

AGREEMENT FOR PURCHASE OF REAL PROPERTY

**PARCEL SPECIFIC AGREEMENT NO. N6247319RP00081
FOR PURCHASE OF CONSERVATION/RESTRICTIVE USE EASEMENT**

AGREEMENT (“Agreement”) by and between the San Dieguito River Valley Regional Open Space Joint Powers Authority, hereinafter called the “Vendor”, and the United States of America, acting by and through the Department of the Navy, hereinafter called the “Government.” Subject to the Vendor’s acquisition of fee title to the land described below from the owner thereof “Property.” **THE VENDOR AGREES TO SELL, AND THE GOVERNMENT AGREES TO PURCHASE**, for the consideration of Eighty Four Thousand Dollars (\$84,000) (the “Purchase Price), a Conservation/Restrictive Use Easement in the form of **EXHIBIT “A”** (“Conservation/Restrictive Use Easement”) attached hereto over the Property, subject to the terms, conditions, and General Provisions set forth in this Parcel Specific Agreement No. N6247319RP00081, and to the additional provisions, if any, incorporated herein by attachment or reference as set forth below.

1. LOCATION AND DESCRIPTION OF PROPERTY:
[X] Described in Attachment No. 1
2. RIGHTS OUTSTANDING IN THIRD PARTIES OTHER THAN SPECIFIED
IN PARAGRAPH (a) OF THE GENERAL PROVISIONS:
(List of Approved Title exceptions)
[] None [X] Described in Attachment No. 2
3. CERTIFICATE OF NON-INTERFERENCE
[] None [X] Described in Attachment No. 3
4. RIGHTS RESERVED BY VENDOR:
[] None [X] Described in Attachment No. 4
5. The Vendor agrees to grant the Conservation/Restrictive Use Easement to the Government upon the Government’s payment of the Purchase Price to Vendor at “Closing.” Subject to the conditions described above the Closing shall be consummated through an escrow that Vendor and Government have established with Stewart Title of California, Inc.
6. The executed copy of the Agreement, or notice of execution thereof, shall be sent to the Vendor at the following address:

San Dieguito River Valley Regional Open Space Joint Powers Authority
18372 Sycamore Creek Road
Escondido, CA 92025
Attn: Kevin McKernan, Executive Director
Office: 858-674-2275

7. EXECUTION BY VENDOR (See Item 6 of Directions)

_____, a non-profit corporation

BY: _____

NAME AND TITLE: _____

IF VENDOR IS A CORPORATION, CERTIFICATION BY SECRETARY OR ASSISTANT SECRETARY:

I certify that the person who signed this Agreement on behalf of the Vendor was then the Officer indicated and this Agreement was duly signed for and on behalf of said Corporation by authority of its governing body and is within the scope of its corporate powers.

NAME AND TITLE: _____

SIGNATURE: _____

DATE: _____

8. EXECUTION FOR AND ON BEHALF OF THE GOVERNMENT, THE UNITED STATES OF AMERICA, DEPARTMENT OF THE NAVY

NAME AND TITLE: _____

SIGNATURE: _____

DATE: _____

9. NAVY IDENTIFICATION AND ACCOUNTING DATA		
9A. NAME AND ADDRESS OF NAVAL ACTIVITY <i>(Activity and Address)</i> Commanding Officer Naval Facilities Engineering Command Southwest Asset Management 1, Real Estate 1220 Pacific Highway, Bldg 127, Floor 2, North Wing San Diego, CA 92132	9B. LOCAL GOVERNMENT REPRESENTATIVE <i>(Activity and Address)</i> Commanding Officer Naval Facilities Engineering Command Southwest Asset Management 1, Real Estate 1220 Pacific Highway, Bldg 127, Floor 2, North Wing San Diego, CA 92132	
9C. PAYMENT TO BE MADE BY <i>(Activity and address)</i> DFAS Kansas City 1500 East 95 th Street Kansas City MO 64197-0001	9D. PARCEL NO. 272-150-28-00	9E. CONTRACT NO. N6247319RP00081

APPROPRIATION SYMBOL AND SUBHEAD	OBJECT CLASS	BUREAU CONTROL OR UIC	SA AND AUTH. ACCTG. ACTIVITY	TYPE	PROPERTY ACCTG. ACTIVITY	COST CODE	AMOUNT
AJ 97 14140100 1120	0000		049447	2I	DSAM41	327	\$71,058.72
AL 97 15150100 KFES	0253	62470	A 068732	2D	R000P5	AL010RP00155	\$12,941.28

