

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 Barbara Bry
San Diego City Council

Vice-Chair Dwight Worden
Del Mar City Council

Olga Diaz
Escondido City Council

Dave Grosch
Poway City Council

Mark Kersey
San Diego City Council

Kristin Gaspar
Supervisor, County of San Diego

Dianne Jacob
Supervisor, County of San Diego

Judy Hegenauer
Solana Beach City Council

Jeff Barnouw
Citizens Advisory Committee

Dustin Fuller, Ex Officio
22nd District Agricultural
Association

Kevin McKernan
Executive Director

**SAN DIEGUITO RIVER PARK
JOINT POWERS AUTHORITY
VIA TELECONFERENCE ONLY
Friday, June 19 2020 ~ 11:00 A.M.**

Pursuant to the State of California Executive Order N-29-20, and in the interest of public health, San Dieguito River Park is temporarily taking actions to reduce the spread of the COVID-19 pandemic by holding the Board Meeting via teleconference. All Board members and staff will be participating remotely.

To join this meeting via Teleconference
Please dial: 1-669-900-9128
Meeting ID: 640 418 0808
Password: 993224

Public Participation/Comment: It is highly recommended to call in **at least** 15 minutes prior to the commencement of the meeting. Members of the public may participate in the meeting by emailing comments to Brenda@sdrp.org by 3:00 p.m. the day prior to the meeting. The subject of your e-mail should clearly state the item number you are commenting on. All comments will be e-mailed to the Board of Directors prior to the start of the meeting. If you desire to have your comment read into the record during the meeting, please note that in the e-mail subject line. Comments may be mailed to the Board, but to be considered, must be received on or before the meeting date. Written comments should be mailed to: San Dieguito River Park, 18372 Sycamore Creek Road, Escondido, CA. 92025.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Brenda Miller at 858-674-2270. Please notify Brenda at least 48 hours prior to the Board meeting.

Introductions and Announcements

Pledge of Allegiance

Approval of the Minutes of May 15, 2020 (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. Approve Blum Property Long-Term Habitat Management Plan Agreement with Department of Navy and Establish Endowment Fund (Page 6)

INFORMATION

2. Coordination Reports (oral)
 - a. San Dieguito River Valley Conservancy
 - b. Friends of the San Dieguito River Valley
 - c. Volcan Mountain Preserve Foundation
 - d. San Dieguito Lagoon Committee
 - e. Friends of Sikes Adobe

3. Jurisdictional Status Reports (oral)

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

THE NEXT REGULAR JPA MEETING WILL BE July 17, 2020 If you have any questions, please call Kevin McKernan at (858) 674-2270 Ext. 15

**SAN DIEGUITO RIVER PARK
JOINT POWERS AUTHORITY
Minutes of May 15, 2020**

MEMBERS PRESENT

Barbara Bry- Chair
Dwight Worden – Vice-Chair
Mark Kersey
Kristin Gaspar
Dianne Jacob
Judy Hegenauer
Jeff Barnouw
Dustin Fuller

REPRESENTING

City of San Diego
City of Del Mar
City of San Diego
County of San Diego
County of San Diego
City of Solana Beach
Citizens Advisory Committee
22nd District Agricultural Association

MEMBERS ABSENT

Olga Diaz
Dave Grosch

REPRESENTING

City of Escondido
City of Poway

VISITORS/STAFF PRESENT

Kevin McKernan
Wayne Brechtel
Brenda Miller
Shawna Anderson
Ricky Flahive
Monique Tello
Members of the Public

San Dieguito River Park JPA
JPA Counsel
San Dieguito River Park JPA
San Dieguito River Park JPA
San Diego City Council District 1
San Diego City Council District 5
9 callers attended meeting

Introduction and Announcements

Chair Bry convened the video conference meeting at 11:00 a.m. A quorum roll call was taken with members present: Barbara Bry, Dwight Worden, Mark Kersey, Dianne Jacob, Judy Hegenauer, Jeff Barnouw and Dustin Fuller. Boardmembers Diaz, Gaspar and Grosch were absent.

Pledge of Allegiance

Chair Bry led all in the Pledge of Allegiance.

Boardmember Gaspar joined the meeting at 11:01 a.m.

Approval of Minutes of February 21, 2020

Boardmember Barnouw made the motion to approve the minutes of February 21, 2020 and Boardmember Worden seconded the motion.

Yes votes: Bry, Worden, Kersey, Jacob, Hegenauer, Barnouw, Gaspar

Absent: Diaz, Grosch

Executive Directors Report- Executive Director McKernan reported that JPA staff has been closely following the City and County of San Diego park guidelines to navigate operations within the River Park since the COVID-19 pandemic began. Director McKernan was pleased to report that all JPA staff are safe. The priority of staff has been to keep the park visitors safe by, maintaining daily patrol of trails,

keeping the park safe and clean, educating visitors, coordinating with member agencies and law enforcement. The River Park trails are open, some parking lots remain closed and the portable restrooms remain closed. Staff has been trimming the trails to widen them allowing more distance between patrons. Director McKernan has met with the Budget Sub-Committee in March and April where committee members have been updated on the status of the park. Director McKernan reported that the Ranger Station is completed and it was completed within budget with no change orders. He stated that an open house will be planned for the future. Boardmember Barnouw stated that he would be submitting an article on the Ranger Station to the Del Mar Sandpiper publication in the June edition.

Public Comment—A report was submitted by the San Dieguito River Valley Conservancy mentioning an award of \$10,000 Environmental Champions Grant, River Path Del Mar Sensory Trail Project, Virtual hikes in the River Park, Facebook Live chats and YouTube videos, work party projects and the 2020 River Valley Fest For Wild's Sake to be held October 4, 2020, 4-8 p.m. at the Center for the Arts.

DISCUSSION/ACTION AGENDA

1. Receive and Distribute Third Party Audit Report for Year Ending June 30, 2019

Director McKernan reported that this is our standard annual audit report with the findings in line with the financial statement and the controls in place. Director McKernan answered questions from boardmembers regarding the Lagoon Endowment and the need for an increase in ranger staff. Counsel Brechtel announced that members of the public who are on the line would be able to make comments if they would like to by using the Zoom raise hand feature. Public comments were solicited and there were no public comments. Boardmember Gaspar made the motion to receive and distribute the third party audit report for year ending June 30, 2019 and Vice-Chair Worden seconded the motion. A roll call vote was unanimous.

Yes votes: Bry, Worden, Kersey, Gaspar, Jacob, Hegenauer, Barnouw

Absent: Diaz, Grosch

2. Approve Addition to the San Dieguito Lagoon W-19 Restoration Project and Resolution R20-1

Recommendation: Adopt resolution authorizing the addition of an approximately 13-acre site, known as W-6, to the San Dieguito Lagoon W-19 Restoration Project and adopting an Addendum to the Final Environmental Impact Report for the project.

Principal Planner Shawna Anderson reported that the JPA staff, working with several agencies would like to add a 13-acre site, W-6, to the San Dieguito Lagoon W-19 Restoration Project. The new area would be restored to tidal wetlands as part of the W-19 project. Ms. Anderson explained the addendum to the W-19 Final EIR and described the W-6 area and additional work necessary of removing 129,000 cubic yards of material for wetland restoration. The CEQA addendum also addresses additional details regarding planned SDG&E utility relocations related to the W-19 project. There was a brief discussion by boardmembers. Ms. Anderson answered questions regarding the possibility of supplying material for the SCOUP project in Del Mar, disposal site capacity, and the ongoing positive relationships with all stakeholders. She also stated that the W-19 Restoration Project remains on schedule to begin construction by the end of 2020. There were no public comments. Chair Bry thanked Ms. Anderson for the detailed report and for working with all of the agencies. Vice-Chair Worden made the motion to approve the addition to the San Dieguito Lagoon W-19 Restoration Project and approve Resolution R20-1 and Boardmember Barnouw seconded the motion. Roll call vote was unanimous.

Yes votes: Bry, Worden, Kersey, Gaspar, Jacob, Hegenauer, Barnouw
 Absent: Diaz, Grosch

3. Approval of Proposed FY 20-21 Budget

Recommendation: Board motion to approve Fiscal Year 2020/2021 Budget

Director McKernan explained the proposed budget and reported that the Budget Sub Committee has had two meetings (March and April) to discuss the budget. The subcommittee reviewed the budget presented in March and asked staff to provide a constrained budget due to the pandemic issue. Staff presented a constrained budget to the committee in April with no member agency contribution increase. Vice-Chair Worden agreed that the subcommittee did ask for a cautious and conservative budget from Director McKernan. The subcommittee voiced concerns that the contributions would be difficult for the member agencies however, the work that JPA staff does is a significant benefit to all of the member agencies and justified. Boardmember Hegenauer also commented on the unknowns and constraints of the budget at this time. Chair Bry said she was advocating for Park funding with the City of San Diego and that it is more important than ever for residents. Director McKernan added that the San Dieguito River Park has been busier during this time. After a short discussion Vice-Chair Worden made the motion to approve the proposed FY 20-21 budget and Boardmember Jacob seconded the motion. Roll call vote was unanimous.

Yes votes: Bry, Worden, Kersey, Gaspar, Jacob, Hegenauer, Barnouw
 Absent: Diaz, Grosch

INFORMATION

4. Jurisdictional Status Reports – no reports

Chair Bry adjourned the meeting at 11:44 a.m.

These minutes approved by Board action.

Date

Executive Director

DATE: June 19, 2020

TO: JPA Board of Directors

FROM: Staff

SUBJECT: Blum Property Long-Term Habitat Management Plan Agreement with
Department of Navy and Endowment

BACKGROUND:

The JPA has been working in partnership with the Department of Navy (Navy) for several years on the acquisition and long-term management of the “Blum” parcel, located within the Sycamore Creek Preserve in Poway above the JPA headquarters. The 6.4-acre property was originally acquired by the JPA back in 2017 with the goal of securing the last remaining private inholding parcel in the preserve for the protection of critical habitat and open space, as well as to prevent future development from impacting the surrounding preserve.

The parcel acquisition plan included private donations, JPA funds and the sale of a conservation easement to the Navy. The purpose of the Navy’s conservation easement is to ensure permanent habitat conservation on the property as mitigation for operational impacts to endangered species on Marine Corps Base Camp Pendleton as required by the U.S. Fish and Wildlife Service (USFWS).

In addition to the easement, the JPA and the Navy developed the attached Agreement for the JPA’s management of the Blum parcel pursuant to a Long-Term Habitat Management Plan. The Management Plan was developed by the JPA and it will be funded through a perpetual endowment.

Staff is proposing to deposit the non-wasting endowment funds, provided by the Navy, at the Rancho Santa Fe Foundation where other similar JPA land management endowments are held. In addition, the Navy will be providing a separate fund, as required by the USFWS, to aid in the restoration of the property in the event of a natural catastrophe, such as a wildfire. This will be in the form of a non-endowment fund and will only be used in response to a natural catastrophe. There are also one-time start up funds that the JPA will receive upon execution of the agreement.

RECOMMENDATION:

1) Staff recommends the **Board approve a motion** to authorize the Executive Director to execute the *AGREEMENT FOR THE MANAGEMENT OF NATURAL RESOURCES ON THE BLUM INHOLDING PROPERTY BY AND BETWEEN THE UNITED STATES OF AMERICA AND THE SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK JOINT POWERS*

AUTHORITY

2) Staff recommends that the **Board approve a motion** to authorize the Executive Director to establish a dedicated endowment fund at the Rancho Santa Fe Foundation in the initial amount of \$92,838, provided by the Department of Navy, for the purposes of supporting the JPA's implementation of the Long-Term Habitat Management Plan and a non-endowment fund in the initial amount of \$11,850 for the purposes of supporting the JPA's restoration of the property in the event of a natural catastrophe.

Respectfully submitted,

Kevin McKernan
Executive Director

Attachment: Agreement for the Management of Natural Resources on the Blum Inholding Property by and Between the United States of America and the San Dieguito River Valley Regional Open Space Park Joint Powers Authority

**AGREEMENT FOR THE MANAGEMENT OF NATURAL RESOURCES
ON THE BLUM INHOLDING PROPERTY
BY AND BETWEEN
THE UNITED STATES OF AMERICA AND
THE SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK
JOINT POWERS AUTHORITY**

THIS AGREEMENT FOR THE MANAGEMENT OF NATURAL RESOURCES (the “Agreement”) on certain real property known as the Blum Inholding Property is made this _____ of _____, 2020 by and between the United States of America, acting by and through the Department of the Navy (hereinafter the “DON” or “Government”) and the San Dieguito River Valley Regional Open Space Park Joint Powers Authority, a California local government agency (hereinafter “San Dieguito River Park”). The DON and San Dieguito River Park may be referred to herein individually as a “Party” or collectively as the “Parties”.

RECITALS

WHEREAS, San Dieguito River Park is a party to that certain Encroachment Protection Agreement dated September 14, 2010, between the United States of America, acting by and through the Department of the Navy and the San Dieguito River Valley Regional Open Space Park Joint Powers Authority, as modified several times to add additional parties (the Encroachment Protection Agreement, as modified, is referred to herein as the “EPA”); and

WHEREAS, the EPA was executed under the authority of 10 U.S.C. § 2684a, and San Dieguito River Park is an Eligible Entity as described in said authority; and

WHEREAS, San Dieguito River Park has acquired certain real property in the County of San Diego, California, consisting of 6.44 acres in the vicinity of Marine Corps Base (MCB) Camp Pendleton known as the Blum Inholding Property, and San Dieguito River Park has conveyed to the United States of America, acting by and through the Department of the Navy, Naval Facilities Engineering Command Southwest (NAVFACSW), a Conservation/Restrictive Use Easement (“C/RUE”) N62473-19-RP-00081 dated August 28, 2019 on all of the Blum Inholding Property, as depicted in Exhibit “A”; and

WHEREAS, 10 U.S.C. § 2684a(d)(3) states that an agreement with an eligible entity under this section may provide for the management of natural resources on, and the monitoring and enforcement of any right, title, real property in which the Secretary concerned acquires any right, title, or interest in pursuant to such agreement, and for the payment by the United States of all or a portion of the costs of such natural resource management and monitoring and enforcement if the military Secretary concerned determines that there is a demonstrated need to preserve or restore habitat on such property; and

WHEREAS, 10 U.S.C. § 2684a(d)(3) states that any such payment by the United States: (A) may be paid in a lump sum and include an amount intended to cover the future costs of natural resource management and monitoring and enforcement; and (B) may be placed by the eligible

entity in an interest-bearing account, with any interest earned applied for the same purposes as the principal; and

WHEREAS, MCB Camp Pendleton's Integrated Natural Resources Management Plan ("INRMP") and FY2017 REPI Buffer Proposal substantiate a need to preserve or restore habitat of the federally threatened coastal California gnatcatcher, Coastal Sage Scrub and potentially, other federally listed candidate species on the Blum Inholding Property; and

WHEREAS, Section 102 of the EPA states, "The scope of this Agreement is to establish terms and conditions applicable to the contribution of funds to assist in the acquisition and natural resource management..." of property interests in the area depicted in Exhibit "A"; Sections 201, 202 and 302 of the EPA provide details on execution of the cost-sharing provision in 10 U.S.C. § 2684a(d)(3); Items 2, 3, and 4 of C/RUE N62473-19-RP-00081 detail provisions for a Natural Resource Management Plan; and

WHEREAS, Section 201c. of the EPA allows the DON to pay all or a portion of the costs of such natural resource management as may be appropriate and needed for a particular Property Interest (as defined in the EPA) acquired pursuant to the EPA; and

WHEREAS, the DON cost estimate has validated that \$111,626.00 is a reasonable cost for San Dieguito River Park habitat restoration and management of natural resources on the Blum Inholding Property in perpetuity; and

WHEREAS, the Parties intend to enter into this Agreement for the purpose of establishing the terms and conditions for natural resource management, monitoring and enforcement services to be conducted by San Dieguito River Park on the Blum Inholding Property, and for the one-time payment thereof by the DON.

NOW THEREFORE, in consideration of the foregoing premises and the respective representations, agreements, covenants and conditions herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and pursuant to 10 U.S.C. § 2684a, the Government and San Dieguito River Park hereby agree as follows:

1. Purpose. The purpose of the C/RUE conveyed by San Dieguito River Park to the DON is to preserve habitat on the Blum Inholding Property (hereinafter the "Property") in a manner that relieves or eliminates restrictions that inhibit military training, testing or operations on MCB Camp Pendleton, and to limit development in the vicinity of the military installation that is incompatible with its mission.

The DON and San Dieguito River Park intend that the Property be used and managed in a manner that protects, maintains, restores and enhances the conservation values on the Property, in perpetuity. Per the terms of the EPA, C/RUE, and this Agreement, the DON has the right to accrue, share, and use conservation value as determined and regulated by the United States Fish and Wildlife Service ("USFWS") or other applicable regulatory body for the DON's exclusive use and purposes.

This Agreement establishes the terms and conditions for payment, deposit, and natural resource management (NRM) monitoring and enforcement services conducted by San Dieguito River Park on the Property. This Agreement supports the terms of the EPA and C/RUE by describing the process and requirements for developing NRM specifically for the Property, in perpetuity.

2. Background. The primary objective of the Department of Defense (DoD) Readiness and Environmental Protection Integration (REPI) Program is to ensure that encroachment does not threaten the ability of an installation to achieve its mission objectives and support military readiness. Encroachment protection is a cost-effective means to limit incompatible land use and support local conservation efforts.

The Property is located within the City of Poway, San Diego County, California. This property consists of 6.44 acres of non-developed land located within the 150-acre Sycamore Creek Preserve. The site contains Diegan coastal sage scrub, a former home site, and an access road. Onsite coastal sage scrub is considered suitable habitat for coastal California gnatcatcher, which is known to occur in the area. The acquisition is intended to preserve sensitive Diegan coastal sage scrub habitat and contribute to the value of the larger Sycamore Creek Preserve.

3. Scope. This Agreement provides for the management of natural resources on the Property, in accordance with a Sycamore Preserve Long-Term Habitat Management Plan (“Management Plan”) developed by San Dieguito River Park and approved by the DON and appropriate regulatory agencies, and for the payment by the DON to San Dieguito River Park of the costs for developing and implementing such Management Plan. The Management Plan is attached as Exhibit “B” to this Agreement, which is incorporated in its entirety.

4. Obligations of San Dieguito River Park and the Government.

4.1 General. This Agreement establishes the terms and conditions applicable for DON to fund San Dieguito River Park implementation of natural resource management, monitoring and enforcement on the Property by means of the Management Plan. The property is being managed by San Dieguito River Park pursuant to this Agreement and as owner of the Property, for the benefit of San Dieguito River Park and DON in perpetuity.

4.2. Natural Resource Recovery Credits Inure to Government. It is the intention of the Parties that the Property will be improved, managed and monitored in perpetuity to preserve its habitat and conservation values in accordance with conditions required by the USFWS to obtain value as a United States Marine Corps Natural Resource Recovery Crediting System. It is the intention and purpose of this Agreement that any conservation credits generated will be accepted by USFWS via a consultation with DON for the benefit of the Federal government and all actions taken pursuant to this Agreement are undertaken with consideration of this intention and purpose.

Any subsequent transfer of the Property by San Dieguito River Park will include provisions for management of the Property consistent with the Management Plan, Conservation/Restrictive Use Easement, and conditions required to secure and/or retain Recovery Credits from USFWS.

4.3. Obligations of San Dieguito River Park. San Dieguito River Park, and/or its contractors or assigns shall:

4.3.1. Supervise, manage, operate, monitor, and/or maintain all activities and projects within the scope of this Agreement and the Management Plan according to the terms, conditions and specifications of this Agreement and the Management Plan.

4.3.2. Submit the proposed Management Plan on the effective date of this Agreement that includes, at a minimum, immediate actions to be taken to secure and monitor the site for conservation value consistent with any USFWS/DON requirements pending submission of the final Management Plan. If applicable, prepare a final Management Plan within eighteen (18) months of the Effective Date of this Agreement and submit it to the Director, Government/External Affairs, MCI-West/MCB Camp Pendleton for written approval. Parties acknowledge that availability of funding for the Management Plan expires on September 30, 2020, and thus agree to take all reasonable efforts to finalize the Management Plan required no later than August 15, 2020, to ensure availability of funding.

The Management Plan shall identify specific land management activities that San Dieguito River Park shall perform on the Property encumbered by the C/RUE, including, but not limited to:

- (a) Biological monitoring, with schedule;
- (b) Habitat monitoring, maintenance, and improvements to maintain habitat value and biological function;
- (c) Maintenance and management improvements for federally listed and at risk species habitat;
- (d) Protective and enforcement measures;
- (e) Prioritization of conservation actions;
- (f) Other actions designed to protect or improve the habitat values of the Property.

4.3.3. Upon written acceptance of the final Management Plan by the Government, DON and San Dieguito River Park shall enter into an Amendment to this Agreement to incorporate the Management Plan as Exhibit “B,” to this Agreement and incorporate all of its requirements, terms and conditions herein.

