Ad		Desert scrubs and washes; feeds on nectar and pollen from Agaves and other plants.	Low; suitable habitat does not occur onsite.
<i>Dipodomys stephensi</i>	Stephens' kangaroo rat	CT/FE		Coastal sage scrub and grasslands.	Moderate; suitable habitat occurs onsite.
<i>Eumops perotis</i>	western mastiff bat	CSSC 2nd	X	Open semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban. Crevices in cliff faces, high buildings, trees, and tunnels are required for roosting.	Moderate; suitable habitat occurs onsite.
<i>Lasiurus xanthinus</i>	Western yellow bat	-		Valley foothill riparian, desert riparian, desert wash, and palm oasis habitats; roosts in palms and other trees and forages over water and among trees.	Low; suitable habitat does not occur onsite.
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	CSSC Ad		Coastal sage scrub, mixed chaparral, oak woodlands, chamise chaparral, mixed conifer, and closed cone forest and open areas. Common in irrigated pastures and row crops.	Moderate; suitable habitat occurs onsite.
<i>Neotoma lepida intermedia</i>	San Diego wood rat	CSSC Ad		Coastal sage scrub, oak woodlands and chamise chaparral and rocky outcrops. Nocturnal. Typically associated with cacti.	High; suitable habitat occurs onsite and several nests were observed onsite.
<i>Nyctinomops femorosaccus</i>	pocketed free-tailed bat	CSSC 2nd		Mixed chaparral and desert scrub. Prefers rock crevices in cliffs as roosting sites; nocturnal.	Low; suitable habitat does not occur onsite.
<i>Odocoileus hemionus</i>	mule deer	-	X	Forests, brushfields, and meadows.	High; suitable habitat occurs onsite and several individuals have been observed on the adjacent property.

Species Name	Common Name	CA/US	PSHCP	Habitat	Potential to Occur Onsite
<i>Onychomys torridus ramona</i>	southern grasshopper mouse	CSSC Ad	X	Coastal sage scrub, mixed chaparral, grassland, and chamise chaparral. Nocturnal. Low to moderate shrub cover is preferred. Food of preference is grasshoppers but will consume seeds, other insects and lizards.	Moderate; suitable habitat occurs onsite.
<i>Perognathus longimembris pacificus</i>	Pacific pocket mouse	CSSC 1st/FE		Coastal sage scrub and grasslands.	Moderate; suitable habitat occurs onsite.
<i>Puma concolor</i>	Mountain lion	-	X	Forested and bushy areas, avoids open areas	High; suitable habitat occurs onsite and several individuals have been observed on the adjacent property.

Listing DesignationsFederal Listing (USFWS 2003)

FE - Federal Endangered

FT - Federal Threatened

FC - Federal Candidate for Listing

State Listing (CDFG 2003)

CE - California endangered

CT - California Threatened

CSSC - California Species of Concern

1st - Highest priority

2nd - Second priority

3rd - Third priority

Ad - Addition to list

CFP - DFG Fully Protected (only noted if species is not also CE, CT, or CSSC)

Other

PSHCP - X indicates covered by PSHCP

(Co) - of interest to County biologists

APPENDIX I
PROPERTY ANALYSIS RECORD

Section 14 - Initial & Capital Tasks and Costs

Property Title: Sycamore Westridge Preserve

PAR ID: 12-02

11/30/2018

Task List	Specific Description	Unit	Quantity	Cost / Unit	Annual Cost	Times Years	Cont %	Total Cost
BIOTIC SURVEYS								
Ornithologist	Avian / CAGN Survey	L. Hours	25.00	100.00	2,500.00	1.0	10.0	2,750.00
Plant Ecologist	Field Survey / Sensi Plant	L. Hours	40.00	100.00	4,000.00	1.0*	10.0	4,400.00
Project Management	Supervise / Coordinate	L. Hours	4.00	100.00	400.00	1.0	10.0	440.00
Wildlife Biologist	Field Survey / Update	L. Hours	20.00	100.00	2,000.00	1.0	10.0	2,200.00
Sub-Total								9,790.00
HABITAT MAINTENANCE								
Exotic Plant Control	Hand Removal, Labor	L. Hours	80.00	30.00	2,400.00	1.0	10.0	2,640.00
Exotic Plant Control	Rodeo	Gallon	5.00	100.00	500.00	1.0	10.0	550.00
Sub-Total								3,190.00
HABITAT RESTORATION								
Exotic Plant Control	Backpack Sprayer	Each	1.00	75.00	75.00	1.0	10.0	82.50
Sub-Total								82.50
PUBLIC SERVICES								
Community Outreach	Stakeholder Coordination	L. Hours	35.00	100.00	3,500.00	1.0	10.0	3,850.00
Patrolling	Patrol	L. Hours	12.00	30.00	360.00	1.0	10.0	396.00
Sub-Total								4,246.00
REPORTING								
Annual Reports	Summary	L. Hours	40.00	100.00	4,000.00	1.0	10.0	4,400.00
Sub-Total								4,400.00
Subtotal								21,708.50
Administration								5,210.04
Total								26,918.54