10. GENERAL PROVISIONS

a. **PAYMENT AND CONVEYANCE.** The Purchase Price for the Conservation Restrictive Use Easement over the Property shall be paid at Closing when the Government has had a reasonable time to secure and examine the title evidence for the Property and to obtain the necessary approval of title; provided that the Vendor executes and delivers to the Government the Conservation Restrictive Use Easement conveying said Conservation Restrictive Use Easement over the Property to the Government; said conveyance to be subject only to outstanding public utility easements of record and outstanding easements for public roads, and ways, and such other outstanding rights and reservations as may be set forth under 2 and 4 above. Conveyance by states, municipal corporations, fiduciaries, and persons acting solely in a representative capacity need not contain general warranty covenants if otherwise acceptable and satisfactory to the Government

b. **PREPARATION OF DEED.** The Government agrees to defray the expenses incident to the preparation of the abstract or certificate of title; provided, however, that the Vendor will deliver to the representatives of the Government any abstracts, certificates of title or muniments of title available to the Vendor or in its possession.

c. **LIENS.** The Vendor agrees that all taxes, assessments, and encumbrances which are a lien against the Property at the time of conveyance of the Conservation Restrictive Use Easement to the Government shall be satisfied by the Vendor prior to or at the time of transfer of title and, if the Vendor fails to do so, the Government may pay any taxes, assessments, and encumbrances which are a lien against the Property and deduct such payments from the Purchase Price. However, the Government agrees to pay all recording fees, transfer taxes and similar expenses incidental to conveying the Conservation Restrictive Use Easement over the Property to the Government, if payable in a conveyance to the Government. However, the Government shall not pay nor make reimbursement if such taxes and assessments are canceled or waived by State law.

d. **LOSS OR DAMAGE.** The Vendor agrees that loss or damage to the Property shall be at the risk of the Vendor until the Conservation Restrictive Use Easement to the Government has been accepted by the Government through its duly authorized representative, and in the event that such loss or damage occurs, the Government may, without liability, refuse to accept conveyance of title.

e. **DESCRIPTION.** The above description of the Property is subject to such modifications as may be necessary to conform to the survey (if any) made by the agents of the Government.

f. **OFFICIALS NOT TO BENEFIT.** No Member of or Delegate to Congress, or Resident Commissioner, shall be admitted to any share or part of this agreement or to any benefits that may arise therefrom; but this provision shall not be construed to extend to this Agreement if made with a corporation for its general benefit.

g. **GRATUITIES.** (1) The Government may, by written notice to the Vendor, terminate the right of the Vendor to proceed under this Agreement if it is found, after notice and hearing, by the Secretary of the Navy or his duly authorized representative, that gratuities (in the form of

entertainment, gifts, or otherwise) were offered or given by the Vendor, or any agent or representative of the Vendor, to any officer or employee of the Government with a view toward securing this Agreement or securing favorable treatment with respect to the awarding or amending or the making of any determinations with respect to the performing of this Agreement. *Provided*, that the existence of the facts upon which the Secretary or his duly authorized representative makes such findings shall be in issue and may be reviewed in any competent court.

(2) In the event this Agreement is terminated as provided in Paragraph (1) hereof, the Government shall be entitled (i) to pursue the same remedies against the Vendor as it could pursue in the event of a breach of the contract by the Vendor, and (ii) as a penalty in addition to any other damages to which it may be entitled by law, to exemplary damages in an amount (as determined by the Secretary or his duly authorized representative) which shall be not less than three nor more than ten times the costs incurred by the Vendor in providing any such gratuities to any such officer or employee.

(3) The rights and remedies of the Government provided in this clause shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

h. **COVENANT AGAINST CONTINGENT FEES.** The Vendor warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by the Vendor for the purpose of securing business. For breach or violation of this warranty the Government shall have the right to annul this Agreement without liability or in its discretion to deduct from the Purchase Price the full amount of such commission, percentage, brokerage, or contingent fee. The Government agrees that this covenant shall not apply to licensed real estate agents performing their normal functions.

i. **NUMBER.** Wherever the context thereof requires, the singular number as used herein shall be read as plural.

j. **REPRESENTATIONS.** All terms and conditions with respect to this Agreement are expressly contained herein and the Vendor agrees that no representative or agent of the Government has made any representation or promise with respect thereto not expressly contained herein.

**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

July 2018

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- 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. 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 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 (*Polioptila 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 subshrubs that are most active in winter and early spring. Many of these are facultatively drought-deciduous. Typical species include by 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 (*Poliophtila 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 (*Kieneria 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 (CNDDDB) 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 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 expected to be used 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. Coastal sage scrub onsite is suitable for this species, and they are known to occur in the area. Occupation will be confirmed with a protocol focused survey series performed 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
- Red-diamond rattlesnake (*Crotalus ruber*), SSC
- Coast horned lizard (*Phrynosoma blainvillii*), SSC
- Coast patch-nosed snake (*Salvadora hexalepis virgulata*), SSC
- Two-striped gartersnake (*Thamnophis hammondi*), SSC
- 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.