4.3.4. Upon receipt of any payment from DON pursuant to the terms of this Agreement, San Dieguito River Park shall deposit the funds into an interest-bearing account. DON funds may be used by San Dieguito River Park for account activation and/or account management fees.

4.3.5. Secure all appropriate and necessary public or private permits, approvals and consents.

4.3.6. Perform regular on-site inspections not less frequently than annually to ensure and document compliance with the Management Plan.

4.3.7. On or before February 15th of each year, provide to the AC/S G-7, MCIWEST-MCB Camp Pendleton, a detailed Annual Report in accordance with the requirements of the approved Management Plan for the Property. Annual Report of Progress shall:

4.3.7.1. Describe in reasonable detail the land management activities performed by San Dieguito River Park during the immediately preceding calendar year or, in the event of termination, of the current calendar year (collectively, the “Reporting Period”);

4.3.7.2. Provide all information, documents, records, and reports relating to NRM on the Property, collected or created by or on behalf of San Dieguito River Park during the Reporting Period;

4.3.7.3. Summarize all expenses incurred by or on behalf of San Dieguito River Park for land management activities performed during the Reporting Period (Standard Form 425; OMB Approval Number 0348-0061);

4.3.7.4. Describe any discrepancy between the land management activities expected to be performed during the Reporting Period in accordance with the Management Plan and those actually performed during the Reporting Period;

4.3.7.5. Describe the land management activities to be undertaken in accordance with the Management Plan in the upcoming year; and

4.3.7.6. Identify any instances of non-performance and/or management problems and consult with NAVFACSW and MCIWEST-MCB Camp Pendleton to correct the issue(s), if required by the terms of this Agreement.

4.3.8. Conduct all land management activities outlined in the Management Plan, and perform all obligations under this Agreement, in compliance with all applicable Federal, State, and local laws, regulations and ordinances.

4.3.9. Ensure reasonable efforts are employed to prevent third party use of the Property in accordance with the terms of C/RUE N62473-19-RP-00081 and in a manner compatible with this Agreement and the Management Plan. San Dieguito River Park also agrees to allow NAVFACSW and MCIWEST-MCB Camp Pendleton employees, or their contractors, upon reasonable notice, to access the Property.

4.3.10. San Dieguito River Park may contract with other entities to assist in the performance of its obligations under the Management Plan. San Dieguito River Park is responsible for ensuring any contractors maintain compliance with the Management Plan. This does not authorize San Dieguito River Park to allow contractors to use or occupy the property for the contractor’s own purposes or any purposes that are inconsistent with the Management Plans.

4.3.11. San Dieguito River Park shall be responsible in perpetuity for all management activities on the Property as identified in the Management Plan irrespective of the balance in the interest-bearing account.

4.3.12. San Dieguito River Park acknowledges that the DON will be requesting that USFWS and other approving entities grant Natural Resource Recovery Credits for actions taken to preserve, enhance or protect the Property consistent with the C/RUE and Management Plan. San Dieguito River Park agrees that it will assist and not interfere with the DON attempts to secure such crediting and agree to incorporate any reasonable terms or conditions into management of the Property as both the owner and manager of the Property.

4.4. Obligations of the Government. The Government, through NAVFACSW and MCIWEST-MCB Camp Pendleton, shall:

4.4.1. Coordinate review and approval by USFWS and any other agency(ies) of the Management Plan, as appropriate.

4.4.2. Ensure that all actions associated with the Management Plan conform to and meet the standards of C/RUE N62473-19-RP-00081, this Agreement and the Management Plan.

4.4.3. Annually inspect the Property for compliance with C/RUE N62473-19-RP-00081, this Agreement, and the Management Plan.

4.4.4. Review and comment on Annual Reports within thirty (30) days of San Dieguito River Park submittal, and promptly alert San Dieguito River Park of any areas of concern.

4.4.5. Review and comment within sixty (60) days on all other applicable documents submitted by San Dieguito River Park, unless DON submits a written notification for additional time.

5. Funding.

5.1. Payment by DON

5.1.1. DON shall transfer from the EPA N62473-10-RP-00155 escrow account the approved one-time lump-sum payment of ONE HUNDRED ELEVEN THOUSAND SIX HUNDRED TWENTY-SIX DOLLARS (\$111,626.00) to an interest-bearing account established by San Dieguito River Park and approved by DON as consideration for San Dieguito River Park's Agreement to execute the Final Management Plan. This payment may also be via check from the EPA Escrow Agent to the San Dieguito River Park Escrow Agent, made payable as deemed acceptable by San Dieguito River Park and the DON.

5.1.2. In no event shall DON make direct payment to any San Dieguito River Park contractor, employee, contract employee or vendor for any costs incurred by San Dieguito River Park under this Agreement or the Management Plan.

5.1.3. The obligations of DON are subject to the availability of Federal funds. No provision herein shall be interpreted to require the obligation or payment of funds in violation of the Anti-Deficiency Act, 31 U.S.C. § 1341, or other applicable Federal law or regulation. DON is

under no obligation to provide additional funds other than the amount agreed to herein to San Dieguito River Park at any time in the future, regardless of any terms to the contrary that may be interpreted to be contained herein.

5.2. San Dieguito River Park Funding Obligations. Per the terms of 10 U.S.C. § 2684a(d)(3)(B), San Dieguito River Park shall place the funds provided for under this Agreement into an interest-bearing account dedicated solely to pay the costs incurred by San Dieguito River Park and its contractors in performance of its duties under the Management Plan. Interest earned on the funds shall be used by San Dieguito River Park for the same purpose as the principal.

5.3. Direct Federal Payment of San Dieguito River Park Obligations. Other than the one-time lump sum deposit of funds for short and long-term NRM activities in accordance with this Agreement and the Management Plan, San Dieguito River Park acknowledges and understands that DON shall have no other financial obligations under the terms of this Agreement or the Management Plan.

6. Term. The term of this Agreement is in perpetuity and shall survive the expiration or termination of the EPA.

7. Miscellaneous Provisions

7.1. Modification of Management Plan. San Dieguito River Park may modify the Management Plan upon written approval by DON provided such modification does not impact the ability of the DON to obtain or retain conservation recovery credits.

7.2. GIS Data. Any Geographical Information System data supplied to MCIWEST-MCB Camp Pendleton by San Dieguito River Park will comply with the DoD enterprise Spatial Data Content Standards for Facilities, Infrastructure and Environment (SDSFIE) (www.sdsfie.org) and MCB Camp Pendleton's Geofidelis data model.

7.3. Disclosure and Sharing of Information. The DON recognizes that San Dieguito River Park may want to use information and data acquired from the research associated with this Agreement in professional and academic manuscripts, publications and presentations, and that such use may benefit not only those with an academic or professional interest in the information or data, but the general public as well. Such use of data by San Dieguito River Park must be approved by MCIWEST-MCB Camp Pendleton. If authorization is granted, DON retains the right to review any draft manuscripts, publications, or presentations in advance of publication or presentation in order to determine the appropriateness of disclosure and to ensure the accuracy of the information and/or data to be shared. The DON reserves the right to refuse any use of the information and data. Once such information and data are submitted by San Dieguito River Park to MCIWEST-MCB Camp Pendleton for approval, the DON shall respond in writing within 60 calendar days. San Dieguito River Park agrees that any manuscript, publication, or presentation will include a statement acknowledging the DON as the origin of the information or data obtained under this Agreement. Authorization for the use of information or data in one context shall not be construed as authorization for subsequent uses or purposes.

7.4. Successors and Assigns. San Dieguito River Park may not assign the Management Plan or the responsibility for management of DON funds without the express written consent of NAVFACSW and MCIWEST-MCB Camp Pendleton. All covenants made under this Agreement or the Management Plan shall bind and inure to the benefit of any Successors and Assigns of San Dieguito River Park whether or not expressly assumed or acknowledged by such Successors or Assigns.

7.5. Severability. If any provision of this Agreement is determined to be invalid by a Court of competent jurisdiction, the remainder of the Agreement shall continue in force and effect to the extent not inconsistent with such holding.

7.6. Waiver of Breach. If the DON or San Dieguito River Park waives enforcement of any provision of the Management Plan or this Agreement upon any event of breach by the other, the waiver shall not automatically extend to any other or future events of breach.

7.7. Access to the Retention of Records. San Dieguito River Park shall allow DON or Comptroller General access to and the right to examine all records, books, papers, accounts, and documents (“Records”) within San Dieguito River Park custody or control that relate to its performance under the Management Plan and this Agreement. The DON shall afford any authorized representative of San Dieguito River Park access to and the right to examine all records, books, papers, and documents (“Records”) within the DON’s custody or control that relate to its performance under this Agreement or the Management Plan unless prohibited from release as a protected document under applicable statute or regulation. The Government and San Dieguito River Park shall retain all such records intact for at least three (3) years following termination of this modification, termination of this Agreement, or early termination of the Management Plan. Should there be no early terminations, both Parties shall retain the Management Plan, this Agreement, and the EPA, and any associated addendums, in perpetuity. Other related documents shall be retained for a minimum of three (3) years following completion of the action(s) associated with the particular document.

7.8. Change of Circumstances. The DON and San Dieguito River Park shall promptly notify each other of any change of circumstances, pending litigation, or any other event or condition that may adversely affect its ability to carry out obligations under the Management Plan or this Agreement.

7.9. Liability and Indemnity. Nothing in this Agreement or the Management Plan shall be construed as an indemnification by the Government or San Dieguito River Park to each other for liabilities of the Government or San Dieguito River Park for property loss or damage or death or personal injury arising out of and during the performance of work associated with the Management Plan or this Agreement, or arising from any other action that may arise as a result of the Management Plan or this Agreement. Any liabilities or claims for property loss or damage or for death or personal injury by the Government or San Dieguito River Park or its agents, employees, contractors or assigns or by third persons, arising out of and during the performance of the Management Plan or this Agreement shall be resolved according to applicable law.

7.10. Notices. Any notice, transmittal, approval or other official communication made under this Agreement shall be in writing and shall be delivered by hand, electronic mail, or by U.S. postal mail to the address set forth below or at such other address as may be later designated, and such notice shall be effective upon date of receipt.

For San Dieguito River Park: San Dieguito River Valley Regional Open Space Park
JointPowers Authority
Attn: Executive Director
18372 Sycamore Creek Road
Escondido, CA 92025
Phone: (858) 674-2270

For NAVFACSW: Naval Facilities Engineering Command Southwest
Attn: Real Estate Contracting Officer, AM1
1220 Pacific Highway
San Diego, CA 92132
Phone: (619) 532-2590

For MCB Camp Pendleton: Commanding Officer
Marine Corps Base Camp Pendleton
Attn: Governmental and External Affairs
P.O. Box 555010
Camp Pendleton, CA 92055-5010
Phone: (760) 725-2674

8. Representations and Certifications

8.1. Applicable Law. This Agreement is incidental to the implementation of a Federal program. Accordingly, it shall be governed by and construed according to Federal law as it may affect the rights, remedies, and obligations of the parties.

8.2. Nondiscrimination. San Dieguito River Park agrees that no person shall be denied benefits of, or otherwise be subjected to discrimination in connection with San Dieguito River Park performance under this Agreement and the Management Plan, on the grounds of race, religion, color, national origin, sex, sexual orientation, or gender identity. Accordingly, and to the extent applicable, San Dieguito River Park agrees to comply with the following:

8.2.1. Title VII of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq.), and DoD regulations (32 CFR Part 300) issued thereunder;

8.2.2. Executive Order 11246 of September 24, 1965 entitled “Equal Employment Opportunity,” and Department of Labor regulations issued thereunder (41 CFR Part 60), as amended by Executive Order 13672 issued on July 21, 2014;

8.2.3. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794) and DoD Regulations issued thereunder (32 CFR Part 56); and,

8.2.4. The Age Discrimination Act of 1975 (42 U.S.C. § 6101 et seq.) and regulations issued thereunder (45 CFR Part 90).

8.3. Lobbying

8.3.1. San Dieguito River Park agrees it will not expend any funds appropriated by Congress and provided by the DON to pay any person for influencing or attempting to influence an officer or employee of any agency, or a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract; the making of any Federal grant; the making of any Federal loan; the entering into of any cooperative agreement; and, the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

8.3.2. The Final Rule, New restrictions on Lobbying, issued by the Office of Management and Budget and the Department of Defense (32 CFR Part 28) to implement the provisions of section 319 of Public Law 101-121 (31 U.S.C. § 1352) is incorporated by reference herein.

8.4. Conflict of Interest. The DON and San Dieguito River Park shall ensure that its employees are prohibited from using their positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others.

8.5. Drug-Free Work Place

8.5.1. San Dieguito River Park agrees to comply with the provisions of the Drug-Free Workplace Act of 1988 (Public Law 100-690), Title V, Subtitle D; 41 U.S.C. §701 et seq.) and to maintain a drug-free workplace.

8.5.2. The Final Rule, Government-Wide Requirements for Drug-Free Workplace (Grants), issued by the Office of Management and Budget and the Department of Defense (32 CFR Part 28, Subpart f) to implement the provisions of the Drug-Free Workplace Act of 1988 is incorporated by reference, and San Dieguito River Park covenants and agrees to comply with all the provisions thereof, including any amendments to the Final Rule that may hereafter be issued.

9. Legal Authority. Neither the DON nor San Dieguito River Park is under any existing or foreseeable legal disability that would prevent or hinder it from fulfilling the terms and conditions of this Agreement and the Management Plan. The DON and San Dieguito River Park shall promptly notify each other of any legal impediment that arises during the term of the Agreement and the Management Plan that may prevent or hinder fulfillment of obligations under the Management Plan or this Agreement.

10. Enforcement, Claims and Disputes

10.1. Enforcement. The DON and San Dieguito River Park may take such actions to enforce the terms of this Agreement as authorized by law.

10.2. Claims and Disputes.

10.2.1. Any dispute or claim arising out of this Agreement shall be presented in writing to the DON Real Estate Contracting Officer (“RECO”). The A certified claim or dispute shall include: the amount of monetary relief claimed or the nature of other relief requested; the basis for relief; and documents or other evidence pertinent to the claim.

10.2.2. Claims and disputes shall be made within 60 days after the basis of the claim is known or should have been known, whichever is earlier. It is the Navy or San Dieguito River Park’s duty to include in its claim or dispute all information needed to demonstrate the timeliness of claim submission.

10.2.3. Upon receipt of a claim or dispute, the RECO shall consult with his/her designated legal counsel and provide a written decision denying or sustaining the claim or dispute within 60 days of the date of the receipt of a claim or dispute.

10.3. Termination by Government

10.3.1. The Government may terminate this Agreement for Management of Natural Resources if San Dieguito River Park is in default of this Agreement or the Management Plan as determined by the RECO.

10.3.2. The DON shall provide San Dieguito River Park written Notice of Default at least ninety (90) days prior to terminating this Agreement.

10.3.3. Upon Termination, the DON may enter into a separate agreement with another entity to continue NRM activities on the Property. In such an event, San Dieguito River Park shall grant the other entity access and transfer any remaining funds in its escrow account to such other account as directed by the Government.

10.3.4. In the event of termination, San Dieguito River Park shall provide to the DON all information, documents, records, and reports relating to NRM on the Property, collected or created by or on behalf of San Dieguito River Park during its period of NRM of the Property.

10.3.5. As Grantor of the C/RUE to the DON on the Property, San Dieguito River Park shall continue to adhere to all terms and conditions of the DON’s C/RUE N62473-19-RP-00081 which shall remain in full force and effect following termination of this Agreement.

11. Effective Date. This Agreement shall become effective on the date of the last signature.

Exhibit A - Conservation/Restrictive Use Easement Navy Contract N62473-19-RP-00081

Exhibit B - Sycamore Preserve Long-Term Habitat Management Plan

Exhibit C - Annual Conservation Easement Compliance Monitoring Report

IN WITNESS WHEREFORE, San Dieguito River Park and the Government hereto have,
on the respective dates set forth below, duly executed this Agreement.

**SAN DIEGUITO RIVER VALLEY REGIONAL
OPEN SPACE JOINT POWERS AUTHORITY**

By: _____

Print Name: _____ Date: _____

**UNITED STATES OF AMERICA
DEPARTMENT OF THE NAVY**

By: _____

Real Estate Contracting Officer
NAVFAC Southwest

Print Name: _____ Date: _____

Recording requested by and when recorded mail to:

United States of America
Commanding Officer
Naval Facilities Engineering Command SW
1220 Pacific Highway, Real Estate Division
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 28th day of August, 2019, by and between the fee simple owner, San Dieguito River Valley Regional Open Space 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 Property (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 six and forty-four hundredths (6.44) acres of real property, specifically Assessor Parcel Number 272-150-28-00, 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, Grantee has requested an Easement in order to limit development or use of the Property in the vicinity of Marine Corps Base Camp Pendleton ("Installation") that would otherwise be incompatible with its mission; 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, Grantor agrees to allow Grantee to share environmental management responsibilities and to have the ability to acquire and retain certain natural resource credits that may be available as a result of this Easement and the Management Plan for the Property; and

WHEREAS, Grantee is obtaining an Easement for purposes of preserving and conserving habitat on the Property to offset the environmental impacts, including impacts to species and habitat, and providing regulatory relief associated with military operations on the Installation; 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 Property and grants certain rights to Grantee for the purposes of (1) permanently preserving, conserving, protecting, maintaining, restoring and enhancing the habitat on the Property; (2) extinguishing development rights on the Property; (3) restricting uses of activities on the Property that could inhibit military training, testing or operations on the Installation; and (4) restricting activities on the Property that may negatively affect the conservation values of the property necessary for the Grantee to receive natural resource credits used for regulatory relief of activities on the Installation; 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 potentially offset the environmental impacts, including impacts to species and their habitats, of military operations on the Installation, subject to provision of substantiating documentation in a Management Plan, approved in writing by 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 pursuant to Title 10 U.S.C. §2684a to acquire an interest in the Property to pursue mutually compatible goals of restricting development and facilitating habitat preservation and restoration; and

WHEREAS, Grantor and the Grantee entered into an Encroachment Partnering Agreement, dated September 14, 2010, subsequently modified on October 30, 2017 (collectively, the "Agreement"), to prevent encroachment and stop incompatible development in the vicinity of the Installation, and, further, to promote the conservation of ecologically significant lands; and

WHEREAS, pursuant to the terms of the Agreement, the Grantor acquired the Property in fee using its own funds and funds provided by the Grantee in the amount of \$84,000.00 for the purposes of preventing development incompatible to the Installation and promoting conservation of natural areas and ecologically significant land for scientific, charitable, and educational purposes, and environmental offsetting and crediting; and

WHEREAS, pursuant to the terms of the Agreement and 10 U.S.C. §2684a, and to effectuate the intentions of the parties, the Grantor is granting to Grantee a perpetual and irrevocable Easement over the Property, 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 Property 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 Property, which is shown in Exhibit "A," attached hereto and by this reference made a part hereof.

1. Easement Purpose. The purpose of this Easement is to prohibit residential, commercial, and industrial development and/or uses of the Property that would otherwise be incompatible with the current or future mission of the Installation, or might interfere, whether directly or indirectly, with current or future military training, testing or operations within the Installation, as defined above. 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 Property to eliminate restrictions on military operations on the Installation and eliminating development, subject to the terms of this Easement.

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 Property that would otherwise be incompatible with the current or future mission of the Installation, as defined above and any use of the Property that is inconsistent with the preservation, conservation, protection, maintenance, restoration and enhancement of habitat; and

b. *Right of Entry.* To enter upon the Property at reasonable times and with reasonable notice 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 Property; and

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

d. *Property Management.* To fund the management of natural resources on the Property for purposes of acquiring conservation recovery credits or otherwise eliminating restrictions on military training and other activities on the Installation; and

e. *USFWS Recovery Credits.* To accrue and use all conservation credits or other similar credits as determined and regulated by the USFWS as part of a recovery credit system ("RCS"), or other standard or program that the USFWS may establish, as well as the following additional terms:

i. Grantee may accrue and use such additional credits as a result of Grantee participating in the preservation, conservation, protection, maintenance, restoration and enhancement of the Conservation Values and management of the Property; provided, however, that any such participation is at the sole expense of the Grantee and is subject to the prior notice and approval of Grantor, which shall not be unreasonably withheld when consistent with the terms of this Easement; and

ii. Upon request of the Grantor, Grantee shall provide Grantor with a copy of the following documents if applicable, including any amendments that may be made to these documents from time to time, related to the RCS: the USFWS approved recovery plan, the comprehensive biological opinion issued to Grantee that describes in detail the credit debiting process or any other similar end product documenting the programmatic consultation, and any project specific documentation provided to the USFWS pursuant to the comprehensive biological opinion.