Section 15 - Ongoing Tasks and Costs

Property Title: Sycamore Westridge Preserve

PAR ID: 12-02

11/30/2018

Task List	Specific Description	Unit	Number of Units	Cost / Unit	Annual Cost	Years Divide	Cont %	Total Cost
BIOTIC SURVEYS								
Ornithologist	Avian / CAGN Survey	L. Hours	25.00	100.00	2,500.00	5.0	10.0	550.00
Plant Ecologist	Field Survey / Sensi Plant	L. Hours	40.00	100.00	4,000.00	5.0	10.0	880.00
Project Management	Supervise / Coordinate	L. Hours	4.00	100.00	400.00	5.0	10.0	88.00
Wildlife Biologist	Field Survey / Update	L. Hours	15.00	100.00	1,500.00	5.0	10.0	330.00
Sub-Total								1,848.00
HABITAT MAINTENANCE								
Exotic Plant Control	Hand Removal, Labor	L. Hours	50.00	35.00	1,750.00	1.0	10.0	1,925.00
Exotic Plant Control	Rodeo	Gallon	1.00	100.00	100.00	1.0	10.0	110.00
Sub-Total								2,035.00
HABITAT RESTORATION								
Exotic Plant Control	Backpack Sprayer	Each	1.00	75.00	75.00	5.0	10.0	16.50
Sub-Total								16.50
PUBLIC SERVICES								
Community Outreach	Stakeholder Coordination	L. Hours	5.00	100.00	500.00	1.0	10.0	550.00
Patrolling	Patrol	L. Hours	12.00	30.00	360.00	1.0	10.0	396.00
Sub-Total								946.00
REPORTING								
Annual Reports	Summary	L. Hours	20.00	100.00	2,000.00	1.0	10.0	2,200.00
Management Plan	HMP Updates	L. Hours	10.00	58.00	580.00	1.0	10.0	638.00
Sub-Total								2,838.00
Subtotal								7,683.50
Administration								1,844.04
Total								9,527.54

Section 16 - Financial Summary**Property Title: Sycamore Westridge Preserve****Date: 11/30/2018****1st Budget Year: 2018****State:****PAR Code: 12-02**

<i>Item Descriptions</i>	<i>Total</i>
<i>Initial & Capital Financial Requirements</i>	
Revenues	\$0
Management Costs	\$19,735
Contingency Expense	\$1,974
<i>Initial & Capital Management Total Costs</i>	\$21,709
Administrative Costs of Total Management Costs	\$5,210
<i>Initial & Capital Gross Costs</i>	\$26,919
<i>Initial & Capital Net Costs</i>	\$26,919
<i>Annual Ongoing Financial Requirements</i>	
Revenues	\$0
Ongoing Costs	\$6,985
Contingency Expense	\$699
<i>Ongoing Management Total Costs</i>	\$7,684
Administrative Costs of Total Management Costs	\$1,844
<i>Ongoing Gross Costs</i>	\$9,528
<i>Ongoing Net Costs</i>	\$9,528
<i>Endowment Requirements for Ongoing Stewardship</i>	
<i>Endowment to Produce Income of \$9,528</i>	\$211,723
<i>Endowment per acre \$6,491</i>	
<i>Stewardship costs are based on 4.50% of Endowment Earnings per Year</i>	
<i>Ongoing management funding per year is \$9,528</i>	
<i>Resulting in a per acre per year cost of \$292</i>	
<i>Total Funding Required</i>	\$238,642

APPENDIX J
PRESERVE MANAGER RESUME

Jason E. Lopez
Resources and Trails Manager
San Dieguito River Park, JPA

18372 Sycamore Creek Road ♦ Escondido, CA 92025 ♦ (858) 674-2275 ♦ jason@sdrp.org

SUMMARY OF QUALIFICATIONS

- Over 12 years of experience with habitat, trail, and open space management projects.
- Managed over 40 miles of trail and 2,986 acres of natural open space.
- Oversaw recreation operations.
- Planned and implemented numerous park projects.
- Primary field contact during a time when 29 million dollars in grant funding was awarded for park projects and land acquisition.