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 Protection (CAL FIRE) database (Fire and Resource Assessment Program). 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. 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

4.1 Goals

Goal 1: Preserve and manage the site to the benefit of the vegetation, wildlife, and native ecosystem functions of the site and surrounding preserve.

Goal 2: Manage the site for the benefit of special-status species, with a focus on California gnatcatcher.

Goal 3: Reduce, control, and, where possible, eradicate invasive non-native plant species and/or wildlife known to be detrimental to native species and the local ecosystem.

These goals will be achieved through implementation of the tasks listed below.

4.2 Start-Up and Baseline Tasks

4.2.1 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.

4.2.2 Start-Up 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.

4.2.3 Start-Up 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.

4.2.4 Baseline General Biological Survey

The site has had only a preliminary general survey. 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. Habitat will be mapped and its health documented. 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.

4.2.5 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.

4.2.6 Baseline Focused California Gnatcatcher Survey

A baseline focused California gnatcatcher survey will be conducted. This survey will be conducted by a permitted biologist according to federal protocol. A final report will be provided to the SDRP JPA. [This survey series was conducted in spring/summer of 2018 and results are pending.]

4.2.7 Baseline Photo-Documentation

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

4.2.8 Baseline Biological Conditions Mapping and Graphic

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

4.2.9 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.

4.2.10 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.

4.3 Ongoing Maintenance and Management Tasks

4.3.1 Maintenance of Preserve Signage

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

4.3.2 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.

4.3.3 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.

4.3.4 Ongoing 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 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.

4.3.5 Ongoing 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.

4.3.6 Ongoing Focused California Gnatcatcher Survey

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.

4.3.7 Ongoing 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.

4.3.8 Ongoing 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.

4.3.9 Ongoing 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.

4.3.10 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.

4.3.11 Ongoing 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 first year. This task is expected to take 12 hours each year.

4.4 Adaptive Management

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. This HMP can be periodically updated as necessary, with a revision date included on the title page.

4.6 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 the preserve manager. 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.

4.7 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.

5.0 FUNDING, OPERATIONS, STAFFING AND ACCESS

5.1 Funding

Long-term management of the site will be funded through a non-wasting endowment. Interest income generated by the endowment principal will fund management of the site according to this HMP.

5.1.1 Funding Itemized Costs

Table 1, below, summarizes the tasks listed in Section 4, in the line-item format used to create the PAR. The table is split into one-time start-up costs (upper section) and ongoing maintenance and management costs (lower section).

Table 1. Summary of Management Monitoring Tasks, with Costs Used for PAR

<i>One-time start-up costs</i>	Specification	Unit*	No. of units	Cost per unit**	Cost	On year(s)	Associated Task
Preserve signage	Preserve signs (2-sided) and t-post, including installation parts and labor	Item	2	\$150.00	\$300.00	1 (start)	4.2.1
Start-up invasive plant removal	Hand removal and limited herbicide treatment, three times	Ranger hr	24	\$30.00	\$720.00	1 (start)	4.2.2
Invasives removal equipment	Equipment such as backpack sprayer and hand tools for invasive species removal				\$150.00	1	4.2.2
Herbicide	Herbicide such as glyphosate for treatment of invasives	5-gallon	1	\$100.00	\$100.00	1	4.2.2
Start-up trash removal	Trash pick-up and disposal labor	Ranger hr	6	\$30.00	\$180.00	1 (start)	4.2.3
Start-up disposal fee	Offsite disposal of invasive plant material and trash	Ton	0.25	\$60.50	\$15.13	1 (start)	4.2.3
General biological survey	Baseline general biological survey including plant and animal lists, results to be included in baseline annual report	Bio hr	8	\$100.00	\$800.00	1	4.2.4
Focused spring special-status plant survey	Baseline focused special-status plant survey, results to be included in baseline annual report	Bot hr	8	\$100.00	\$800.00	1	4.2.5
Focused California gnatcatcher survey	Baseline protocol gnatcatcher survey, including report - COMPLETE	Item			N/A	-	4.2.6
Baseline photo-documentation	Establishment of permanent photopoints, baseline site photographs, to be included in baseline annual report	R&T Mgr hr	3	\$53.00	\$159.00	1	4.2.7