3. Baseline Report. Grantor and Grantee shall retain copies of the Baseline Report (Exhibit "B"). The Baseline Report may be used to establish that a change in the use or condition of the Property has occurred, but its existence shall not preclude the use of other evidence to establish the condition of the Property as of the date of this Easement. The Baseline Report, which consists of reports, maps, photographs, and other documentation, provides an accurate representation of the Property as of the date of this Easement. The purpose of the Baseline Report is to serve as a baseline for monitoring compliance with the terms of this Easement. Grantor and Grantee acknowledge that it is accurate as of the date of this Easement.

4. Reservation by Owner. Notwithstanding any provision in this Easement to the contrary, Grantor and Grantee acknowledge that the Grantor, as owner of the Property, hereby reserves the right/ability to remove the existing residential foundation and non-native trees/plants, maintain and/or remove an existing electrical pole, and remove a concrete slurry driveway leading down to Sycamore Creek. Grantor will ensure that these activities are conducted in accordance with the USFWS-approved Management Plan and any subsequent amendments.

5. Prohibited Uses. Any activity or use of the Property inconsistent with the purpose of this Easement is prohibited. All uses and activities allowed on the Property shall be consistent with applicable laws and shall be exercised in a manner that prevents or minimizes damage to habitats and natural resources on the Property. 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 Property, is prohibited. The Property is currently comprised of one (1) legal parcel, identified by assessor parcel number 272-150-28-00, with fee title held by Grantor. Any development rights held by Grantor, as owner of the Property, 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 Property.

b. *Human Habitation.* The Property 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 Property are prohibited, except for those improvements or alterations reasonably related to the allowed uses, or already existing on the Property.

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 6.a. are prohibited.

i. *Altering Topography.* Altering the surface or general topography of the Property, including building new roads or trails, paving, or otherwise covering the Property with concrete, asphalt, or any other impermeable material and/or activities on the Property, except as set forth in Sections 4 and 6, 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 that may be dangerous for aircraft operating from the Installation and/or its areas.

k. *Management Plan.* All activities not permitted in a Management Plan, 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 Property; 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 Property, 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 Property; and (iv) any water from wells that are in existence or may be constructed in the future on the Property.

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 on the Property except as reasonably related to the uses allowed under Sections 4 and 6 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.

6. Permitted Uses. The following uses of the Property 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 on the Property, and is conducted in accordance with the USFWS-approved Management Plan and any subsequent amendments.

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

c. *Permitted Activities.* Grantor, as owner of the Property, may remove the existing residential foundation and non-native trees/plants, maintain and/or remove an existing electrical pole, and remove a concrete slurry driveway leading down to Sycamore Creek as defined in Section 4 of this Easement.

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

e. *Right to Transfer.* Subject to Section 11, transfer of the Property 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 Property for wildlife habitat conservation and preservation, restoration, management, education, control of predatory and problem animals by the use of selective control techniques, and research that is consistent with the military training mission and primary functions of the Installation in accomplishing its mission. The natural condition on the Property as of the date of this Easement is deemed consistent with the military training mission and primary functions of the Installation in accomplishing its mission.

g. All uses consistent with the rights reserved in Section 4 of this agreement.

7. 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 USFWS-approved Management Plan and any subsequent amendments.

b. *Grantee's Response.* Within ninety (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.

8. 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.

9. 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 Property 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 9.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 Property resulting from any use or activity inconsistent with this Easement, the notice may demand restoration of the portion of the Property 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 Property, 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 Property is unique and that a violation of this Easement, and the ensuing harm or alteration of the Property, 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 Property 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 Property 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 Property 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 property 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 Property 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.

10. 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 Property, except as such costs or liabilities shall have resulted from the acts of Grantee or Grantee's agents or contractors.

11. 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 Property. 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.

12. 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 Command Southwest
Real Estate Division
1220 Pacific Highway
San Diego, CA 92132-5190

To Installation: Commanding General
Strategic Planning Section, Bldg 22165
MCIWEST-MCB Camp Pendleton
Box 555008
Marine Corps Base Camp Pendleton, CA 92055-5008

13. Recordation. Grantor shall record this Easement in a timely manner in the official records for the county in which the Property 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.

14. 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.

15. 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 Property; without limiting the generality of the foregoing, subsequent owner(s) shall take title to the Property subject to the terms of this Easement.

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

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

18. 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.

19. Amendment. Upon receipt of an approved and signed Management Plan from USFWS for use of the habitats of the Property, in whole or in part, to offset impacts to species or habitats on the Installation resulting from military operations on the Installation, Grantor and Grantee may amend this Easement to include said Management Plan as Exhibit "C." 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.

20. Exhibits.

Exhibit "A" – Legal Description and Property Map

Exhibit "B" – Baseline Report

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

Dated: Aug-22, 2019

Grantor:

SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE JOINT POWERS
AUTHORITY


Kevin McKernan, 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 San Diego

On Aug. 22, 2019, before me, Brenda E. Miller, Notary Public, personally appeared Kevin McKernan 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: Brenda E. Miller (Seal)



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

Dated: 28 August, 2019

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 SAN DIEGO

On AUG 28 2019, before me, MARIA L. MORGUTIA, Notary Public, personally appeared GREGORY MAGNUSON 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)

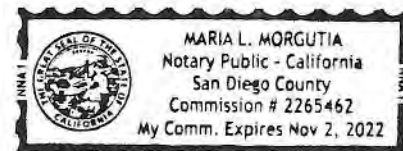


EXHIBIT "A"
Legal Description

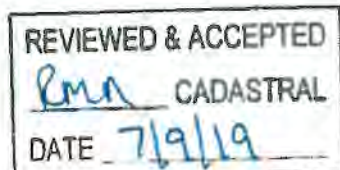
Page 1 of 3

APN: 272-150-28

Parcel 4 of Parcel Map No. 5020, in the City of Poway, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, August 19, 1976, as File/Page No. 76-269673 of Official Records.

Excepting therefrom that portion described as follows:

Beginning at the southeasterly corner of said Parcel 4; thence North $01^{\circ}19'29''$ West along the easterly line 330.77 feet; thence North $88^{\circ}23'31''$ West, 471.14 feet to the westerly line of said Parcel 4; thence South $01^{\circ}18'05''$ East along said westerly line 330.69 feet to the southerly line of said Parcel 4; thence South $8^{\circ}22'57''$ East, along said southerly line, 471.27 feet to the Point of Beginning.





1.0 INTRODUCTION

1.1 Background

The San Dieguito River Park Joint Powers Authority (SDRP JPA) owns the 150-acre Sycamore Creek Preserve in Poway, San Diego County, California. The SDRP JPA is acquiring a 6.4-acre inholding parcel within the preserve, in partnership with the Department of Defense Readiness and Environmental Protection Integration (REPI) Program. The site contains Diegan coastal sage scrub, a former home site, and an access road. Onsite coastal sage scrub is suitable habitat for coastal California gnatcatcher (*Poliopitila californica californica*), which is known to occur in the area. California gnatcatcher is listed as Threatened under the Endangered Species Act, and is the primary species of interest for the REPI Program's involvement and investment in the site. Acquisition of this 6.4-acre inholding will preserve sensitive Diegan coastal sage scrub habitat and contribute to the value of the larger Sycamore Creek Preserve.

1.2 Objective

The objective of this Long-Term Habitat Management Plan (HMP) is to provide comprehensive, cost-effective management for the 6.4-acre site. This HMP will guide management of habitats, species, and programs to protect and enhance ecological value; provide an overview of the site's operation, maintenance and personnel requirements to implement management objectives; and serve as a budget planning aid with inclusion of the Property Analysis Record (PAR).

2.0 SITE CHARACTERISTICS

2.1 Geographical Setting

The site is located in western central San Diego County, within the City of Poway, approximately 2.2 miles east of Interstate 15, 0.8 mile south of the San Dieguito River, and 0.3 mile east of the SDRP headquarters office, which is at 18372 Sycamore Creek Road. (Figures 1 and 2). It is accessed by an unpaved utility road that leads generally eastward from Sycamore Creek Road to the site. Pedestrian access is also possible from an existing trail on the south side of Sycamore Creek, by crossing the creek and walking up the driveway to the former home site. The site location is shown on the Escondido U.S. Geological Survey 7.5-minute quadrangle map in Figure 2. An aerial photograph of the site is provided in Figure 3.

2.2 Property Boundaries and Adjacent Land

The site is entirely surrounded by the existing Sycamore Creek Preserve (Figure 4). Sycamore Creek flows east-to-west near the southern site boundary. Coastal sage scrub surrounds the site on the other three sides. The 6.4-acre site is also within the Lower Sycamore Creek Cornerstone Land area identified in the Poway Subarea Habitat Conservation Plan (City of Poway 1996).

2.3 Legal Description

The 6.4-acre site consists of Assessor's Parcel Number (APN) 272-150-28, in Section 13, Township 13 South, Range 2 West. The legal description for the parcel is provided in **Appendix A**.

2.4 Geology, Soils, Climate, Hydrology

Geology and Soils

The site is located in the Peninsular Range Geologic Province of Southern California (USGS 2004) in hilly terrain, on a granitic, rocky, south-facing hillside. Site elevation ranges from approximately 450 feet above mean sea level (AMSL) at the southern boundary, to approximately 725 feet AMSL at the northern boundary. Soil on the site is mapped as Cienega very rocky coarse sandy loam, 30 to 75% slopes (CmrG) (USDA 2018). Cienega soils are excessively drained, very shallow to shallow coarse sandy loams formed in material weathered in place from granitic rock. CmrG is on steep to very steep slopes, has rock outcrops on about 20% of the surface and very large granodioritic boulders on about 30%, and is only five to 15 inches deep over hard granodiorite. Runoff is rapid to very rapid, and the erosion hazard high to very high. This soil unit can include small areas of Vista rocky coarse sandy loam and Las Posas rocky sandy loam. (USDA 1973)

Climate

Local climate is classified as hot-summer Mediterranean, with abundant sunshine, moderating sea breezes, cool wet winters, hot dry summers, and periodic drought. The average annual temperature in Poway is 65 degrees Fahrenheit. Temperature may fluctuate by approximately 30 degrees between hottest and coolest times of day. The hottest month is usually August, with an average daily temperature of 76, and a record high of 114. The coolest month is usually December, with an average daily temperature of 55 and a record low of 22. Average annual precipitation in Poway is 13.9 inches, in an average of 41 days of precipitation. The average wettest month is February (3.3 inches), and the average driest is July (0.0 inches). (Lightner 2011, Weatherbase 2018)

Hydrology

The site does not include any water bodies. Surface and shallow subsurface runoff flows generally southward toward Sycamore Creek. Sycamore Creek flows westward and northward to the San Dieguito River, upstream of the Lake Hodges Reservoir. The site is within the San Dieguito Hydrologic Unit (905.00), Hodges Hydrologic Area (905.20) (County of San Diego 2016).

3.0 BIOLOGICAL RESOURCES

A preliminary biological survey was conducted in June 2018 and the results were used to develop this HMP. Biological resources will be thoroughly surveyed as part of this HMP.

Vegetation communities and land cover classification in this HMP follow Holland (1986) as updated by Oberbauer et al. (2008). Plant taxonomy and nomenclature follow the Jepson eFlora (Jepson 2018) and the Jepson Manual, second edition (Baldwin et al. 2012) for taxonomy and scientific names, and Rebman and Simpson (2014) for common names, with some rare plant common names from the California Native Plant Society (CNPS) Rare Plant Inventory (CNPS 2018). Wildlife taxonomy and nomenclature follow *San Diego County Mammal Atlas* (Tremor et al. 2017) for mammals, Avibase (Lepage 2015) for birds, California Herps (Nafis 2015) for reptiles and amphibians, Butterflies of America (Warren et al. 2015) for butterflies, BugGuide (ISUDE 2015) for other insects and arachnids, and the Integrated Taxonomic Information System (ITIS 2015) for other invertebrates, as well as the San Diego Natural History Museum spider, butterfly, bird, reptile, and amphibian checklists for localized subspecies information (SDNHM 2005, 2002, and undated).

3.1 Vegetation

During the preliminary biological survey, one vegetation type and two other land cover types were observed onsite: Diegan coastal sage scrub, developed land, and disturbed land (**Figure 5**).

Diegan Coastal Sage Scrub: Coastal Form (Habitat Code 32510) occupies approximately 6.2 acres on the site. This vegetation type is characterized by low, soft-woody shrubs that are most active in winter and early spring. Many of these are facultatively drought-deciduous. Typical species include coastal sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*) with laurel sumac (*Malosma laurina*), white sage (*Salvia apiana*), and black sage (*Salvia mellifera*). Diegan coastal sage scrub typically occurs on low moisture-availability sites, including south-facing slopes such as the site.

Coastal sage scrub is currently dominated by California buckwheat and coastal sagebrush, with deerweed (*Acmispon glaber*), matchweed (*Gutierrezia* sp.) and scattered mature laurel sumac shrubs. Native herbaceous species included sand-aster (*Corethrogyne filaginifolia*), showy penstemon (*Penstemon spectabilis*), and bicolor cudweed (*Pseudognaphalium biolettii*).

Non-native plants were common along the disturbed edges of habitat, and in openings between shrubs within the coastal sage scrub. Some of the most common invasive plants included brome grasses (*Bromus* spp.), tocalote (*Centaurea melitensis*), and short-pod mustard (*Hirschfeldia incana*).

Disturbed and Developed (Habitat Codes 11300 and 12000) areas supported scattered native species and numerous non-natives. Remnant ornamentals around the former home site included eucalyptus (*Eucalyptus* sp.), pines (*Pinus* sp.), and Mexican fan palm (*Washingtonia robusta*).

A preliminary list of species observed onsite in June 2018 is provided in **Appendix B**. The plant list will be more fully developed after the baseline general biological survey and focused special-status plant survey.

3.2 Wildlife

Wildlife observed on or close to the site in June 2018 consisted of hooded oriole (*Icterus cucullatus*), blue-gray gnatcatcher (*Polioptila caerulea*) (pair offsite near western site boundary), and lesser goldfinch (*Spinus psaltria*). It is assumed that California gnatcatchers also use the site. A preliminary list of animal species observed onsite is provided in **Appendix C**. Numerous other common wildlife species such as stink beetle (*Eleodes* sp.), marine blue butterfly (*Leptotes marina*), Behr's metalmark (*Apodemia virgulti*), western fence lizard (*Sceloporus occidentalis*), side-blotched lizard (*Uta stansburiana*), California towhee (*Xieneria crissalis*), bushtit (*Psaltiriparus minimus*), California quail (*Callipepla californica*), desert cottontail (*Sylvilagus audubonii*), and coyote (*Canis latrans*) are also assumed to use the site. The wildlife list will be more fully developed once the results of the 2018 focused California gnatcatcher protocol survey are added and after the baseline general biological survey.

3.3 Special-Status Species

For the purposes of this report, a special-status plant or animal is any taxon (species, subspecies, or variety) that is officially listed by the federal or California Endangered Species Acts as Endangered, Threatened, or Rare, or a candidate for one of those listings; classified as Fully Protected, or Species of Special Concern animal species by the California Department of Fish and Wildlife (CDFW); or included in California Rare Plant Ranks (CRPR) 1 through 4. Presence of special-status species will be investigated during the baseline biological survey and focused special-status plant survey.

Lists of special-status plants and animals with the potential to occur on the site were generated from the California Natural Diversity Database (CNDDB) RareFind5 database based on a search of the site's USGS 7.5' quadrangle and surrounding quadrangles. **Appendix D** provides information on these special-status plant species, with an evaluation of the potential for each species to occur on-site, based on CNDDB, the CNPS Inventory of Rare and Endangered Plants (online version, 2018), Reiser's *Rare Plants of San Diego County* (2001), professional botanical experience, and field observations. **Appendix E** provides information on these animal species, and an evaluation of the potential for each species to occur on-site, based on species requirements, CNDDB search results, field observations, and local records.

3.3.1 Special-Status Plants

The following special-status plant species may have moderate to high potential to occur onsite. More information on each species is provided in **Appendix D**.

- Brewer's calandrinia (*Calandrinia breweri*, Montiaceae), CRPR 4.2
- Western dichondra, western ponyfoot (*Dichondra occidentalis*, Convolvulaceae), CRPR 4.2
- Palmer's goldenbush (*Ericameria palmeri* var. *palmeri*, Asteraceae) CRPR 1B.1

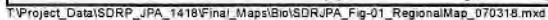
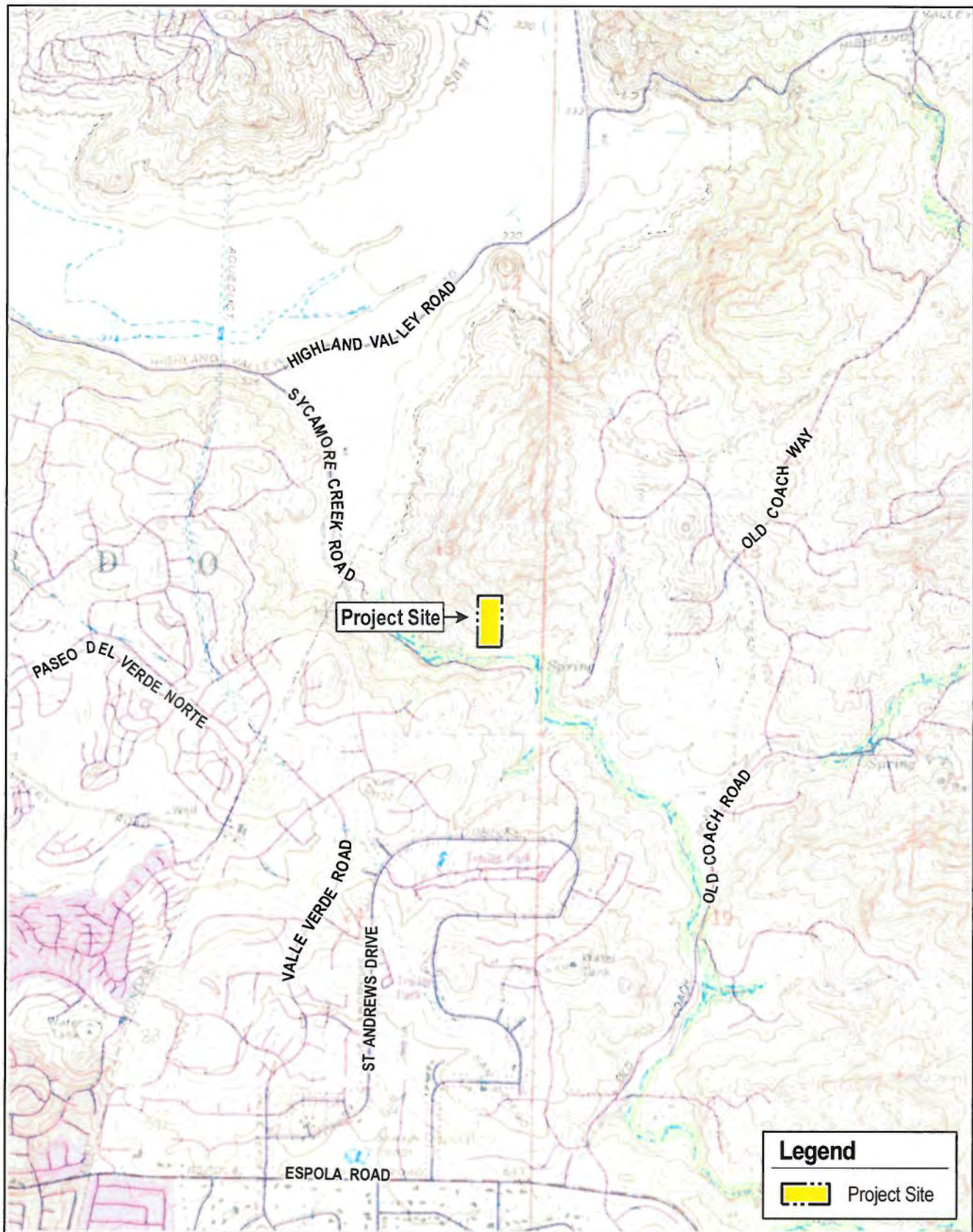


FIGURE 1

July 2018



T:\Project_Data\SDRP_JPA_1418\Final_Maps\Bio\SDRP_JPA_Fig-02_VicinityMap_070518.mxd



T:\Project_Data\SDRP_JPA_1418\Final_Maps\Bo\SDRP_JPA_Fig-03_AerialMap_070318.mxd



Site Aerial

Consultants, Inc. SDRP JPA 6.4-ACRE PARCEL

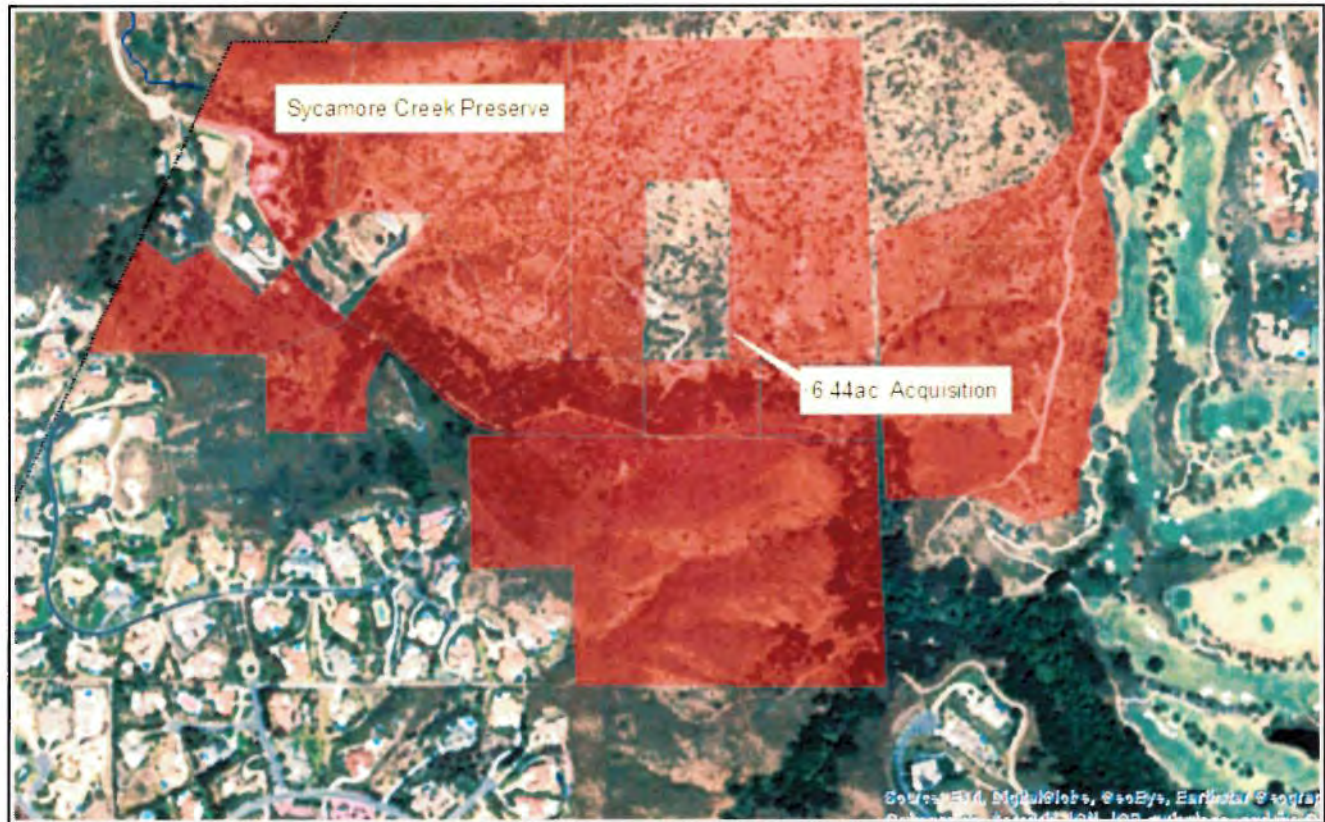
0 50 100 Feet



FIGURE 3

Source: Google, November 2016.