RECENT PROJECTS

Coastal Cactus Wren Restoration Projects: May 2008 – In progress

Designed and implemented 120 acres of restoration.

San Dieguito River Park Post Fire Reconstruction Project: October 2007-April 2009

Managed field inventory, stabilization, and salvage operation then initiated project worksheets with FEMA and oversaw ranger led rebuilding projects.

Santa Ysabel Gorge Pond Restoration: May 2008 – In progress

Designed and implemented restoration of pond habitat and Engelmann oak woodlands.

Cloverdale Creek Wetland Creation and Stream Bank Restoration Project: September 2008 – In Progress

Oversaw installation of the project including erosion control, planting design, and maintenance.

Del Dios Gorge Trail: April 2003 – April 2009

Determined conceptual alignments and managed the construction of certain segments.

Santa Ysabel Creek Stream Bank Restoration Project: June 2003- March 2004

Oversaw the removal of 30 tons of debris and designed and implemented restoration of stream bank and adjacent flood plain.

East Raptor Ridge Trash Clean Up and Habitat Restoration Project -July 03- July 2005

Designed and implemented an 800 cubic yard clean up and habitat rehabilitation project.

Escondido Research and Technology Center Mitigation Area Management Plan: May 2003 – On going.

Reviewed, altered, and implemented a mitigation plan for a 117 acre preserve.

Mule Hill Historic and San Pasqual Valley Trail Project: March 1999- July 2002

Supervised the construction of 7 miles of trail and installed and maintained several habitat mitigation and enhancement projects.

Jason Lopez**Page 2****Highland Valley Trail Staging Area****May 1999**

Designed and implemented renovation plan.

Partners for Wildlife Habitat Restoration Project**March 1997**

Coordinated a 26-acre restoration project which included the removal of over 8,000 tamarisk trees.

WORK EXPERIENCE**San Dieguito River Park, JPA****August 1996 – Present**

- *Resources and Trails Manager, Senior Ranger, and Park Ranger:* Managed the existing open space program and planned new opportunities to preserve and enhance the River Valley.

City of San Diego Water Department**May, 1996 – May 1997**

- *Lake Ranger:* Ensured safe recreation through education, presence, and rule enforcement. Patrolled reservoirs and watersheds to protect against abuses. Wrote crime and accident reports.

City of Escondido, Parks and Lakes Division**January 1996 – August 1996**

- *Ranger Aid:* Performed routine activities associated with parks and recreation and watershed protection.

Mission Trails Regional Park Foundation**August 1995 – June 1996**

- *Administrative Assistant:* Performed administrative support functions for Foundation and Park operations. Assisted with educational programming, special events, public relations, volunteer coordination, scheduling, and visitor center operations.

Mission Trails Regional Park**March 1995 – June 1996**

- *Volunteer:* Provided park patrons with information while performing volunteer patrol, visitor center front desk, and gift shop functions.

EDUCATION**Bachelor of Science in Psychology****1993**

Northern Arizona University, Flagstaff Arizona

Trail Maintenance and Management**1999**

California Department of Parks and Recreation Program

Qualified Applicators Certificate**Current**

California Department of Pesticide Regulation

From: [Kughen, Katy](#)
To: [Boyer, David A CIV USMC MCI-WEST \(USA\)](#)
Cc: [Dahlstrom, C C \(Cece\) CIV USN NAVFAC SW SAN CA \(USA\)](#); shawna@sdrp.org
Subject: [Non-DoD Source] Review and Approval of the Sycamore Westridge Preserve Management Plan
Date: Thursday, May 12, 2022 11:54:09 AM

In Reply Refer to: 2022-0042216-S7-001-TA

Dear Dave,

This email is in response to your request for approval of the Sycamore Westridge Preserve Management Plan (Plan). The Plan was provided for review and approval of the U.S. Fish and Wildlife Service to offset habitat impacts from Marine Corps Air Station Miramar infrastructure and installation safety improvements as described in the biological opinion for the Formal Section 7 Consultation for the Joint Strike Fighter F-35B West Coast Basing and Operations Project in Southern California and Southwestern Arizona (FWS-SDG-10B0135-10F0755).

We greatly appreciate the ongoing coordination with the U.S. Marine Corps (Marine Corps) and thank you for your efforts to address our concerns. Based on our review of the final draft of the Plan, dated March 22, 2022, we approve the restoration and management plan.