Mapping and graphic of baseline biological resources	Creation of graphic of baseline biological resources including special-status species, to be included in baseline annual report	R&T Mgr hr	5	\$53.00	\$265.00	1	4.2.8
Project management	Overall management of first year tasks and reporting	Exec Dir hr	4	\$86.00	\$344.00	1	4.2.9
Annual report	Baseline written annual report including summary of management, survey results, mapping, and site photographs	Prin Pln hr	16	\$58.00	\$928.00	1 (end)	4.2.10
One-time start-up costs subtotal					\$4761.13		
<i>Ongoing maintenance and management</i>	Specification	Unit	No. of units	Cost per unit*	Cost	On year(s)	Associated Task
Preserve signage	Repair/replace preserve sign and t-post, including parts and labor	Item	2	\$150.00	\$75.00	Every 5 years	4.3.1
Invasive plant removal	Hand removal and limited herbicide treatment, two times	Ranger hr	16	\$30.00	\$480.00	Every year	4.3.2
Invasives removal equipment	Equipment such as backpack sprayer and hand tools for invasive species removal	Item			\$75.00	Every 5 years	4.3.2
Herbicide	Herbicide such as glyphosate for treatment of invasives	5-gallon	1	\$100.00	\$100.00	Every year	4.3.2
Trash removal	Trash pick-up and disposal labor	Ranger hr	3	\$30.00	\$90.00	Every year	4.3.3
Disposal fee	Offsite disposal of invasive plant material and trash	Ton	0.1	\$60.50	\$6.05	Every year	4.3.3
General biological survey	General biological update survey including updated plant and animal lists, results to be included in annual report	Bio hr	6	\$100.00	\$600.00	Every 5 years	4.3.4

Focused spring special-status plant survey	Focused special-status plant update survey, results to be included in annual report	Bot hr	6	\$100.00	\$600.00	Every 5 years	4.3.5
Focused California gnatcatcher survey	Protocol gnatcatcher update survey with separate results report, results to also be included in annual report	Item		\$3,000.00	\$3,000.00	Every 5 years	4.3.6
Photo-documentation	Site photographs at permanent photopoints, to be included in annual report	R&T Mgr hr	1	\$53.00	\$53.00	Every 5 years	4.3.7
Mapping and graphic of biological resources	Update graphic of biological resources, including special-status species	R&T Mgr hr	2	\$53.00	\$106.00	Every 5 years	4.3.8
Project management	Overall management of tasks and reporting	Exec Dir.hr	2	\$86.00	\$172.00	Every year	4.3.9
Review of work plan	Review of work plan, including adaptive management for fire or other natural events	Exec Dir hr	2	\$86.00	\$172.00	Every 5 years	4.3.10
Annual report	Written annual report including summary of management, survey results, updated mapping, and site photographs	Prin Pln hr	12	\$58.00	\$696.00	Every year	4.3.11
Ongoing costs subtotal				\$6,225.05			

*Labor hour unit abbreviations:

Exec Dir hr = SDRP Executive Director labor hour

R&T Mgr hr = SDRP Resources and Trails Manager labor hour

Bio hr = Consulting Biologist labor hour

Prin Pln hr = SDRP Principal Planner labor hour

Ranger hr = SDRP Ranger labor hour

Bot hr = Consulting Botanist labor hour

**Costs are based on a combination of standard rates in the PAR program created by the Center for Natural Lands Management, known current actual costs, SDRP employee rates, and standard private biological consultant rates.

5.1.2 Funding per PAR

The amount of the endowment necessary to fund long-term management was calculated using the Center for Natural Lands Management Property Analysis Record (PAR) program. The PAR calculations include an administration fee of 20%, a contingency fee of 10%, and an interest rate of 4.5%. The complete PAR report is provided in **Appendix F**.

Based on the PAR, the total endowment required is \$99,776.

5.2 Operations

Operations will be managed through the headquarters of the SDRP, which was founded in 1989 for the purpose of long-term land stewardship, conservation and management. The address of the SDRP Headquarters is 18372 Sycamore Creek Rd, Escondido, CA 92025. The telephone number is (858) 674-2270. The website is sdrp.org.

5.3 Staffing

Most of the site maintenance and management will be undertaken by SDRP staff. The preserve manager will be the Resources and Trails Manager. Other SDRP staff will include the Executive Director, Principal Planner, and Rangers.

Biological surveys (general, special-status plant, and California gnatcatcher) will be undertaken by qualified biologists.

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 Annual Reports

A report will be prepared at the end of every management year. The annual report will include 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. The report will be kept on file or submitted to USFWS and/or DOD as requested. .

For new special-status species observations or significant changes to previously reported species, the annual report should include copies of completed California Natural Diversity Database (CNDDB) forms submitted to the California Department of Fish and Wildlife.

6.2 Data Management

It is recommended that each year's data from monitoring and management be stored in digital format, such as in a Microsoft Excel spreadsheet for plant and animal lists, or in ArcGIS or Google Earth Pro for mapping. This will facilitate tracking of site conditions over time and report preparation.

7.0 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.

8.0 REFERENCES

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