July 2018



NOT TO SCALE



Consultants, Inc. SDRP JPA 6.4-ACRE PARCEL

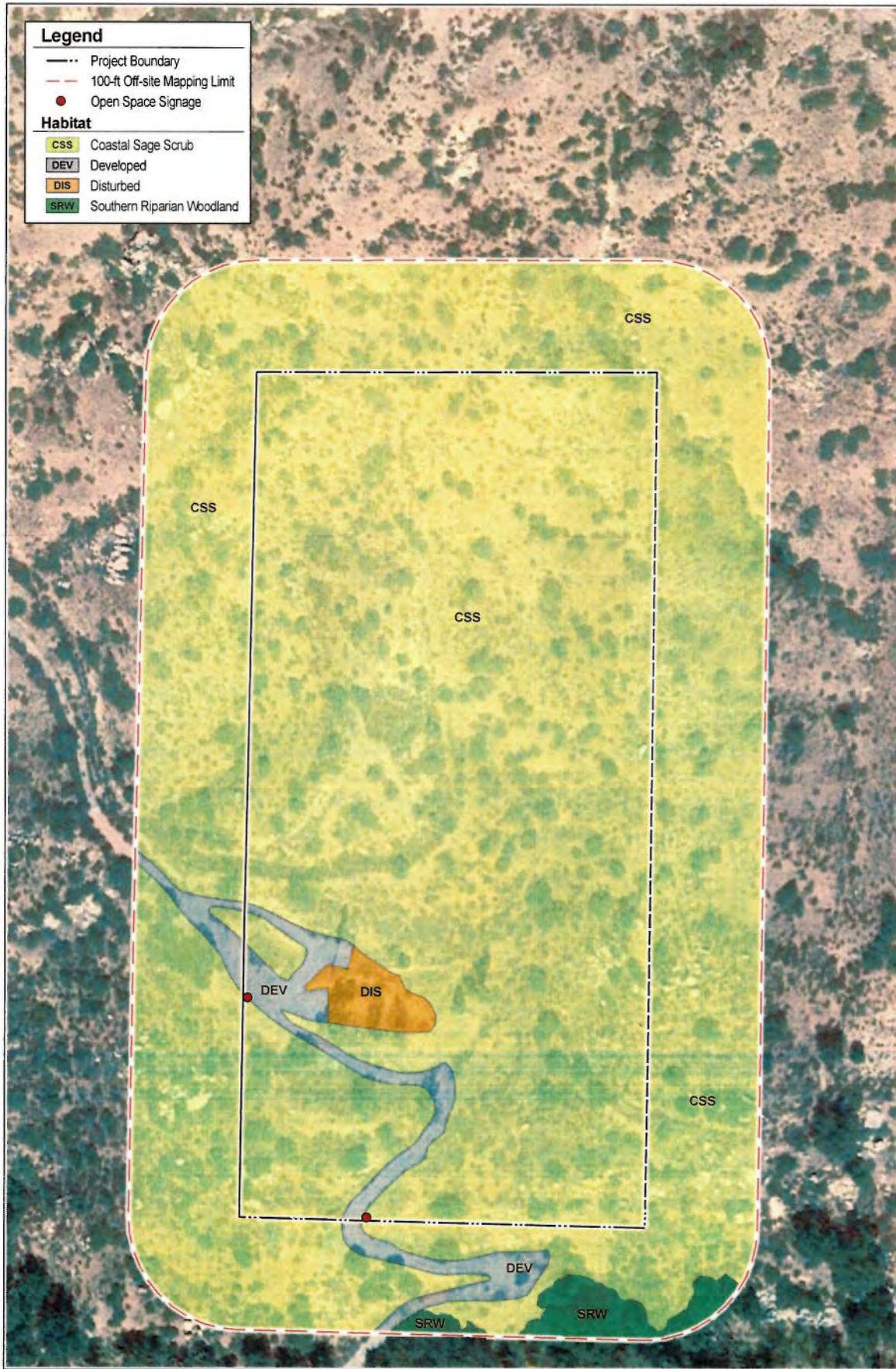
Site Location within Sycamore Creek Preserve



Source: Google Earth.

FIGURE 4

July 2018



SYCAMORE CREEK PRESERVE 6.4-ACRE PARCEL LONG-TERM HABITAT MANAGEMENT PLAN

Prepared for:

San Dieguito River Park Joint Powers Authority
18372 Sycamore Creek Road
Escondido, CA 92025

Prepared by:



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

February 2020

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5. Habitats

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- A. Legal Description
- B. Preliminary List of Plants Observed on the SDRP JPA 6.4-Acre Parcel
- C. Preliminary List of Animals Observed on the SDRP JPA 6.4-Acre Parcel
- D. Special-Status Plants with the Potential to Occur on the SDRP JPA 6.4-Acre Parcel
- E. Special-Status Animals with the Potential to Occur on the SDRP JPA 6.4-Acre Parcel
- F. 2018 California Gnatcatcher Protocol Survey Report for Marine Corps San Dieguito Acquisitions
- G. Property Analysis Record (PAR)

1.0 INTRODUCTION

1.1 Background

The San Dieguito River Park Joint Powers Authority (SDRP JPA) owns the 150-acre Sycamore Creek Preserve in Poway, San Diego County, California. The SDRP JPA is acquiring a 6.4-acre inholding parcel within the preserve, in partnership with the Department of Defense (DoD) Readiness and Environmental Protection Integration (REPI) Program. Marine Corps Base Camp Pendleton (MCBCP) is working with the United States Fish and Wildlife Service (USFWS) to acquire additional lands and associated conservation easements to fulfill mitigation requirements for project impacts to California-gnatcatcher-occupied Diegan coastal sage scrub. The site contains Diegan coastal sage scrub, a former home site, and an access road. Onsite coastal sage scrub is suitable habitat for coastal California gnatcatcher (*Polioptila c. californica*), which was documented onsite during protocol surveys. California gnatcatcher is listed as Threatened under the Endangered Species Act, and is the primary species of interest for Marine Corps Base Camp Pendleton (MCBCP) and the REPI Program's involvement and investment in the site. Acquisition of this 6.4-acre inholding will preserve sensitive Diegan coastal sage scrub habitat and contribute to the value of the larger Sycamore Creek Preserve. Inclusion of this inholding will preclude future development of the site and support the SDRP JPA mission of preserving and restoring land within the Focused Planning Area of the SDRP and further the goals of preserving open space and conserving sensitive resources.

1.2 Goals and Objectives

The primary goal of this Long-Term Habitat Management Plan (HMP) is to provide a comprehensive, cost-effective management plan for the 6.4-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.

2.0 SITE CHARACTERISTICS

2.1 Geographical Setting

The site is located in western central San Diego County, within the City of Poway, approximately 2.2 miles east of Interstate 15, 0.8 mile south of the San Dieguito River, and 0.3 mile east of the SDRP headquarters office, which is located at 18372 Sycamore Creek Road. (**Figures 1 and 2**). It is accessed by an unpaved utility road that leads generally eastward from Sycamore Creek Road to the site. Pedestrian access is also possible from an existing trail on the south side of Sycamore Creek, by crossing the creek and walking up the driveway to the former home site. The site location is shown on the Escondido U.S. Geological Survey 7.5-minute quadrangle map (USGS 2015) in **Figure 2**. An aerial photograph of the site is provided in **Figure 3**.

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A preliminary biological survey was conducted in June 2018 and the results were used to develop this HMP. Biological resources will be thoroughly surveyed as part of this HMP.

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3.1 Vegetation

During the preliminary biological survey, one vegetation type and two other land cover types were observed onsite: Diegan coastal sage scrub, developed land, and disturbed land (**Figure 5**).

Diegan Coastal Sage Scrub: Coastal Form (Habitat Code 32510) occupies approximately 6.2 acres on the site. This vegetation type is characterized by low, soft-woody subshrubs that actively grow in the wet season of winter and early spring and are largely dormant during the late spring through early autumn dry season. Many of these are facultatively drought-deciduous. Typical species include coastal sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*) with laurel sumac (*Malosma laurina*), white sage (*Salvia apiana*), and black sage (*Salvia mellifera*). Diegan coastal sage scrub typically occurs on low moisture-availability sites, including south-facing slopes such as the site.

Coastal sage scrub is currently dominated by California buckwheat and coastal sagebrush, with deerweed (*Acmispon glaber*), matchweed (*Gutierrezia* sp.) and scattered mature laurel sumac shrubs. Native herbaceous species included sand-aster (*Corethrogyne filaginifolia*), showy penstemon (*Penstemon spectabilis*), and bicolor cudweed (*Pseudognaphalium biolettii*).

Non-native plants were common along the disturbed edges of habitat, and in openings between shrubs within the coastal sage scrub. Some of the most common invasive plants included brome grasses (*Bromus* spp.), tocalote (*Centaurea melitensis*), and short-pod mustard (*Hirschfeldia incana*).

Disturbed and Developed (Habitat Codes 11300 and 12000) areas support scattered native species and numerous non-natives. Remnant ornamentals around the former home site include eucalyptus (*Eucalyptus* sp.), pines (*Pinus* sp.), and Mexican fan palm (*Washingtonia robusta*).

A preliminary list of species observed onsite in June 2018 is provided in **Appendix B**. The plant list will be more fully developed after the baseline general biological survey and focused special-status plant survey.

3.2 Wildlife

Wildlife observed on or close to the site in June 2018 consisted of hooded oriole (*Icterus cucullatus*), blue-gray gnatcatcher (*Poliophtila caerulea*) (pair offsite near western site boundary), and lesser goldfinch (*Spinus psaltria*). Special-status bird species detected during the protocol California gnatcatcher surveys include Cooper's hawk (*Accipiter cooperii*), Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), and California gnatcatcher. Note that the California gnatcatcher surveys covered offsite areas as well. A preliminary list of animal species observed onsite, including avian species detected during the California gnatcatcher surveys, is provided in **Appendix C**. The wildlife list will be more fully developed once the baseline general biological survey is conducted.

3.3 Special-Status Species

For the purposes of this report, a special-status plant or animal is any taxon (species, subspecies, or variety) that is officially listed by the federal or California Endangered Species Acts as Endangered, Threatened, or Rare, or a candidate for one of those listings; classified as Fully Protected, Species of Special Concern, or Watch List animal species by the California Department of Fish and Wildlife (CDFW 2018a); or included in California Rare Plant Ranks (CRPR) 1 through 4 (CDFW 2018b). Presence of special-status species will be investigated during the baseline biological survey and focused special-status plant survey.

Lists of special-status plants and animals with the potential to occur on the site were generated from the California Natural Diversity Database (CNDDDB) RareFind5 database (CNDDDB 2018) based on a search of the site's USGS 7.5' quadrangle and surrounding quadrangles. **Appendix D** provides information on these special-status plant species, with an evaluation of the potential for each species to occur on-site, based on CNDDDB, the CNPS Inventory of Rare and Endangered Plants (online version, 2018), Reiser's *Rare Plants of San Diego County* (2001), professional botanical experience, and field observations. **Appendix E** provides information on these animal species, and an evaluation of the potential for each species to occur on-site, based on species requirements, CNDDDB search results, field observations, and local records.

3.3.1 Special-Status Plants

The following special-status plant species may have moderate to high potential to occur onsite. More information on each species is provided in **Appendix D**.

- Brewer's calandrinia (*Calandrinia breweri*, Montiaceae), CRPR 4.2
- Western dichondra, western ponyfoot (*Dichondra occidentalis*, Convolvulaceae), CRPR 4.2
- Palmer's goldenbush (*Ericameria palmeri* var. *palmeri*, Asteraceae) CRPR 1B.1

- Robinson's peppergrass (*Lepidium virginicum* var. *robinsonii*, Brassicaceae) CRPR 4.3 (not recognized as a variety under current taxonomy but still treated as special-status in the CRPR system)
- Rush chaparral-star / rush-like bristleweed (*Xanthisma junceum*, Asteraceae), CRPR 4.3

3.3.2 Special-Status Animals

California gnatcatcher (*Polioptila californica californica*)

The site is occupied by California gnatcatcher, a federal Threatened species and State Species of Special Concern. This gnatcatcher is a small gray passerine, easily recognized by its distinctive mewing call. It is strongly associated with coastal sage scrub habitat, in which it resides year-round from southern Ventura County southward through Los Angeles, Orange, Riverside, San Bernardino, and San Diego Counties, California into Baja California, Mexico. The range is almost entirely limited to coastal lowlands below 1,000 feet in elevation (Unitt 2004). California gnatcatcher populations have declined as a result of extensive loss of coastal sage scrub habitat for development and agriculture. The coastal sage scrub onsite is suitable for this species, as successful breeding was documented onsite by a permitted biologist.

The following special-status animal species may have high potential to occur onsite. More information on each species is provided in **Appendix E**.

- California glossy snake (*Arizona elegans occidentalis*), California Species of Special Concern (SSC)
- Coastal whiptail (*Aspidoscelis tigris stejnegeri*), SSC
- Orange-throated whiptail (*Aspidoscelis hyperythra*), CDFW Watch List (WL)
- Red-diamond rattlesnake (*Crotalus ruber*), SSC
- Coast horned lizard (*Phrynosoma blainvillii*), SSC
- Coast patch-nosed snake (*Salvadora hexalepis virgultea*), SSC
- Two-striped gartersnake (*Thamnophis hammondi*), SSC
- Cooper's hawk (*Accipiter cooperi*), WL
- Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), WL
- Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), SSC
- Bryant's woodrat [San Diego desert woodrat] (*Neotoma bryanti intermedia*), SSC

3.4 Overall Biological Value

The 6.4-acre site will make a valuable addition to the Lower Sycamore Creek Cornerstone Land identified in the Poway Subarea Habitat Conservation Plan (City of Poway 1996). This cornerstone land supports high-quality coastal sage scrub, oak riparian forest, oak woodland, and riparian scrub; target wildlife species include California gnatcatcher and San Diego horned lizard. It provides a critical link in the regional wildlife movement corridor that crosses through Poway into the San Dieguito River Valley. (City of Poway 1996) Adding this inholding parcel to the existing 150-acre Sycamore Creek preserve will improve the ecological value of the site itself and enhance the value of the Sycamore Creek Preserve. Additionally, Marine Corps Air Station (MCAS) Miramar holds an existing conservation easement on 8.9 acres of land within the preserve as mitigation for project impacts on the installation.

3.5 Fire History and Threats

The history of fire in the Sycamore Creek Preserve area was derived from consulting SanGIS and cross referencing this information with the California Department of Forestry and Fire (Cal Fire) Protection database (Fire and Resource Assessment Program or FRAP). The area 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. Under extreme Santa Ana winds and heat associated with the 2007 fires, the site and residence burned and only the road to the former residence and concrete pad remain onsite. The site has substantially recovered from the 2007 fire but will benefit from management such as invasive plant removal to promote natural recovery of the native vegetation.

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 for MCBCP regulatory relief and to provide a critical link in the Sycamore Creek Preserve. This goal shall be achieved without substantive efforts to alter or restrict the natural course of habitat evolution and dynamics. The vegetation community to be managed under this goal is DCSS.

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

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.

Start-up Task 1. Installation of Preserve Signage

Onsite habitat could be negatively impacted by people, pets, and off-road vehicle use. Signage will be installed at the two locations where people are most likely to enter the site: at the base of the driveway location on the southern boundary, and at the western boundary where the access road enters the site (See **Figure 5**). Signage will be two-sided and mounted on t-posts. The signs will indicate that the site is part of the Sycamore Creek Preserve and contains sensitive natural resources. Exact wording will be determined by SDRP staff.

Start-up Task 2. Invasive Plant Removal

The greatest threat to onsite habitat may be invasive plant species that displace native vegetation. These plants compete with native species for water, nutrients and space. They often start growing earlier than native species and interfere with the start of that native plant growing season. The most significant non-native herbs to be treated onsite, as observed in June 2018, are short-pod mustard (*Hirschfeldia incana*), tocalote star thistle (*Centaurea melitensis*), ripgut brome (*Bromus diandrus*), red brome (*Bromus madritensis* subsp. *rubens*), and Russian-thistle (*Salsola* sp.). These are especially common at the edges of developed and disturbed areas, but also occur within the coastal sage scrub. Other significant target species may become apparent during the growing season. (Note: this task does not include non-native trees, which will be removed prior to the start of long-term management.) It is expected that baseline invasive plant removal will take three eight-hour days. Ideally, the hours will be spread out over the growing season of late winter to early summer, in order to cover species that grow and reproduce at different times of year. Scheduling will depend on observed site conditions. Equipment associated with this task will include hand-tools, a backpack sprayer, and herbicide. This work will follow existing regulations for herbicide application with licensed operators and will follow reporting requirements. Noisy activities such as tree removal via chainsaw will occur outside of the general avian and California gnatcatcher breeding season, generally February 1 through September 15.

Start-up Task 3. Trash Removal

An initial trash removal effort will be undertaken at the beginning of long-term management. The site does not appear to have much litter or other trash, likely due to its location within the existing preserve, but it is assumed that some litter has accumulated on the site over the years. It is expected that the initial trash removal effort will take approximately four hours. All trash will be legally disposed of offsite. No more than a quarter ton of trash disposal at a landfill is anticipated. Initial offsite disposal may take up to an additional two hours of staff time.

Start-up Task 4. Baseline General Biological Survey

The site has had only a preliminary general biological survey with vegetation mapping conducted according to Oberbauer et al. 2008 and a series of protocol California gnatcatcher surveys. To provide the foundation for ongoing management and monitoring, a thorough baseline general biological survey will be conducted in the first year of long-term management. The general survey should be scheduled for the spring season to maximize detection of herbaceous plant species and breeding birds. Habitat will be mapped and its health documented. Baseline vegetation mapping will be conducted to the association level in accordance with the most recent edition of the *Vegetation Classification Manual for Western San Diego County* (Sprout et al. 2011) to maintain consistency with regional mapping efforts. All observed plants

and animals will be documented. Any observed special-status species will be mapped. Locations of non-native plants to target for removal will be noted. This survey is expected to require eight hours.