We look forward to coordinating with the Marine Corps during the implementation for this project.

Sincerely,

Katy Kughen
Fish and Wildlife Biologist
U.S. Fish and Wildlife Service
2177 Salk Avenue, Suite 250
Carlsbad, CA 92008
TEMPORARY Work Cell: 442.287.2203
760.431.9440 ext. 201
Pronouns I use: she, her, hers

I am currently working from home and infrequently checking my office voicemail. Please email me if you'd like to schedule a phone call or meeting.

RESOLUTION NO. R23-5

**RESOLUTION OF THE SAN DIEGUITO RIVER VALLEY REGIONAL OPEN
SPACE PARK JOINT POWERS AUTHORITY AUTHORIZING THE SALE OF
A 9.17-ACRE CONSERVATION EASEMENT TO THE UNITED STATES
DEPARTMENT OF THE NAVY**

WHEREAS, the San Dieguito River Valley Regional Open Space Park Joint Powers Authority (“JPA”) is empowered by the State Joint Powers Law (Government Code Section 6500 et seq) to acquire and manage property for open space, mitigation and natural wildlife preservation purposes; and

WHEREAS, the JPA obtained title to approximately 32.62 acres of real property located in the City of Poway that is commonly referred to as the Sycamore Westridge Property on August 5, 2009; and

WHEREAS, the Sycamore Westridge property was obtained by the JPA to ensure its long-term preservation through the sale of mitigation credits and appropriate management of the wildlife and habitat resources it contains; and

WHEREAS, the U.S. Department of Navy (“Navy”) purchased a conservation easement over 8.9 acres of the Sycamore Westridge property to provide mitigation for expansion of facilities at MCAS Miramar (2009 Conservation Easement); and

WHEREAS, the Navy desires to purchase a second conservation easement over an additional 9.17-acre portion of the Sycamore Westridge property (“Conservation Easement”) to satisfy military construction-related mitigation requirements; and

WHEREAS, the Conservation Easement the Navy proposes to purchase is attached hereto as Exhibit A; and

WHEREAS, the Board of Directors of the JPA finds and determines that sale of the Conservation Easement to the Navy is appropriate and in the public interest;

NOW, THEREFORE, be it hereby resolved as follows:

1. The foregoing recitals are true and correct.
2. The Board hereby approves the sale of the Conservation Easement, subject to the following terms and conditions:
 - a. Purchase price of \$18,000 per acre, for a total purchase price in the amount of \$166,500.00;

- b. Payment of an additional \$28,573.70 to cover the Conservation Easement prorated share of initial year start-up costs (\$7,571.70), prorated share of catastrophic contingency cost (\$13,502.00), and reimbursement for survey expenses (\$7,500.00);
- c. Payment of a \$59,555.50 non-wasting endowment (“Endowment Fund”) which shall be used to fund long-term maintenance and management of the Conservation Easement area;
- d. The terms of the Conservation Easement attached as Exhibit A shall not be modified without JPA Board approval, excepting minor, non-substantive changes approved by General Counsel; and
- e. Additional contingencies or assurances as the Executive Director in consultation with the General Counsel, may deem reasonable, necessary and appropriate in the interests of the JPA prior to the sale of the Conservation Easement.

3. The Endowment Funds shall be deposited into the JPA’s investment foundation account (currently at Rancho Santa Fe Foundation) and shall be managed pursuant to the same terms and conditions that apply to the endowment for Navy’s 2009 Conservation Easement. The catastrophic contingency cost of \$13,502.00 shall be deposited in a separate non-endowment account at Rancho Santa Fe Foundation for use in the case of a catastrophic event that impacts the Conservation Easement area.

4. The Executive Director and designees are directed to take any and all such further actions, and to execute such further documents on behalf of the Board, as may reasonably be necessary to carry the easement forward in a manner consistent with the terms and conditions of this Resolution, including, among other things, execution of a purchase agreement, escrow instructions, and endowment agreement.