Start-up Task 5. Baseline Focused Spring Special-Status Plant Survey

A baseline focused special-status plant survey will be conducted during the peak growing season. This survey should be conducted on a different date than the general biological survey to increase the likelihood of detecting rare plants. Any special-status plants detected on or adjacent to the site will be mapped. This survey is expected to take one eight-hour day, or ideally two four-hour days a month apart if the amount of time required for each survey permits.

Start-up Task 6. Baseline Focused California Gnatcatcher Survey

A series of four baseline focused California gnatcatcher surveys has been conducted. These surveys were conducted by a permitted biologist (Alisa Zych, NEPA Section Head, TE 72045A-2) according to federal protocol. Two pairs of breeding California gnatcatchers, each with two fledglings, were documented adjacent to the site and on the 32-acre SDRP parcel. The California gnatcatcher report included as **Appendix F** to this report provides detailed survey methodology and results.

Start-up Task 7. Baseline Photo-Documentation

To visually track health and changes in vegetation onsite, photographs of baseline conditions will be taken. Permanent photopoints will be established with labeled rebar, and the coordinates will be recorded with a GPS device and mapped so that later photographs can easily be taken from the same locations. This task is expected to take three hours.

Start-up Task 8. Baseline Biological Conditions Mapping and Graphic

As documentation of baseline biological conditions, a graphic will be prepared. This graphic will show all habitats mapped to the association level, existing roads and trails, and locations of any special-status species observed. Rock outcrops and other specialized habitat niches should also be included.

Start-up Task 9. First-Year Project Management

General management of start-up and baseline tasks and progress will be required. It is expected that this task will require approximately four hours.

Start-up Task 10. First-Year Annual Report

A written report summarizing all start-up and baseline maintenance and monitoring will be prepared at the end of the first year. The report will include a description of all first-year maintenance and management activities, results of all biological surveys, a description of trash and invasive species removal efforts and quantities, photographs, a biological resources map, and descriptions and proposed solutions for any problems encountered during the first year. This task is expected to take 16 hours. The annual report is due to the United States Marine Corps (USMC) by February 15.

Ongoing Task 1. Maintenance of Preserve Signage

It is expected that signage will need to be repaired or replaced once every five years, on average.

Ongoing Task 2. Annual Invasive Plant Removal

Invasive plants will require annual treatment because they will continue to germinate onsite. Even as the seed bank is depleted over the years of maintenance, new seed will enter the site through animal and wind dispersal. It is expected that ongoing invasives removal will take two eight-hour days per year. Ideally, the hours will be at different times in the growing season, in order to cover species that grow and reproduce at different times of year. Equipment associated this task will include hand-tools, a backpack sprayer, and herbicide. Equipment replacement is based on a five-year interval.

Ongoing Task 3. Annual Trash Removal

Some litter may accumulate onsite over the course of a year, and trash will be removed annually for long-term maintenance. It is expected that the annual trash removal efforts will take approximately two hours per year. All trash will be legally disposed of offsite. No more than a tenth of a ton of trash disposal at a landfill is expected for each year. Offsite disposal may take up to one additional hour of staff time.

Ongoing Task 4. General Biological Surveys

To track site conditions over time and monitor effectiveness of maintenance, general biological surveys will be conducted once every five years. The general surveys should be scheduled for the spring season to maximize detection of herbaceous plant species. Habitat mapping will be updated per Sproul et al. 2011 and vegetation health will be evaluated. All observed plants and animals will be documented. Any observed special-status species will be mapped. The results will be analyzed in annual reports. These surveys are expected to require six hours each.

Ongoing Task 5. Focused Spring Special-Status Plant Surveys

Focused special-status plant surveys will be conducted once every five years during the peak growing season. These surveys should be conducted on different dates than the general biological surveys to increase the likelihood of detecting rare plants. The interval between surveys may be adjusted based on weather conditions. Conducting a survey in a year of good rainfall is more important than exact timing. Any special-status plants detected on or adjacent to the site will be mapped. These surveys are expected to require six hours each. The results will be included in annual reports.

Ongoing Task 6. Focused California Gnatcatcher Surveys

Focused California gnatcatcher surveys will be conducted by a permitted biologist according to federal protocol, once every five years. Stand-alone results reports will be provided to SDRP JPA, and the results will be included in the annual reports. Surveys hours and costs will be fee-based.

Ongoing Task 7. Photo-Documentation

To visually track health and changes in vegetation onsite, photographs will be taken every five years at the permanent photopoints. This task is expected to take one hour. The results will be included in annual reports.

Ongoing Task 8. Biological Conditions Mapping and Graphics

Biological resources mapping will be updated once every five years. This task is expected to take two hours. The updated graphics will be included in annual reports.

Ongoing Task 9. Project Management

General management of ongoing maintenance and management tasks and progress will be required annually. It is expected that this task will require approximately two hours each year.

Ongoing Task 10. Review of Work Plan

Every five years, this HMP and the details of implementation will be reviewed to evaluate effectiveness, assess the need for adaptive management, and adjust procedures in order to promote the goals of the HMP. If fire or unusually severe drought has affected site health, these factors will also be addressed in the review. Results of the review and proposed adjustments will be presented in the annual report. This task is expected to take two hours.

Ongoing Task 11. Annual Reports

A written report summarizing maintenance and monitoring will be prepared at the end of the management year. The report will include a description of all maintenance and management activities, results of all biological surveys, a description of trash and invasive species removal efforts and quantities, photographs, a biological resources map, and descriptions and proposed solutions for any problems encountered during the year. This task is expected to take 12 hours each year. The annual report is due to the USMC by February 15 each year.

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>Brassica</i> spp. or <i>Hirschfeldia incana</i>	Mustard	Remove by hand prior to seed development. Glyphosate may also be used for small plants.
<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.

4.1.5 Adaptive Management and Amendments

Changes to the management and monitoring tasks may be necessary based on adaptive management practices. Adaptive management is adjusting or changing management tasks and/or timing in response to onsite conditions and based on monitoring data. Any needed changes in tasks in this HMP should be identified within the annual report. Proposed changes should be supported by observation and collected data. Frequency and potential costs for the proposed

changes should be provided. Amendments to the management plan including such items as new/changes and use such as trails require approval by RUE and NRM parties. The property shall be managed in perpetuity, and therefore, SDRP may update and edit the HMP. Changes to the HMP shall be documented by the SDRP in an amendment to the HMP. Formal submittal of these amendments is needed and may be accepted annually. SDRP may only then modify the HMP with written approval based on USMC/DoD coordination with the United States Fish and Wildlife Service (USFWS) or other applicable regulatory body as to the appropriateness of the change.

4.2 Public Use

Public entry into the site is expected to be limited because the access road dead-ends at the site. However, the site will not be fenced, and entry will be possible. Visitors are expected to respect the purpose of the preserve, which will be clearly conveyed on signage at the two site access points.

Potential future trails are not expected to result in substantive short- or long-term detriment to onsite natural resources. In addition, the following conditions would be applied to any future trail within the preserve:

The trail will be sited such that impacts to sensitive resources, including cultural, archaeological and biological, will be avoided or minimized. The biological value of the preserve will not be compromised by the proposed trail. Placement of the trail will be subject to the approval of an amended management plan. Trail development will take place on existing roads and trails through the property where feasible. Expansion of invasive non-native plants will be monitored, and treated if needed.

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 \$11,850 concurrently with the endowment of the PAR. It should be noted that this amount is pro-rated to address 3.8 acres of the total 6.4 acre area as this acreage is specific to MCBCP requirement. 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, MCBCP, 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 site. Because there are no structures within 100 feet of the site, no fuel management or modification for structural protection is required. Invasive plant species control could mitigate future fire damage to the site by reducing dry weedy groundcover fuel load.

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 a non-wasting endowment. Income from the endowment will fund the management of the property consistent with this Habitat Management Plan.

The total estimated cost for implementation of the HMP (the initial year) is \$4,761. The total estimated one-time cost for a non-endowment fire contingency account is \$11,850. These numbers are detailed in the PAR attached to this document (see **Appendix G**).

The total endowment funds needed for the ongoing maintenance of the 6.4-acre mitigation site is \$99,776 (exclusive of the fire contingency of \$11,850). 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. For escrow purposes, a total of \$111,626.00 is required.

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 qualified SDRP staff. The majority of SDRP rangers and management staff have degrees, experience and/or training in natural resource management.

5.4 Access

Primary access to the site is from the unpaved utility easement road that connects the site to Sycamore Creek Road. Pedestrian access is also possible from the south of the site by walking north from another trail and across the creek at the original residence's driveway.

6.0 REPORTING REQUIREMENTS

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 (CDFW) and the USFWS. Reporting and plan updates need to be provided to any conservation easement holder(s).

A brief annual report will be submitted to MCBCP Community Plans & Liaison Office (CP&LO) and the USFWS by February 15th of each year. The annual report will include requirements of NRM Exhibit C "Annual Easement Compliance Monitoring Report," a description of all maintenance activities, results of biological surveys conducted during that year, a description of trash and invasive species removal efforts and quantities, photographs, a biological resources map, and descriptions and proposed solutions for any problems encountered during the first year. If adaptive management and/or an update to this HMP are proposed, these will also be addressed in the annual report.

An annual financial statement from the endowment holder will also be provided to the USFWS that includes the current amount in the endowment and the contingency fund compared to target amounts (i.e., principle plus anticipated growth).

Updates to this Habitat Management Plan may be required over time. Reviewing and updating the HMP based on adaptive management may occur as needed. SDRP may only modify the HMP with written approval based on USMC/DoD coordination with USFWS or other applicable regulatory body as to the appropriateness of the change.

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 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 partner 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 6.4-acre parcel to the benefit of coastal sage scrub, California gnatcatcher, and the overall Sycamore Creek Preserve.

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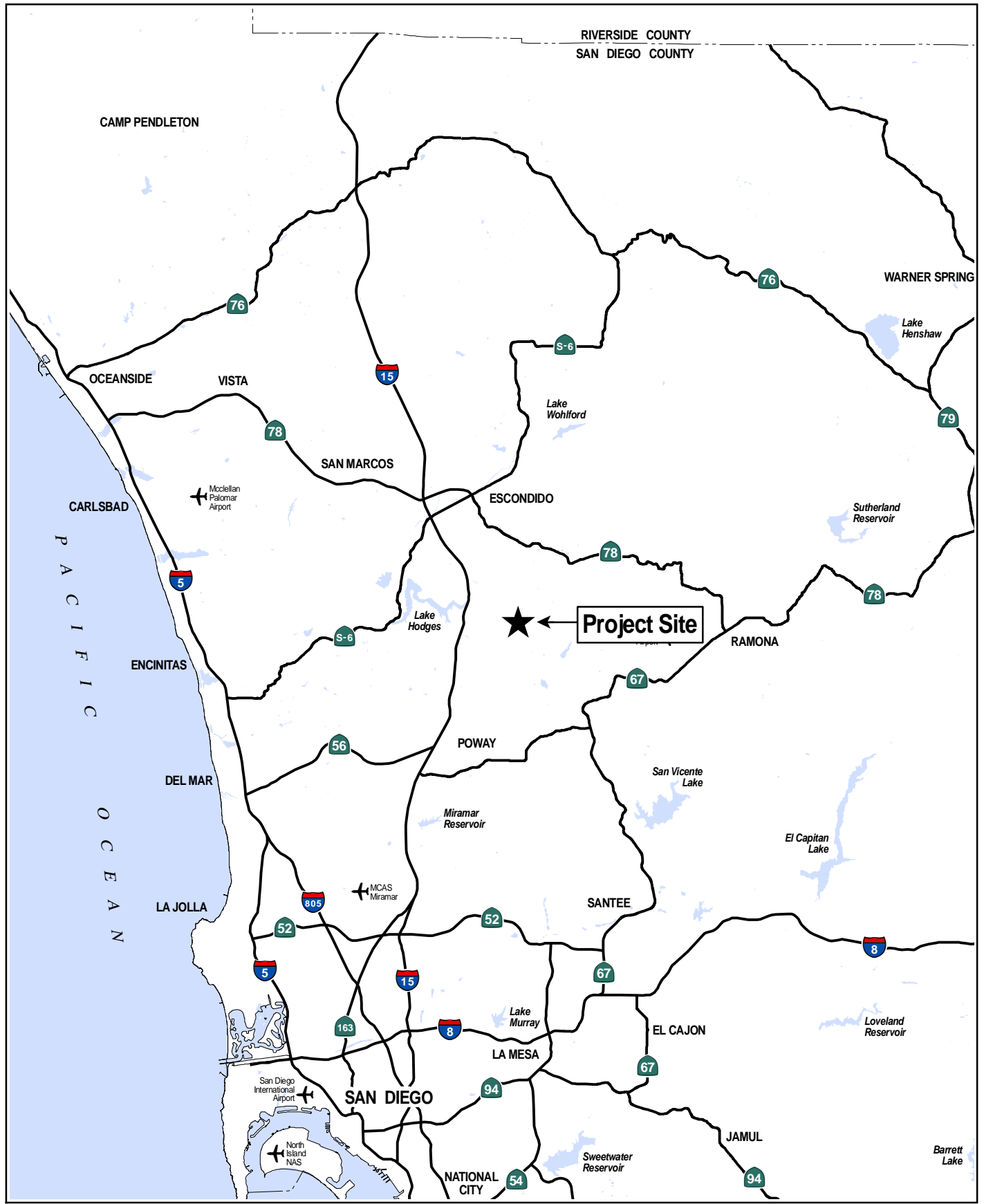
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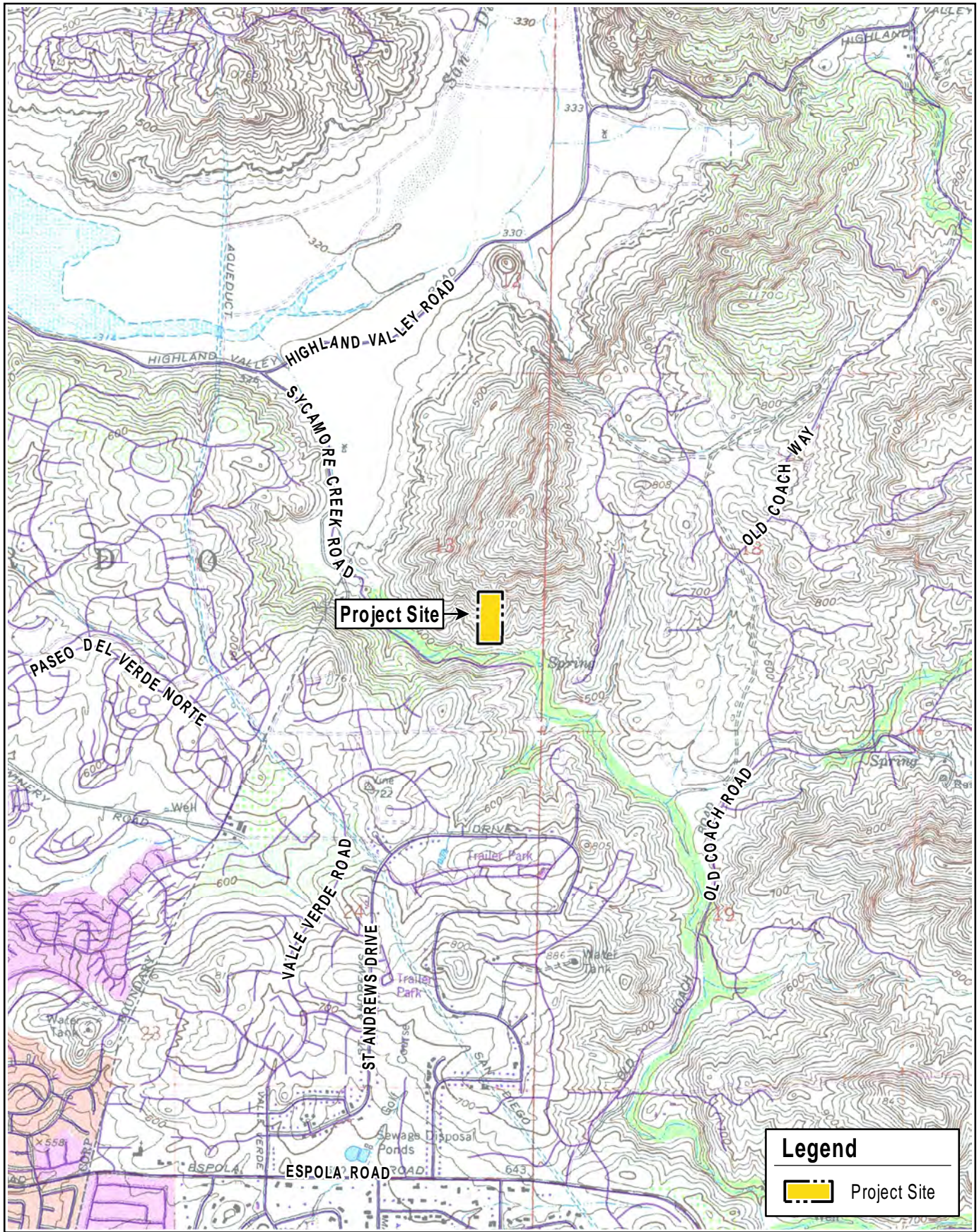
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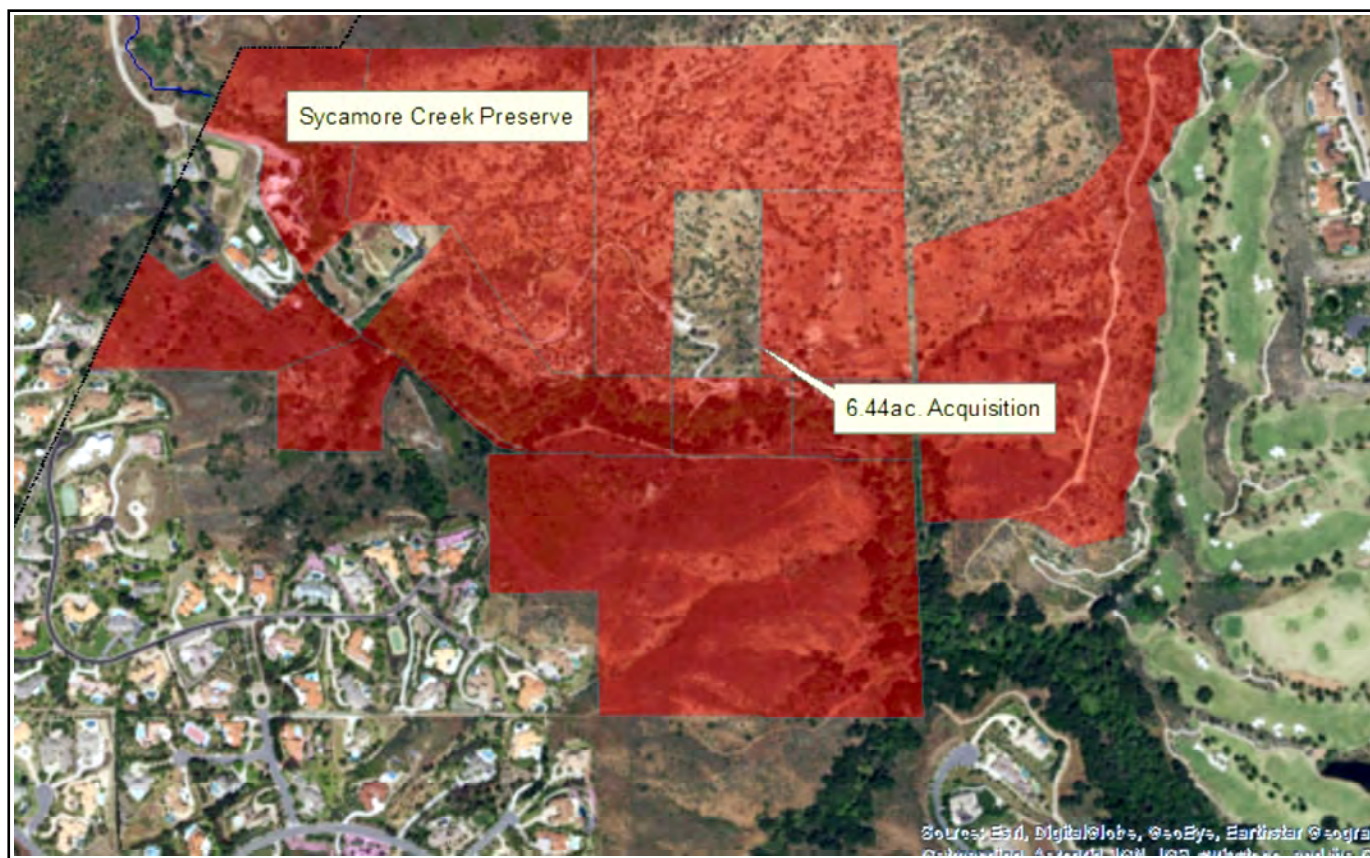




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APPENDIX A

Legal Description

(Legal description to be provided)