PASSED AND ADOPTED at the regular meeting of the Board of Directors on the _____ by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Joe LaCava, Chair

ATTEST: _____

Dewanda Vandermost, Office Manager

Agenda Item 2

August 18, 2023

TO: JPA Board

FROM: Staff

SUBJECT: FY 22-23 Year-End Budget Report

The JPA's fiscal year budget for 2022/2023 (FY 22/23) ended June 30, 2023. The FY 22/23 Operating Budget projected revenues and expenses balanced at \$1,608,022 (Attachment 1). With all known revenues received and expenses accounted for, the JPA's budget revenue was \$12,083 under the projected amount. This was largely due to an over projection of revenues (expense reimbursements) from the W-19 project, partially offset by recovered accounts receivable and higher dividends from the JPA's operations endowment. FY22/23 expenses were \$95,712 under the projected budget. This was mostly a result of the total cost of salaries and benefits being lower than projected due to staff shortages and changes during the fiscal year. The end of year balance was \$83,629. With interest earned and other miscellaneous items the FY22/23 budget resulted in a total net income/carryover of \$96,052.95.

The Coast Budget runs on a calendar year and the mid-year report (Q2 Jan-June 2023) is shown in Attachment 1. Revenues and expenses are mostly on target as of 6/30/2023.

The SDRP JPA accounts at the County Treasury all remain at positive levels with adequate reserves to close out the year (Attachment 2). Year-end endowment totals as of 6/30/2023 are also shown in Attachment 2. The performance of the JPA's endowments is improving and recovering from losses experienced during 2021.

Two capital projects were listed in the FY 22/23 budget, the Osuna Trail project, and proceeds from SDG&E for a utility easement acquisition in the lagoon area. The Osuna Trail project remains active and was carried over to the FY23/24 budget. The SDG&E funds of \$98,000 were received in February 2023 and applied to the JPA's required cash match for the state Trails and Greenways grant for the Osuna Trail project.

RECOMMENDATION:

Board to acknowledge and file FY 22/23 year-end budget report.

Respectfully submitted,

Shawna Anderson
Executive Director

Agenda Item 2
August 18, 2023

Attachment 1: SDRP FY22/23 Consolidated Budget 4th Quarter Summary
Attachment 2: End of FY Cash Balance Report and Endowment Balances

SDRP Consolidated Budget Status FY 22-23 - 4th Quarter (July 2022-June 2023)**Operating Fund**

Revenues	Thru 4thQtr rec'd	4th Qtr proj.	4th Qtr target 100%	Total Annual Budget
Member Agencies	1,174,802	1,174,802	100%	1,174,802
Habitat Mgmt.	96,095	97,728	98%	97,728
Misc.	325,042	335,492	97%	335,492
TOTAL REVENUE	1,595,939	1,608,022	99%	1,608,022
Expenditures	Thru 4th Qtr exp'd	4th Qtr proj.	4th Qtr target 100%	Total Annual
Education.Volunteer	11,394	11,000	104%	11,000
Salaries	1,213,571	1,330,938	91%	1,330,938
Habitat Management	23,586	25,000	94%	25,000
Non-habitat Services	54,099	52,775	103%	52,775
Office Admin	187,000	167,309	112%	167,309
Sikes Adobe	22,660	21,000	108%	21,000
TOTAL EXPENSE	1,512,310	1,608,022	94%	1,608,022

Coast Budget Operated on Calendar Year - Status through 2nd Quarter (Jan - June 2023)

Expenditures	Thru 2nd Qtr exp'd	2nd Qtr proj.	2nd Qtr target 50%	Total Annual Budget
Materials	3,687	5,500	34%	11,000
Salaries	103,339	103,339	50%	206,677
Operations	30,276	30,115	50%	60,230
Vehicles	5,532	6,000	46%	12,000
TOTAL	142,834	144,954	49%	289,907

Cash Balance Report		As of 6/30/23
Fund	Description	Balance
44625	Operating	\$ 389,482.63
44634	SDRPJPA – Coast	\$ 70,197.09
44655	Capital Projects	\$ 379,833.11
44656	Reserve (vehicle replacement)	\$ 33,291.62
	Total	\$ 839,512.83

Endowment Balances	As of 6/30/2023	Notes
Rancho Santa Fe Foundation		
Bernardo Mnt 2 (Caltrans)	\$212,142.31	5% Annual Draw for HMP services
SDRP General HMPs	\$696,476.58	5% Annual Draw for HMP services
Coast/I5	\$372,402.31	Held until JPA starts HMP services
Sycamore Creek Inholding	\$88,176.39	5% Annual Draw for HMP services
SDRP Operations Reserve	\$324,411.47	Unrestricted for BOD authorized reserve purposes
SFV Trail Repairs	\$41,927.07	Reserve for trail repairs per agreement with Crosby Estates
Del Mar Foundation	\$1,104,742.69	Held until SCE lagoon mitigation obligations complete (30+yrs)
San Diego Foundation	\$702,882.16	Semi-annual disbursement for operating fund