APPENDIX B

PRELIMINARY LIST OF PLANTS OBSERVED ON THE SDRP JPA 6.4-ACRE PARCEL (JUNE 2018)			
Species Name	Common Name	Family	Habitat
<i>Acmispon glaber</i>	deerweed	Fabaceae	CSS, DIS
<i>Artemisia californica</i>	coastal sagebrush	Asteraceae	CSS, DEV, DIS
<i>Atriplex semibaccata</i> *	Australian saltbush	Chenopodiaceae	DIS
<i>Avena sp.*</i>	oats	Poaceae	CSS
<i>Baccharis pilularis subsp. consanguinea</i>	chaparral broom, coyote brush	Asteraceae	CSS
<i>Bromus diandrus</i> *	ripgut grass	Poaceae	CSS, DIS
<i>Bromus madritensis subsp. rubens</i> *	red brome, foxtail chess	Poaceae	CSS, DEV, DIS
<i>Centaurea melitensis</i> *	tocalote	Asteraceae	CSS, DEV, DIS
<i>Corethrogyne filaginifolia</i>	sand-aster	Asteraceae	CSS, DIS
<i>Eriogonum fasciculatum</i>	California buckwheat	Polygonaceae	CSS, DEV, DIS
<i>Eucalyptus sp.*</i>	eucalyptus	Myrtaceae	CSS, DIS
<i>Gutierrezia sp.</i>	snakeweed, matchweed	Asteraceae	CSS, DEV, DIS
<i>Hazardia squarrosa</i>	sawtooth goldenbush	Asteraceae	CSS
<i>Heterotheca grandiflora</i>	telegraph weed	Asteraceae	CSS
<i>Hirschfeldia incana</i> *	short-pod mustard	Brassicaceae	CSS, DIS
<i>Malacothamnus fasciculatus var. fasciculatus</i>	chaparral bushmallow	Malvaceae	CSS
<i>Malosma laurina</i>	laurel sumac	Anacardiaceae	CSS
<i>Medicago sp.*</i>	burclover	Fabaceae	CSS
<i>Melilotus sp.*</i>	sweetclover	Fabaceae	CSS
<i>Melinis repens subsp. repens</i> *	Natal grass	Poaceae	CSS, DIS
<i>Mirabilis laevis var. crassifolia</i>	coastal wishbone plant	Nyctaginaceae	CSS
<i>Nicotiana glauca</i> *	tree tobacco	Solanaceae	DIS
<i>Penstemon spectabilis var. spectabilis</i>	showy penstemon	Plantaginaceae	CSS
<i>Pinus sp.*</i>	pine (ornamental)	Pinaceae	CSS
<i>Pseudognaphalium biolettii</i>	bicolor cudweed	Asteraceae	CSS
<i>Quercus agrifolia var. agrifolia</i>	coast live oak, encina	Fagaceae	CSS
<i>Salsola sp.*</i>	Russian-thistle	Chenopodiaceae	CSS, DIS
<i>Sambucus nigra subsp. caerulea</i>	blue elderberry	Adoxaceae	CSS
<i>Stephanomeria sp.</i>	wreath-plant	Asteraceae	CSS
<i>Washingtonia robusta</i> *	Mexican fan palm	Arecaceae	CSS, DEV, DIS
<i>Yucca gloriosa</i> *	Spanish dagger	Agavaceae	DIS

* non-native

Habitat Abbreviations

CSS = Coastal Sage Scrub

DEV = Developed

DIS = Disturbed

APPENDIX C

PRELIMINARY LIST OF ANIMALS OBSERVED ON THE SDRP JPA 6.4-ACRE PARCEL (JUNE 2018)			
Species Name	Common Name	Habitat	Number
Invertebrates			
TBD			
Amphibians			
TBD			
Reptiles			
TBD			
Birds			
<i>Icterus cucullatus</i>	hooded oriole	CSS	
<i>Poliophtila caerulea</i>	blue-gray gnatcatcher	CSS	(Pair adjacent to site)
<i>Poliophtila californica californica!</i>	coastal California gnatcatcher	CSS	(To be confirmed)
<i>Spinus psaltria</i>	lesser goldfinch	CSS	5+
Mammals			
TBD			

! State or federal special-status species (State endangered, threatened, endangered candidate, fully protected, watchlist, or CDF sensitive; or federal endangered, threatened, or candidate for listing)

Habitat Abbreviations

CSS = Coastal Sage Scrub

APPENDIX D

SPECIAL-STATUS PLANTS WITH THE POTENTIAL TO OCCUR ON THE SDRP JPA 6.4-ACRE PARCEL (USGS ESCONDIDO QUAD, 137 - 221 METERS [450 - 725 FT] AMSL)							
Species Name	Common Name	Family	CRPR	State/ Federal	Growth form, bloom time	Habitat	Potential to Occur Onsite
<i>Acanthomintha ilicifolia</i>	San Diego thorn-mint	Lamiaceae	1B.1	SE/FT	Annual herb, Apr-Jun	Chaparral, coastal scrub, valley and foothill grassland, vernal pools. Endemic to active vertisol clay soils of mesas & valleys. Usually on clay lenses within grassland or chaparral communities. 10-960 m.	Low; suitable soils not documented onsite.
<i>Adolphia californica</i>	California adolphia	Rhamnaceae	2B.1	-/-	Shrub (deciduous), Dec-May	From sandy/gravelly to clay soils within grassland, coastal sage scrub, or chaparral; various exposures. 45-740 m.	Low; known to occur on Battle Mountain but site is only marginally suitable.
<i>Ambrosia pumila</i>	San Diego ambrosia	Asteraceae	1B.1	-/FE	Perennial herb (rhizomatous), Apr-Oct	Sandy loam or clay soil, sometimes alkaline, in chaparral, coastal scrub, valley and foothill grassland. In valleys; persists where disturbance has been superficial. Sometimes on margins or near vernal pools. 3-580 m.	Low; site is probably too steep, dry, and disturbed.
<i>Artemisia palmeri</i>	San Diego sagewort	Asteraceae	4.2	-/-	Biennial to perennial herb to subshrub, (Feb)May-Sep	Drainages and riparian areas in sandy soil within chaparral, coastal scrub, riparian forest, riparian woodland and riparian scrub. 15-915 m.	Low; known to occur at nearby Maderas Golf Course but suitable mesic habitat does not occur onsite.
<i>Asplenium vesperinum</i>	western spleenwort	Aspleniaceae	4.2	-/-	Perennial herb (rhizomatous), Feb-Jun	Under overhanging rocks in rocky chaparral, cismontane woodland, coastal scrub. 180-1000 m.	Undetermined; spring survey required.
<i>Atriplex coulteri</i>	Coulter's saltbush	Chenopodiaceae	1B.2	-/-	Perennial herb, Mar-Oct	Alkaline or clay soils in coastal bluff scrub, coastal dunes, coastal scrub, valley & foothill grassland, also ridgetops and alkaline low places. 2-460 m.	Low; suitable soils not documented onsite.

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Species Name	Common Name	Family	CRPR	State/ Federal	Growth form, bloom time	Habitat	Potential to Occur Onsite
<i>Atriplex pacifica</i>	south coast saltscale	Chenopodiaceae	1B.2	-/-	Annual herb, Mar-Oct	Alkali soils in coastal bluff scrub, coastal dunes, coastal scrub, playas. 1-400 m.	Low; suitable soils not documented onsite, not documented in project area.
<i>Atriplex parishii</i>	Parish's brittlescale	Chenopodiaceae	1B.1	-/-	Annual herb, Jun-Oct	Alkaline soil in chenopod scrub, playas, vernal pools. 5-1420 m.	Low; suitable habitat and soils do not occur onsite, not documented in project area.
<i>Baccharis vanessae</i>	Encinitas baccharis	Asteraceae	1B.1	SE/FT	Shrub (deciduous), Aug-Nov	Steep, open, rocky areas with sandstone soils in maritime chaparral, cismontane woodland. 40- 855 m.	Low; known to occur on Mt. Woodson but suitable habitat not observed onsite.
<i>Bahiopsis laciniata</i> (<i>Viguiera l.</i>)	San Diego sunflower (San Diego County viguiera)	Asteraceae	4.3	-/-	Shrub, Feb-Jun(Aug)	Slopes and ridges in chaparral and coastal scrub. 60-750 m.	Low; not documented in project area.
<i>Bloomeria clevelandii</i> (<i>Muilla c.</i>)	San Diego goldenstar	Themidaceae	1B.1	-/-	Perennial herb (bulbiferous), Apr-May	Clay soil in chaparral, coastal scrub, valley & foothill grassland. Often on mounds between vernal pools in fine, sandy loam. 50-465 m.	Low; suitable soils not documented onsite, site is likely too steep.
<i>Brodiaea filifolia</i>	thread-leaved brodiaea	Themidaceae	1B.1	SE/FT	Perennial herb (bulbiferous), Mar-Jun	Dense Auld and Bosanko clay soils, most often associated with grassland but may occur within openings of other vegetation communities such as coastal sage scrub. 10-1020 m.	Low; suitable soils do not occur onsite.
<i>Brodiaea orcuttii</i>	Orcutt's brodiaea	Themidaceae	1B.1	-/-	Perennial herb (deciduous, bulbiferous), May-Jul	Mesic, clay, sometimes serpentine soils in closed- cone coniferous forest, chaparral, cismontane woodland, meadows & seeps, valley & foothill grassland. Usually in vernal pools and small drainages. 30-1695 m.	Low; suitable habitat does not occur onsite.

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Species Name	Common Name	Family	CRPR	State/ Federal	Growth form, bloom time	Habitat	Potential to Occur Onsite
<i>Calandrinia breweri</i>	Brewer's calandrinia	Montiaceae	4.2	-/-	Annual herb, (Jan)Mar-Jun	Sandy or loamy disturbed or burned areas in chaparral, coastal scrub. 10-1220 m.	Moderate; requires spring survey to determine.
<i>Camissoniopsis lewisii</i> (<i>Camissonia l.</i>)	Lewis's evening-primrose	Onagraceae	3	-/-	Annual herb, Mar-May(Jun)	Sandy or clay soil in cismontane woodland, coastal bluff scrub, coastal dunes, coastal scrub, valley & foothill grassland. 0-300 m.	Low; not documented in project area.
<i>Ceanothus cyaneus</i>	Lakeside ceanothus	Rhamnaceae	1B.2	-/-	Shrub (evergreen), Apr-Jun	Closed-cone coniferous forest, chaparral. 200-1040 m.	Low; suitable habitat does not occur onsite, site is outside of known geographic range.
<i>Ceanothus verrucosus</i>	wart-stemmed ceanothus	Rhamnaceae	2B.2	-/-	Shrub (evergreen), Dec-May	Southern maritime chaparral and nearby chaparral, rocky slopes. 1-380 m.	Low; suitable habitat does not occur onsite.
<i>Centromadia parryi subsp. australis</i>	southern tarplant	Asteraceae	1B.1	-/-	Annual herb, May-Nov	Marshes and swamps (margins), valley & foothill grassland (vernally mesic), vernal pools, disturbed areas. 0-975 m.	Low; suitable mesic habitat does not occur onsite.
<i>Centromadia pungens subsp. laevis</i>	smooth tarplant	Asteraceae	1B.1	-/-	Annual herb, Apr-Sep	Alkaline soils in chenopod scrub, meadows and seeps, playas, riparian woodland, valley & foothill grassland, disturbed areas. 5-1170 m.	Low; suitable soils do not occur onsite.
<i>Chorizanthe leptotheca</i>	Ramona spineflower	Polygonaceae	4.2	-/-	Annual herb, May-Aug	Alluvial fans and granitic soil in chaparral, coastal scrub, lower montane coniferous forest. 300-1900 m.	Low; site beyond known geographic range.

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Species Name	Common Name	Family	CRPR	State/ Federal	Growth form, bloom time	Habitat	Potential to Occur Onsite
<i>Chorizanthe polygonoides</i> var. <i>longispina</i>	long-spined spineflower	Polygonaceae	1B.2	-/-	Annual herb, Apr-Jul	Gabbroic clay soils in chaparral, coastal scrub, meadows & seeps, valley & foothill grassland, near vernal pools. 30-1530 m.	Low; suitable soils not documented onsite.
<i>Clarkia delicata</i>	delicate clarkia, Campo clarkia	Onagraceae	1B.2	-/-	Annual herb, Apr-Jun	Often gabbroic soil in chaparral, cismontane woodland. 235-1000 m.	Low; suitable habitat does not occur onsite.
<i>Clinopodium chandleri</i> (<i>Satureja</i> c.)	San Miguel savory	Lamiaceae	1B.2	-/-	Shrub, Mar-Jul	Rocky, gabbroic or metavolcanic soils in chaparral, cismontane woodland, coastal scrub, riparian woodland, valley & foothill grassland. 120-1075 m.	Low; not documented in project area, preferred soils not documented onsite.
<i>Comarostaphylis diversifolia</i> subsp. <i>diversifolia</i>	summer-holly	Ericaceae	1B.2	-/-	Shrub (evergreen), Apr-Jun	Chaparral, cismontane woodland. 30-945 m.	Low; suitable habitat does not occur onsite; site is too far inland.
<i>Convolvulus simulans</i>	small-flowered morning-glory	Convolvulaceae	4.2	-/-	Annual herb, Mar-Jul	Wet clay and serpentine ridges in chaparral openings, coastal scrub, valley & foothill grassland. 30-700 m.	Low; suitable soils not documented onsite.
<i>Dichondra occidentalis</i>	western dichondra, western ponyfoot	Convolvulaceae	4.2	-/-	Perennial herb (rhizomatous), Jan-Jul	Sandy loam, clay and rocky soils in chaparral, cismontane woodland, coastal scrub, valley & foothill grassland; 50-500 m	Moderate to high; documented in Poyay; requires spring survey.
<i>Dudleya variegata</i>	variegated dudleya	Crassulaceae	1B.2	-/-	Perennial herb, Apr-Jun	Often rocky/gravelly or clay soils or on rock outcrops in grassland, openings in chaparral, cismontane woodland, coastal scrub, also near vernal pools or on mima mounds. 3-580 m.	Low; suitable habitat and soils not documented onsite.

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Species Name	Common Name	Family	CRPR	State/ Federal	Growth form, bloom time	Habitat	Potential to Occur Onsite
<i>Ericameria palmeri</i> var. <i>palmeri</i>	Palmer's goldenbush	Asteraceae	1B.1	-/-	Shrub (evergreen), Jul-Nov	Steep hillsides, granitic soils in mesic chaparral, coastal scrub. 5-625 m.	Moderate; documented in project area.
<i>Eryngium aristulatum</i> var. <i>parishii</i>	San Diego button-celery	Apiaceae	1B.1	SE/FE	Biennial to perennial herb, Apr-Jun	Mesic coastal scrub, valley & foothill grassland, vernal pools. 15-880 m.	Low; no vernal pools onsite.
<i>Ferocactus viridescens</i>	coast barrel cactus, San Diego barrel cactus	Cactaceae	2B.1	-/-	Perennial (stem succulent), May-Jun	Chaparral, coastal scrub, valley & foothill grassland, near vernal pools. 3-490 m.	Low; occurs in Poway but not documented in project area.
<i>Harpagonella palmeri</i>	Palmer's grappling-hook	Boraginaceae	4.2	-/-	Annual herb, Mar-May	Clay soils in chaparral, coastal scrub, valley & foothill grassland. 20-955 m.	Low; suitable soils not documented onsite.
<i>Holocarpha virgata</i> subsp. <i>elongata</i>	graceful tarplant	Asteraceae	4.2	-/-	Annual herb, May-Nov	Chaparral, cismontane woodland, coastal scrub, valley & foothill grassland. 60-1100 m.	Low; site likely too steep and dry.
<i>Isocoma menziesii</i> var. <i>decumbens</i>	decumbent goldenbush	Asteraceae	1B.2	-/-	Shrub, Apr-Nov	Sandy, often disturbed areas in chaparral, coastal scrub. 10-135 m.	Low; site only marginally suitable, not documented in project area.
<i>Iva hayesiana</i>	San Diego marsh-elder	Asteraceae	2B.2	-/-	Perennial herb to subshrub, Apr-Oct	Marshes & swamps, playas, riverwashes. 10-500 m.	Low; known to occur at nearby Maderas Golf Course but suitable habitat not observed onsite.
<i>Juglans californica</i> (<i>J. c.</i> var. <i>californica</i>)	Southern California black walnut	Juglandaceae	4.2	-/-	Tree (deciduous), Mar-Aug	Slopes, canyons, and alluvial habitats in chaparral, cismontane woodland, coastal scrub. 50-900 m.	Low; no native trees observed onsite.

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Species Name	Common Name	Family	CRPR	State/ Federal	Growth form, bloom time	Habitat	Potential to Occur Onsite
<i>Juncus acutus subsp. leopoldii</i>	southwestern spiny rush	Juncaceae	4.2	-/-	Perennial herb, (Mar)May-Jun	Moist saline places such as mesic coastal dunes, alkaline seeps, salt marshes. 3-900 m.	Low; known to occur at nearby Maderas Golf Course but suitable habitat does not occur onsite.
<i>Lepidium virginicum</i> var. <i>robinsonii</i> (not recognized in TJM2)	Robinson's peppergrass	Brassicaceae	4.3	-/-	Annual herb, Jan-Jul	Dry chaparral, coastal scrub. 4-1435 m.	Moderate; difficult to detect, requires early spring survey.
<i>Lycium californicum</i>	California desert thorn	Solanaceae	4.2	-/-	Shrub, (Dec)Mar-Aug	Coastal bluff scrub, coastal scrub. 5-150 m.	Low; not documented in area.
<i>Microseris douglasii</i> subsp. <i>platycarpa</i>	small-flower microseris	Asteraceae	4.2	-/-	Annual herb, Mar-May	Alkaline clay soils in cismontane woodland, coastal scrub, valley & foothill grassland, vernal pools. 15-1070 m.	Low; suitable soils not documented onsite.
<i>Monardella hypoleuca</i> subsp. <i>lanata</i>	felt-leaf monardella	Lamiaceae	1B.2	-/-	Perennial herb to subshrub (rhizomatous), Jun-Aug	Sandy soil in understory of mixed chaparral, chamise chaparral, southern oak woodland. 300- 1575 m.	Low; suitable habitat does not occur onsite.
<i>Monardella viminea</i> (<i>M. linoides</i> subsp. v.)	willowy monardella	Lamiaceae	1B.1	SE/FE	Perennial herb to subshrub, Jun-Aug	Canyons, rocky and sandy places, and alluvial, ephemeral washes or floodplains in chaparral, coastal scrub, riparian forest, riparian scrub, riparian woodland. 45-230 m.	Low; suitable habitat does not occur onsite.
<i>Nolina cismontana</i>	Peninsular bear-grass, chaparral nolina	Ruscaceae	1B.2	-/-	Shrub (evergreen), Mar-Jul	Sandstone, shale or gabbro soils in chaparral, coastal scrub. 140-1275 m.	Low; not documented to occur in the area.
<i>Packera ganderi</i> (<i>Senecio</i> g.)	Gander's butterweed, San Diego butterweed, Gander's ragwort	Asteraceae	1B.2	SR/-	Perennial herb, Apr-May	Burns and gabbroic outcrops in chaparral. 485- 1070 m.	Low; suitable habitat does not occur onsite.

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Species Name	Common Name	Family	CRPR	State/ Federal	Growth form, bloom time	Habitat	Potential to Occur Onsite
<i>Pentachaeta aurea subsp. aurea</i>	golden-ray pentachaeta	Asteraceae	4.2	-/-	Annual herb, Mar-Jul	Chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, riparian woodland, valley & foothill grassland. 80-1850 m.	Low to moderate; not documented in area, but can be difficult to detect; requires spring survey.
<i>Piperia cooperi</i>	Cooper's rein orchid, chaparral rein orchid	Orchidaceae	4.2	-/-	Perennial herb, Mar-Jun	Chaparral, cismontane woodland, valley & foothill grassland. 15-1585 m.	Low; suitable habitat does not occur onsite.
<i>Polygala cornuta var. fishiae</i>	Fish's milkwort	Polygalaceae	4.3	-/-	Shrub (deciduous), May-Aug	Chaparral, cismontane woodland, riparian woodland; scree slopes, brushy ridges, and along creeks, often with oaks. 100-1000 m.	Low; suitable habitat does not occur onsite.
<i>Quercus dumosa</i>	Nuttall's scrub oak	Fagaceae	1B.1	-/-	Shrub (evergreen), Feb-Aug	Sandy soil near coast, clay loam soils in closed-cone coniferous forest, chaparral, coastal scrub. 15-400 m.	Low; known to occur in Poway but not observed onsite.
<i>Quercus engelmannii</i>	Engelmann/mesa blue oak	Fagaceae	4.2	-/-	Tree (deciduous), Apr-May	Chaparral, cismontane woodland, riparian woodland, valley & foothill grassland. 50-1300 m.	Low; suitable habitat does not occur onsite; no native trees observed onsite.
<i>Salvia munzii</i>	Munz's sage	Lamiaceae	2B.2	-/-	Shrub (evergreen), Feb-Apr	Rocky hills and slopes in chaparral, coastal scrub. 35-575 m.	Low; preferred soil not documented onsite; not documented in project area.
<i>Selaginella cinerascens</i>	mesa spike-moss, ashy spike-moss	Selaginellaceae	4.1	-/-	Perennial herb (rhizomatous)	Chaparral and coastal scrub on undisturbed soil. 20-640 m.	Low; soil onsite is highly disturbed; not documented in project area.

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Species Name	Common Name	Family	CRPR	State/ Federal	Growth form, bloom time	Habitat	Potential to Occur Onsite
<i>Senecio aphanactis</i>	California groundsel, chaparral ragwort	Asteraceae	2B.2	-/-	Annual herb, Jan-Apr	Chaparral, cismontane woodland, coastal scrub, sometimes alkaline flats. 20-855 m.	Low; onsite habitat is only marginally suitable; not documented in project area.
<i>Sidalcea neomexicana</i>	salt spring checker-bloom	Malvaceae	2B.2	-/-	Perennial herb, Mar-Jun	Alkali springs and marshes in chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playas. 3-2380 m.	Low; suitable habitat does not occur onsite; not documented in project area.
<i>Stemodia durantifolia</i>	blue streamwort, purple stemodia	Plantaginaceae	2B.1	-/-	Perennial herb, Jan-Dec	Sandy soil in riparian habitats, on wet sand or rocks, drying streambeds, mesic Sonoran desert scrub. 35-795 m.	Low; suitable habitat does not occur onsite.
<i>Stipa diegoensis</i> (<i>Achnatherum diegoense</i>)	San Diego needlegrass, San Diego County needle grass	Poaceae	4.2	-/-	Perennial herb, Feb-Jun	Rocky slopes, sea cliffs and stream banks, often mesic areas in chaparral, coastal scrub. 10-800 m.	Low; site beyond known geographic range.
<i>Tetracoccus dioicus</i>	Parry's tetracoccus	Picrodendraceae	1B.2	-/-	Shrub, Apr-May	Rocky, decomposed gabbro soil in chaparral, coastal scrub. 135-705 m.	Low; suitable soils not documented onsite.
<i>Xanthisma junceum</i> (<i>Machaeranthera juncea</i>)	rush chaparral-star, rush-like bristleweed	Asteraceae	4.3	-/-	Perennial herb, May-Jan	Dry hillsides in chaparral and coastal scrub. 240- 1000 m.	Moderate; known to occur in Poway, can be difficult to detect; requires growing season survey.

Listing Designations

CRPR - California Rare Plant Rank (from Rare Plant Status Review Group, jointly managed by California Department of Fish and Wildlife [CDFW] and California Native Plant Society [CNPS])

- 1A - Plants presumed extirpated in California and either rare or extinct elsewhere
- 1B - Plants rare, threatened or endangered in California AND elsewhere
- 2A - Presumed extirpated or extinct in California, but more common elsewhere
- 2B - Plants rare, threatened or endangered in California, but more common elsewhere
- 3 - Plants about which more information is needed - a review list
- 4 - Plants of limited distribution - a watch list

- .1 - Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)
- .2 - Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
- .3 - Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

CBR - Considered But Rejected

APPENDIX D

Species Name	Common Name	Family	CRPR	State/ Federal	Growth form, bloom time	Habitat	Potential to Occur Onsite
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State of California species designations (CDFW April 2016)

SE - State-listed Endangered

ST - State-listed Threatened

SR - State-listed Rare

Federal species designations (CDFW April 2016, USFWS 2016)

FE - Federally-listed Endangered

FT - Federally-listed Threatened

FC - Federal candidate for listing

Other abbreviations:

TJM2 - The Jepson Manual, 2nd edition (2012) (with the Jepson eFlora, taxonomic authority for this report except where it conflicts with special-status plant recognition)

(Common names are primarily from *The Checklist of Vascular Plants of San Diego County* [Rebman and Simpson 2014], and secondarily from CNPS's Rare Plant Inventory [CNPS 2018])

APPENDIX E

SPECIAL-STATUS ANIMALS WITH THE POTENTIAL TO OCCUR ON THE SDRP JPA 6.4-ACRE PARCEL (USGS ESCONDIDO QUAD, 137 - 221 METERS [450 - 725 FT] AMSL)				
Species Name	Common Name	State/Federal Status	Habitat	Potential to Occur Onsite
INVERTEBRATES				
<i>Branchinecta sandiegonensis</i>	San Diego fairy shrimp	-/FE	Vernal pools and other unvegetated ephemeral basins in Orange and San Diego Counties and Baja California. Habitat is typically < 30 cm deep and within 64 km of the Pacific Ocean. < 701 m.	Low; vernal pools or similar do not occur onsite.
<i>Euphydryas editha quino</i>	Quino checkerspot butterfly	-/FE	Sunny openings within chaparral and coastal sage shrublands on hills and mesas. Larval host plants are primarily <i>Plantago erecta</i> and <i>P. patagonica</i> , but <i>Antirrhinum coulterianum</i> , <i>Cordylanthus rigidus</i> , <i>Castilleja exserta</i> , and <i>Collinsia heterophylla</i> may also be used.	Low; outside of known geographic range.
AMPHIBIANS				
<i>Anaxyrus californicus</i> (<i>Bufo microscaphus c.</i>)	arroyo toad	SSC/FE	Washes, arroyos, sandy riverbanks, and riparian areas, especially with willows, cottonwoods and sycamores; needs exposed sandy streamsides with stable terraces for burrowing with scattered vegetation for shelter, and areas of quiet water or pools free of predatory fishes with sandy or gravel bottoms without silt for breeding. Aestivates in uplands. 0-900 m	Low; nearby riparian habitat in Sycamore Creek does not appear suitable for breeding.
<i>Spea hammondi</i>	western spadefoot	SSC/-	Grassland, also valley-foothill hardwood woodlands. Pooled water essential for breeding and egg-laying. Activity limited to wet season, summer storms or during evenings with elevated substrate moisture levels; stays below ground in dry/cold weather. Nocturnal. Extirpated throughout much of lowland southern California.	Low; suitable pooled water unlikely to occur onsite.
REPTILES				
<i>Acinemys pallida</i> (<i>Emys marmorata</i> , <i>Clemmys m. p.</i>)	western pond turtle	SSC/-	Permanent waters with aquatic vegetation; can occur in urban conditions and brackish water. Nests in sand or grassy open fields up to 0.5 km from water. < 1850 m	Low; suitable aquatic habitat does not occur onsite.
<i>Anniella stebbinsi</i> (<i>A. p. pulchra</i>)	southern California legless lizard (silvery legless lizard)	SSC/-	Sandy or loose loamy soils under sparse vegetation or other cover. Occasionally found in suburban gardens. Mostly subterranean and strongly prefer soils with a high moisture content.	Low; known to occur in Poway but site soils are likely too dry.
<i>Arizona elegans occidentalis</i>	California glossy snake	SSC/-	Various scrub and grassland habitats, often with loose or sandy soils; Peninsular Ranges.	High; suitable habitat occurs onsite, known to occur in Poway, including Blue Sky Ecological Preserve.

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Species Name	Common Name	State/Federal Status	Habitat	Potential to Occur Onsite
<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	SSC/-	Found in hot, dry open areas with sparse vegetation; also woodland and riparian areas mostly west of the Peninsular Ranges; ground may be firm soil, sandy, or rocky.	High; suitable habitat occurs onsite, known to occur in Poway, including Blue Sky Ecological Preserve.
<i>Crotalus ruber</i>	red-diamond rattlesnake	SSC/-	Coastal San Diego County to the eastern slopes of Peninsular Ranges in coastal sage scrub, mixed chaparral, open grassy areas and agricultural areas, chamise chaparral, pinon juniper and desert scrub. Most common in the western foothills of the Peninsular Ranges and in dry rocky inland valleys; associated with granite rock outcroppings, especially in winter. 0-1500 m (typically < 1200m)	High; suitable habitat occurs onsite, known to occur in Poway, including Blue Sky Ecological Preserve.
<i>Phrynosoma blainvillii</i> (<i>P. coronatum</i> b.)	coast horned lizard	SSC/-	Coastal scrub, chaparral, grassland, cismontane woodland, riparian scrub and woodland; most common in lowlands along sandy washes with scattered low shrubs. Prefers open areas for sunning with loose soil for burial and native harvester ant colonies (few or no Argentine ants).	High; suitable habitat occurs onsite, known to occur in Poway, including Blue Sky Ecological Preserve.
<i>Salvadora hexalepis virgulata</i>	coast patch-nosed snake	SSC/-	Chaparral, coastal sage scrub, and other brushy vegetation west of desert, near rock outcrops with adjacent seasonal drainages; require small mammal burrows for refuge and overwintering.	High; suitable habitat occurs onsite, known to occur in Poway.
<i>Thamnophis hammondi</i>	two-striped gartersnake	SSC/-	In or near permanent fresh water, often along streams with rocky beds bordered by willows and other riparian vegetation, also desert oases and sometimes vernal pools. 0-2100 m.	Moderate; could enter site from riparian habitat to the south.
BIRDS				
<i>Agelaius tricolor</i>	tricolored blackbird	SCE, SSC/-	Highly colonial; require open water, protected nesting substrate, and foraging area with insect prey within a few km of colony. Breed and nest in freshwater marshes with emergent vegetation but also in thickets of willow, blackberry, wild rose, tall herbs. In migration and winter inhabit open cultivated lands and pastures as well as marshes. 0-150 m and 300-915 m	Low; suitable aquatic habitat does not occur onsite.
<i>Ammodramus savannarum</i>	grasshopper sparrow	SSC/-	Dense grasslands on rolling hills, lowland plains, in valleys and hillsides on lower mountain slopes. Favors native grasslands with mix of grasses, forbs and scattered shrubs. Difficult to identify except when singing (Mar-Jul).	Low; documented in project grid by Bird Atlas but site is probably too steep and densely vegetated.

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Species Name	Common Name	State/Federal Status	Habitat	Potential to Occur Onsite
<i>Aquila chrysaetos</i>	golden eagle	FP/-	Rolling foothills, mountain areas, sage-juniper flats, desert with sufficient mammalian prey base and near suitable nesting sites. Nest on rock ledges of cliffs but sometimes in large trees (e.g., oak or eucalyptus), on steep hillsides, or on the ground. 0-915 m.	Moderate; documented in project grid by Bird Atlas but only in winter and as a migrant; somewhat suitable habitat occurs onsite.
<i>Athene cunicularia</i>	burrowing owl	SSC/-	Open, dry annual or perennial grasslands, deserts & scrublands with low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, especially California ground squirrel.	Low; documented in project grid by Bird Atlas but only in winter; shrub cover is likely too high and site too steep.
<i>Buteo swainsoni</i>	Swainson's hawk	ST/-	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with trees. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations. Relatively tolerant of human activity. 0-150 m	Low; documented in project grid by Bird Atlas but only in winter and as a migrant and no recent occurrences documented in area.
<i>Campylorhynchus brunneicapillus sandiegensis</i>	coastal cactus wren	SSC/-	Open coastal sage scrub with thickets of chollas (<i>Cylindropuntia</i> sp.), south- and west-facing slopes below 460 m, usually within 400 m of river valleys, also hillsides in tributary canyons, along washes, and in very open woodland of coast live oak and California sycamore.	Low; no cholla or other cactus were observed onsite.
<i>Coccyzus americanus occidentalis</i>	western yellow-billed cuckoo	SE/FT	Forests, woodland, and scrub. Breeds in deciduous riparian woodland, especially dense stands of cottonwood and willow, sometimes mesquite and tamarisk. Dense riparian understory foliage important for nesting (e.g. blackberry, nettles, wild grape), and cottonwood important for foraging habitat.	Low; suitable riparian habitat does not occur onsite.
<i>Elanus leucurus</i> (<i>E. caeruleus</i>)	white-tailed kite	FP/-	Widespread over coastal slope, prefers riparian woodlands, oak groves, or sycamore groves adjacent to grassland; feeds almost exclusively on California vole.	Moderate; observed year round in project Bird Atlas grid, could forage over site.
<i>Empidonax traillii extimus</i>	southwestern willow flycatcher	SE/FE	Riparian and wetland thickets of willow or tamarisk, does not need to be extensive. Nests in trees or shrubs with dense vegetation. Forages within and occasionally above dense riparian vegetation. Present in California from late April to September.	Low; suitable riparian habitat does not occur onsite.
<i>Eremophila alpestris actia</i>	California horned lark	-/-	Open patches of bare land alternating with low vegetation in grasslands, montane meadows, sagebrush and open coastal plains, fallow grain fields, and alkali flats. Tolerant of disturbance, but sensitive to habitat fragmentation.	Low to moderate; observed year round in project Bird Atlas grid but site is only marginally suitable.

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Species Name	Common Name	State/Federal Status	Habitat	Potential to Occur Onsite
<i>Icteria virens</i>	yellow-breasted chat	SSC/-	Summer visitor in dense riparian woodland. Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground. Most common in coastal lowland, strongly concentrated in NW corner of County; usually return to SD second week in April and start to leave by early August.	Low; suitable riparian habitat does not occur onsite.
<i>Poliophtila californica californica</i>	coastal California gnatcatcher	SSC/FT	Obligate, permanent resident of coastal sage scrub especially where Artemisia californica dominates; up to 915 m but 90% at 305 m or lower.	High; documented near site and suitable habitat occurs onsite.
<i>Pyrocephalus rubinus</i>	vermillion flycatcher	SSC/-	Open riparian woodland and mesquite bosques on desert floodplains. Nest in cottonwood, willow, mesquite, and other large desert riparian trees. Rare and scattered in SD County.	Low; suitable habitat does not occur onsite and nearest documented occurrence is in Ramona.
<i>Setophaga aestiva</i> (<i>Dendroica petechia brewsteri</i> , S. p.)	yellow warbler	SSC/-	Riparian forest/scrub/woodlands in close proximity to water. Nest and forage in willow shrubs and thickets, and in other riparian plants including cottonwoods and sycamores. In migration and winter, often occur in open woodland, agricultural lands, brushy areas, and forest edges.	Low to moderate; could use Sycamore Creek habitat and forage in the southern part of the site.
<i>Vireo bellii pusillus</i>	least Bell's vireo	SE/FE	Summer resident in riparian vegetation along rivers and larger creeks, also dry river bottoms, with both riparian canopy and a somewhat dense or shrubby understory for nesting. 0-610 m	Low to moderate; could use Sycamore Creek habitat and forage in the southern part of the site.

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Species Name	Common Name	State/Federal Status	Habitat	Potential to Occur Onsite
MAMMALS				
<i>Antrozous pallidus</i>	pallid bat	SSC/-	Coastal sage scrub, mixed chaparral, oak woodlands, chamise chaparral, desert wash and desert scrub; often near rocky outcrops and water. May forage over agricultural lands, but is largely absent from urban and suburban areas.	Moderate; suitable foraging habitat occurs onsite, documented in Blue Sky Ecological Reserve.
<i>Chaetodipus californicus femoralis</i>	Dulzura pocket mouse	SSC/-	Gravelly substrates in or near chaparral, to a lesser extent in coastal sage scrub, oak woodland, and edge of grassland. More abundant on steeper slopes and increasing cover of scrub oak and Ceanothus.	Low; chaparral does not occur onsite.
<i>Chaetodipus fallax fallax</i>	northwestern San Diego pocket mouse	SSC/-	Loose sandy soil to gravel to mixed rock on moderate to steep slopes with open shrubland, also grassland (negligible in chaparral and woodland). On coast and urban canyons, also up to at least 1000 m on shrubby slopes. Extirpated from urbanized habitat and most small fragments of natural habitat.	High; documented nearby and suitable habitat occurs onsite.
<i>Choeronycteris mexicana</i>	Mexican long-tongued bat	SSC/-	Arid habitats throughout range, urban and suburban areas in SD County. Roost in relatively well-lit caves but also crevices and man-made structures. Feed on pollen and nectar, especially of agaves and columnar cacti, and will visit hummingbird feeders. Seen in fall and winter, presumed to not breed in CA, San Diego on periphery of range. 0-500 m.	Low; no suitable food sources or roosts; outside of known geographic range in San Diego.
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	SSC/-	Obligate cave-roosting species, no preference for particular vegetation community. Also use mines, buildings, and bridges that offer cave-like situations. Forage in mosaic of forested and edge habitats, including riparian; avoid open areas. Sensitive to human disturbance, presumed absent from coastal locations.	Low; no suitable roosts; site likely too open to serve as foraging habitat.
<i>Dipodomys stephensi</i>	Stephens' kangaroo rat	ST/FE	Open grassland and sparse coastal sage scrub (< 30% shrub cover) with extensive bare ground; avoids steep slopes and densely vegetated areas. Prefers friable, loamy soil, but may use other mammal burrows in clay soil. Recolonizes disturbed lands with weedy forbs. San Jacinto Valley south to Warner Ranch; nocturnal. < 1250 m.	Low; shrub cover too high onsite.
<i>Euderma maculatum</i>	spotted bat	SSC/-	Rocky arid and semi-arid habitats, forested mountains to open scrublands and deserts with rocky cliffs. Roost in high rocky cliffs near expanses of open habitat. Forage near mesic and riparian areas. Very rare in SD County.	Low; extremely rare in the County, not known in project area.

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Species Name	Common Name	State/Federal Status	Habitat	Potential to Occur Onsite
<i>Eumops perotis californicus</i>	western mastiff bat	SSC/-	Strongly associated with roosting habitat: steep rocky cliffs, rock quarries, large granitic boulders and occasionally large buildings. Flies long distances and can be found foraging in coastal and desert scrub, riparian, oak woodlands, open grasslands, openings in montane pine forests, and over open water.	Moderate; documented in Blue Sky Ecological Reserve, suitable foraging habitat occurs onsite.
<i>Lasiurus blossevillii</i>	western red bat	SSC/-	Low-elevation wooded habitats. Associated with riparian trees but also eucalyptus and tamarisk as well as orchards. Forage along rivers and streams but also forested meadow edges and sometimes parks in urban or suburban areas.	Moderate; could forage along southern edge of site, documented in Blue Sky Ecological Reserve.
<i>Lasiurus xanthinus</i>	western yellow bat	SSC/-	Roost in "skirts" of dead palm fronds, strongly associated with groves of California fan palm, particularly with open surface water. Has expanded range to use non-native palms in coastal suburban areas with artificial water sources.	Low to Moderate; Mexican fan palms occur onsite.
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	SSC/-	Prefers flat open areas and grasslands with patches of scrub of varying densities.	Low; documented nearby but site is likely too steep.
<i>Neotoma bryanti intermedia</i> (<i>N. lepida i.</i>)	Bryant's woodrat, San Diego desert woodrat	SSC/-	Primarily coastal sage scrub. Associated with large exposures of boulder outcrops. Houses most commonly constructed under ledges, in crevices, or within rock piles, but also at base of clumps of prickly-pear or cholla. Nocturnal. 180-1500 m.	High; suitable habitat including rock outcrops occurs onsite; documented in Blue Sky Ecological Reserve; relatively common in larger habitat patches in San Diego.
<i>Nyctinomops femorosaccus</i>	pocketed free-tailed bat	SSC/-	Closely associated with roosting habitat: vertical cliffs, quarries, rocky outcrops. Does not favor any particular vegetation community for foraging.	Low; rocky outcrops are present but limited onsite.
<i>Nyctinomops macrotis</i>	big free-tailed bat	SSC/-	Closely associated with roosting habitat: vertical cliffs, quarries, rocky outcrops, and occasionally tall buildings. Associated with coastal and desert scrub, evergreen forests, riparian, and montane woodlands. Forages over diverse habitats long distances from roosts.	Low; rocky outcrops are present but limited onsite.
<i>Onychomys torridus ramona</i>	southern grasshopper mouse	SSC/-	Semi-arid to arid scrub with friable soils and low to moderate shrub cover. Carnivorous, preferred food of preference is grasshoppers but will consume seeds, other insects and lizards.	Moderate; site has areas of loose soil and moderate shrub cover; documented in Blue Sky Ecological Preserve.
<i>Perognathus longimembris pacificus</i>	Pacific pocket mouse	SSC/FE	Coastal sage scrub and grasslands with abundance of forbs but without dense cover of non-native grasses. Population in southern Camp Pendleton (Santa Margarita population) possibly only extant population in San Diego.	Low; site has dense non-native grass cover between shrubs, and is outside of known geographic range in San Diego.

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Species Name	Common Name	State/Federal Status	Habitat	Potential to Occur Onsite
<i>Taxidea taxus</i>	American badger	SSC/-	Persists mainly in large blocks of undeveloped land, avoids urbanization. Prefers grasslands, alluvial fans, meadows, desert, and other open areas. Requires friable soils, primarily consumes rodents. < 3600 m.	Low; shrub cover likely too high onsite and no occurrences documented nearby.

Listing Designations

Federal Listing (USFWS 2015, CDFW 2015)

FE - Federal-listed Endangered

FT - Federal-listed Threatened

FC - Federal candidate for listing

State Listing (CDFW 2015, 2015)

SE - State-listed Endangered

ST - State-listed Threatened

STC - State Threatened Candidate

SEC - State Endangered Candidate

FP - CA Dept. of Fish and Wildlife Fully Protected

SSC - State Species of Special Concern

APPENDIX F

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

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

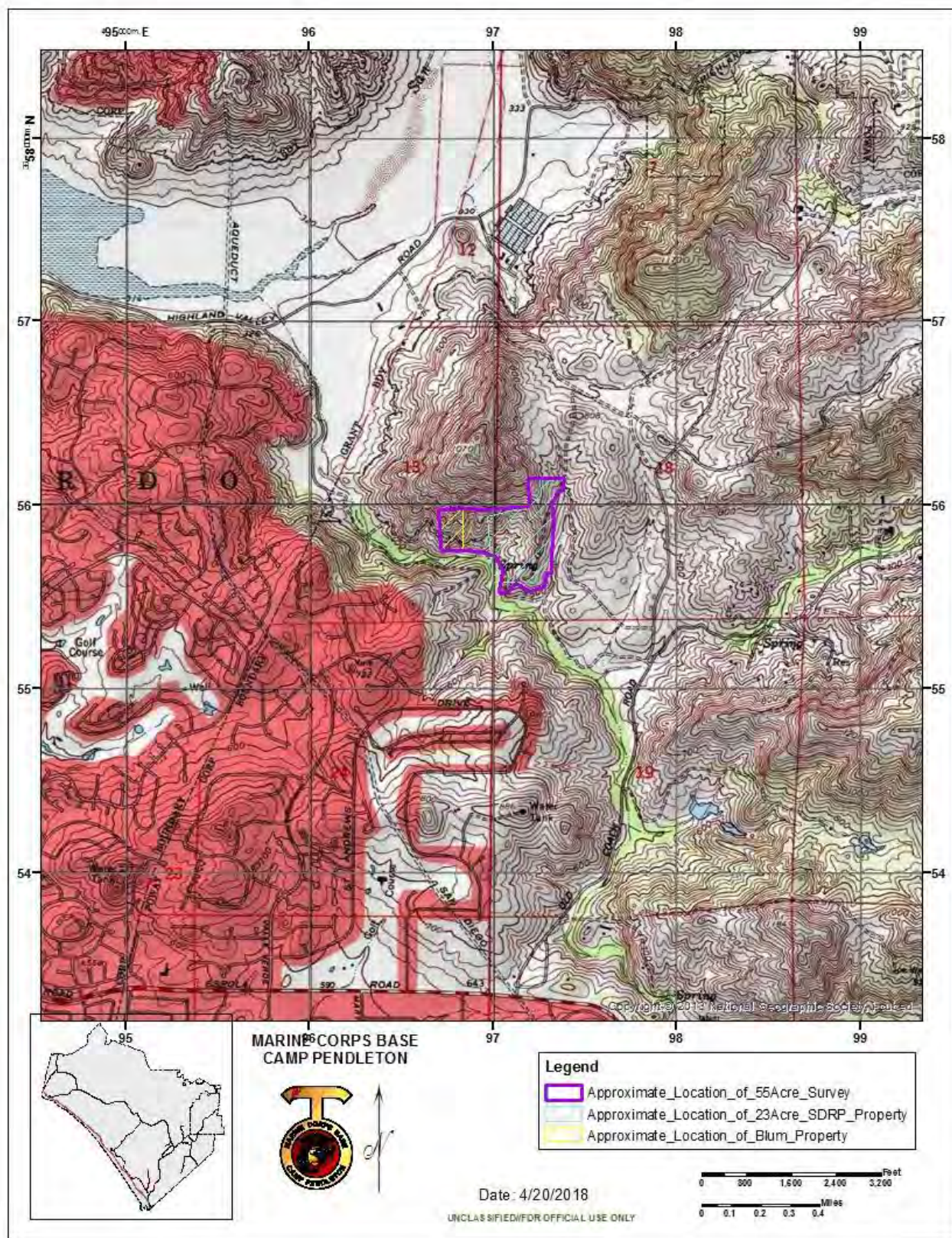


Figure 1. San Dieguito California gnatcatcher survey footprint delineated on a USGS topographic map (1:24,000 scale).

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).

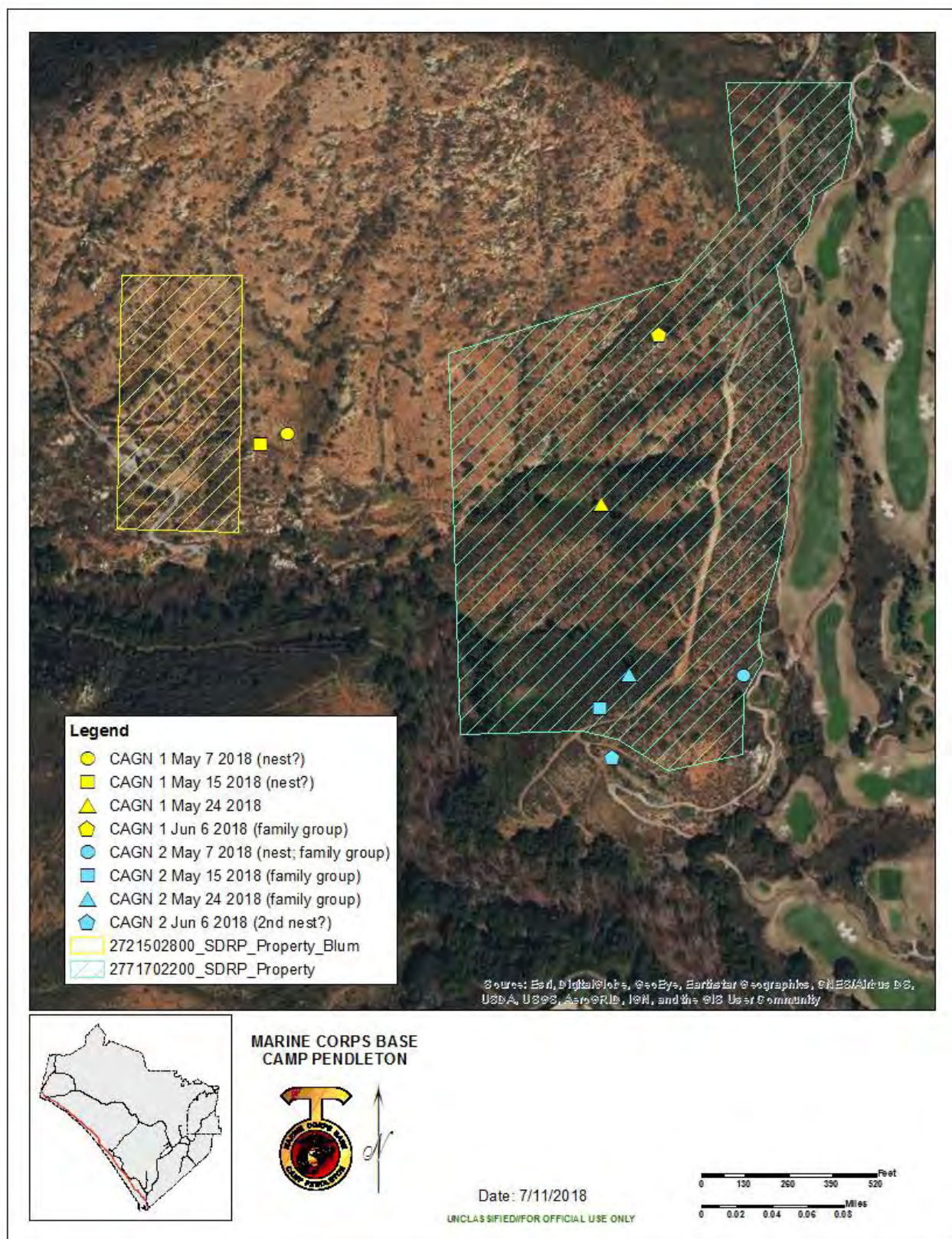


Figure 2. California gnatcatcher observation during protocol surveys at the San Dieguito survey sites.



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>Polioptila 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.

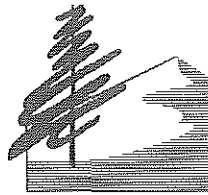
Sincerely,

A handwritten signature in black ink, appearing to read "Alisa Zych". The signature is written in a cursive, flowing style.

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

APPENDIX G

Property Analysis Record (PAR)



PAR

Habitat Planning In Perpetuity

The Property Analysis Record

Title: SDRP JPA 6.4-Acre Parcel

Par Code: 12-02

Prepared by: Hedy Levine

REC Consultants

Date: 07/09/2018

The Center for Natural Lands Management prepared this software to assist habitat conservation planners to develop the management tasks and costs of long-term stewardship. While the sources are thought to be reliable, the Center makes no representations about the accuracy of cost estimates. The date of the cost information is 2007. The operation of the program is not guaranteed by the Center. Management requirements are determined by the user. Users should consult with their own financial advisors before relying on the results of their analysis.

Section 16 - Financial SummaryProperty Title: *SDRP JPA 6.4-Acre Parcel*

Date: 07/06/2018

1st Budget Year: 2018

State: CA

PAR Code: 12-02

<i>Item Descriptions</i>	<i>Total</i>
<i>Initial & Capital Financial Requirements</i>	
Revenues	\$0
Management Costs	\$5,086
Contingency Expense	\$509
<i>Initial & Capital Management Total Costs</i>	<i>\$5,595</i>
Administrative Costs of Total Management Costs	\$1,343
<i>Initial & Capital Gross Costs</i>	<i>\$6,937</i>
<i>Initial & Capital Net Costs</i>	<i>\$6,937</i>
<i>Annual Ongoing Financial Requirements</i>	
Revenues	\$0
Ongoing Costs	\$3,063
Contingency Expense	\$306
<i>Ongoing Management Total Costs</i>	<i>\$3,369</i>
Administrative Costs of Total Management Costs	\$809
<i>Ongoing Gross Costs</i>	<i>\$4,178</i>
<i>Ongoing Net Costs</i>	<i>\$4,178</i>
<i>Endowment Requirements for Ongoing Stewardship</i>	
<i>Endowment to Produce Income of \$4,178</i>	<i>\$92,838</i>
<i>Endowment per acre \$14,506</i>	
<i>Stewardship costs are based on 4.50% of Endowment Earnings per Year</i>	
<i>Ongoing management funding per year is \$4,178</i>	
<i>Resulting in a per acre per year cost of \$653</i>	
<i>Total Funding Required</i>	<i>\$99,776</i>

In addition to the PAR amount of \$99,776, a \$11,850 non-endowment account fire recovery contingency is required for a total long-term management cost of \$111,626.

Section 14 - Initial & Capital Tasks and Costs

Property Title: SDRP JPA 6.4-Acre Parcel

PAR ID: 12-02

07/06/2018

Task List	Specific Description	Unit	Quantity	Cost / Unit	Annual Cost	Times Years	Cont %	Total Cost
BIOTIC SURVEYS								
General Wildlife Surveys	General Biological Surveys	L. Hours	8.00	100.00	800.00	1.0	10.0	880.00
Plant Ecologist	Spring Sensi Plant Survey	L. Hours	8.00	100.00	800.00	1.0	10.0	880.00
Project Management	Manage Project And Staff	L. Hours	4.00	86.00	344.00	1.0	10.0	378.40
Resource Monitor	Photos / Mapping	L. Hours	8.00	53.00	424.00	1.0	10.0	466.40
Sub-Total								2,604.80
GENERAL MAINTENANCE								
Dump Fees	Disposal Fee (by ton)	Ton	0.25	60.50	15.12	1.0	10.0	16.63
Sub-Total								16.63
HABITAT MAINTENANCE								
Exotic Plant Control	Backpack Sprayer / Equip	Fee	1.00	75.00	75.00	1.0	10.0	82.50
Exotic Plant Control	Herbicide / Roundup	Gallon	5.00	100.00	500.00	1.0	10.0	550.00
Sub-Total								632.50
HABITAT RESTORATION								
Exotic Plant Control	Hand Removal, Labor	L. Hours	24.00	30.00	720.00	1.0	10.0	792.00
Sub-Total								792.00
PUBLIC SERVICES								
Sign, Aluminum	Sign, install + supplies	Item	2.00	150.00	300.00	1.0	10.0	330.00
Sub-Total								330.00
REPORTING								
Annual Reports	Report (Pr. Planner)	L. Hours	16.00	58.00	928.00	1.0	10.0	1,020.80
Sub-Total								1,020.80
SITE CONSTRUCTION/MAINT.								
Non-Organic Debris	Trash Pickup, Disposal	L. Hours	6.00	30.00	180.00	1.0	10.0	198.00
Sub-Total								198.00
Subtotal								5,594.73
Administration								1,342.73
Total								6,937.47

Section 15 - Ongoing Tasks and Costs

Property Title: SDRP JPA 6.4-Acre Parcel

PAR ID: 12-02

07/06/2018

Task List	Specific Description	Unit	Number of Units	Cost / Unit	Annual Cost	Years Divide	Cont %	Total Cost
BIOTIC SURVEYS								
General Wildlife	General Biological	L. Hours	6.00	100.00	600.00	5.0	10.0	132.00
Ornithologist	CA Gnatcatcher Survey	Fee	1.00	3,000.00	3,000.00	5.0	10.0	660.00
Plant Ecologist	Spring Sensi Plant Survey	L. Hours	6.00	100.00	600.00	5.0	10.0	132.00
Project Management	Manage Project And Staff	L. Hours	2.00	86.00	172.00	1.0	10.0	189.20
Resource Monitor	Photos / Mapping	L. Hours	3.00	53.00	159.00	5.0	10.0	34.98
Sub-Total								1,148.18
GENERAL MAINTENANCE								
Dump Fees	Disposal Fee (by ton)	Ton	0.10	60.50	6.05	1.0	10.0	6.65
Sub-Total								6.65
HABITAT MAINTENANCE								
Exotic Plant Control	Backpack Sprayer / Equip	Fee	1.00	75.00	75.00	5.0	10.0	16.50
Exotic Plant Control	Herbicide / Roundup	Gallon	5.00	100.00	500.00	1.0	10.0	550.00
Sub-Total								566.50
HABITAT RESTORATION								
Exotic Plant Control	Hand Removal, Labor	L. Hours	16.00	30.00	480.00	1.0	10.0	528.00
Sub-Total								528.00
PUBLIC SERVICES								
Sign, Aluminum	Sign, install + supplies	Item	2.00	150.00	300.00	5.0	10.0	66.00
Sub-Total								66.00
REPORTING								
Annual Reports	Report (Pr. Planner)	L. Hours	12.00	58.00	696.00	1.0	10.0	765.60
Annual Work Plan	Review Plan And PAR	L. Hours	2.00	86.00	172.00	1.0	10.0	189.20
Sub-Total								954.80
SITE CONSTRUCTION/MAINT.								
Non-Organic Debris	Trash Pickup, Disposal	L. Hours	3.00	30.00	90.00	1.0	10.0	99.00
Sub-Total								99.00
Subtotal								3,369.13
Administration								808.59
Total								4,177.72

ANNUAL CONSERVATION EASEMENT COMPLIANCE MONITORING REPORT

Property Name: _____

Inspection Date: _____

Inspection Results:

- ☐ SATISFACTORY, no violation of easement terms observed
☐ PENDING, unsure due to the need for additional information or evaluation
☐ FAIL, activities observed which are in violation of the easement

Were all easement and Land Management Plan actions followed? YES NO

Any new real estate actions occurred for Property? YES NO

Attach any comments:

PART I

PROPERTY INFORMATION and CONTACTS

Acquisition Authority (2684(a), 2662, MILCON): _____

Easement Acquisition Date: _____

Total Easement Area (Acres): _____

Encroachment Partner: _____

Date of Last Recorded Inspection: _____

PROPERTY BACKGROUND.

County Property located in: _____

Nearest town or city: _____

MONITOR(S):

- 1) Name: _____
 Address: _____
 Phone Number Work: _____
 Other phone (*specify*): _____
 Email address: _____
- 2) Name: _____
 Address: _____
 Phone Number Work: _____
 Other phone (*specify*): _____
 Email address: _____

List any other persons present for visit/survey

PART II

What is the Site visitation status, mark with X.

<input type="checkbox"/>	Open to Public
<input type="checkbox"/>	Access by Permission Only
<input type="checkbox"/>	Closed NO Access, Private

Visitation permitted activities

<input type="checkbox"/>	None
<input type="checkbox"/>	Research, Scientific Study, Resource Monitoring
<input type="checkbox"/>	Dogs Allowed
<input type="checkbox"/>	Horses Allowed
<input type="checkbox"/>	Bicycles
<input type="checkbox"/>	OHVs

SUMMARY and RECOMMENDATIONS:

Provide a short narrative on land status. Incorporate information from previous reports as applicable. Include impressions of long-term trends and conditions of site.

STATUS:

Based on your observations, in your best judgment *are the terms of the easement being met?* Mark one and add comments below.

- ☐ **YES**, no violation of easement terms observed
- ☐ **PENDING**, unsure due to the need for additional information or evaluation
- ☐ **NO**, some activities were observed which are believed to be in violation of the easement

Comments: Explain "Pending" or "No, some activities believed to be in violation" status as addendum page:

PART III

EASEMENT SITE INFORMATION:

(Include any comments regarding activities. Also note wildlife sighting, disease, or other items of interest observed by owner per below)

Monitor's Observations:

Have there been any changes in Land Management practices from the last monitoring review? ☐ ☐

YES NO

If YES, describe:

Adjacent Lands:

Note any activities on adjacent properties, if relevant (construction, change of use, etc):

Natural catastrophic events:

Have there been any natural major events since last inspection (fire, flood, etc)? YES ☐ NO ☐

If YES, describe impact on property:

If YES, are there any activities planned to address the damage and restore the habitat? YES ☐ NO ☐ NA ☐

Are they consistent with the easement? YES ☐ NO ☐

Any new or changes or human-made alterations to the property?

(Specify change e.g. "Added", "Deleted", "Paved", "Expanded", describe and indicate on map)[Include building, construction, debris dumps, unauthorized trails, clearing, etc].

Any Management Issues?**IF YES mark with ☒ and describe. Show location on Map.***(Include any which bear on the easement's conservation purposes, even if not subject to easement terms or under owner's control.)*

- ☐ Erosion (*describe*): _____
- ☐ OHVs (*describe*): _____
- ☐ Trespassing, Signs of Trails (*describe*):

- ☐ Litter, trash, etc. (*describe*):

- ☐ Feral or domestic animals observed or evidence (*describe*):

- ☐ Exotic plants (*describe*): _____
- ☐ Vandalism (*describe*):

- ☐ Plant / Tree Disease (*describe*): _____
- ☐ Pollution (*describe*): _____
- ☐ Deferred required maintenance (e.g. fences, etc.) (*describe*):

Management Activities: Have there been any of the following activities since the last monitoring? If YES, put an "X" in the appropriate box *and describe* below:

- ☐ Ecosystem / species preservation: (*additional acreage, nest site protection, etc.*) (*describe*): _____
- ☐ Scientific: (*research, surveys, etc.*) (*describe*): _____
- ☐ Educational: (*nature study, tours, etc.*) (*describe*): _____
- ☐ Wildlife / Habitat Management / Restoration: (*plantings, reintroductions, etc.*) (*describe*): _____
- ☐ Exotics control: (*spraying, pulling, hunting, etc.*) (*describe*): _____
- ☐ Other Activities, i.e. restoration:

PART IV







DOCUMENTATION & REFERENCES:

Ref: DoD 4165.14, Real Property Inventory and Forecasting

PHOTO INFORMATION for Survey:

A minimum of six photographs are required to provide overall baseline of landscape condition. Any alterations, changes in easement lands and habitat (human, natural or catastrophic events), should be included.

Include a reference **documenting where each photo was taken**, (by number), either as a georeferenced digital photo, on the map showing areas visited and photographs, and/or with GPS coordinates in an attached index or as a second line for each image in the table below:






Photograph & image #	Description	Date taken
1. 		
2. 		
3. 		
4. 		
5. 		
6. 		

Indicate the format of the actual photos submitted and file location:

- Digital direct upload ☐
 Prints (to be scanned) ☐
 Slides (to be scanned) ☐

ADDITIONAL RELATED DOCUMENTATION, REFERENCES, and OTHER COMMENTS:

Attach additional documentation on compliance measures, such as additional reports, surveys, photo index, etc. *Also note here any additional formal plans or changes being prepared concerning the management of the property and attach a copy if possible or annotate file location.*

File Name:	Title/contents, source & date	Format
1. 		
2. 		
3. 		
4. 		
5. 		
6. 