

CONCEPTUAL RESOURCE MANAGEMENT PLAN

FOR THE

OAKMONT II SUBDIVISION

TM 5421, ER 05-14-003

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GLOSSARY OF ACRONYMS

BMP	Best Management Practices
CCR	Conditions, Covenants and Restrictions
CDFG.....	California Department of Fish and Game
DCAO	Deputy Chief Administrative Officer
DPLU	Department of Planning and Land Use
DPR	Department of Parks and Recreation
DPW	Department of Public Works
FMP	Framework Management Plan
MOU	Memorandum of Understanding
MSCP	Multiple Species Conservation Program
MUP	Major Use Permit
PAMA.....	Pre-approved Mitigation Area
RMP	Resource Management Plan
USFWS.....	United States Fish and Wildlife Service

GLOSSARY OF STANDARD TERMS

Adaptive Management: A systematic process for continually improving management policies and practices by learning from the outcomes of operational programs.

Biological Open Space Easement: An easement dedicated to the County of San Diego for the purposes of the preservation of natural resources.

California Department of Fish and Game (CDFG): a department of the California Resources Agency.

Conservation Easement: A legal agreement between a landowner and a land trust or government agency, such as the *CDFG*, that permanently limits uses of the land in order to protect its conservation values (California Government Code Section 27255).

Dedication: The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

Easement: Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Exotic Species: A species of plant or animal that is not indigenous, native, or naturalized to the area where it is found.

GLOSSARY OF STANDARD TERMS

Habitat: The combination of environmental conditions of a specific place providing for the needs of a species or a population of such species.

Habitat Requirements: A specific set of physical and biological conditions that surround a single species, group of species, or community of species upon which the species or associations are dependent for their existence. In wildlife management the major components of habitat are considered to be food, water, cover and living space.

Listed Species: A taxon that is protected under the *FESA* or *CESA*. Listing categories include: Threatened, Endangered, Species of Special Concern, State Protected Species, Federally Proposed Threatened or Endangered, and Federally Petitioned Threatened or Endangered.

MSCP: A *Subregional Plan*. Also refers to the County of San Diego's Multiple Species Conservation Program *Subarea Plan* or City of San Diego's Multiple Species Conservation Program *Subarea Plan*.

Monitoring: The timed collection of information to determine the effects of resource management and to identify changing resource conditions or needs.

Native (Indigenous) Species: A species of plant or animal that naturally occurs in an area and that was not introduced by humans.

Plant Community: Assemblage of plant populations in a defined area or physical habitat; an aggregation of plants similar in species composition and structure, occupying similar habitats over the landscape.

Resource Management Plan (RMP): An activity plan for wildlife resources for a specific geographical area of land. It identifies wildlife habitat and related objectives, establishes the sequence of actions for achieving objectives, and outlines procedures for evaluating accomplishments.

Sensitive Species: Plant or animal species listed as endangered, threatened, candidate, or sensitive by federal, state, or local governments.

Take: Under *FESA* and *CESA*: to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct relative to a Listed Species.

United States Fish and Wildlife Service (FWS/USFWS): An agency of the United States Department of the Interior.

Vegetative Community: Refers to the species or various combinations of species which dominate or appear to dominate an area of habitat (see *plant community*).

Wildlife Agencies: The *USFWS* and *CDFG*, collectively.

EXECUTIVE SUMMARY

The Oakmont II Subdivision project (TM 5421, ER 05-14-003) consists of the subdivision of the approximately 100-acre APN 396-020-13 (Cheng) property into 20 legal residential lots, which would presumably be built out in the future with single family homes. The project includes the construction of two access roads. The project is a lot sales subdivision. The TM 5421 project site supports the following vegetation communities/habitats: Native Grassland, Diegan Coastal Sage Scrub, Engelmann Oak Woodland, Chamise Chaparral, Non-native Grassland, and Urban/Developed. Sensitive species detected onsite are Variegated Dudleya, Chocolate Lily, Palmer's Grapplinghook, Decumbent Goldenbush, Rush-like Bristleweed, Engelmann Oak, San Diego County Viguiera, Orange-throated Whiptail, Sharp-shinned Hawk, Turkey Vulture, Monarch Butterfly, and Tiger Beetle. Although the onsite habitat is currently not suitable for this species, California Gnatcatcher, a federally-listed Threatened Species, has the potential to recruit onto the property in the future. In addition to the biological resources present onsite, five prehistoric cultural resource sites are located on the property. In order to protect native habitats, sensitive species, and cultural resources onsite, approximately 54.38 acres of APN 140-050-01 will be preserved under a dedicated Conservation Easement. This plan identifies methods to preserve the resources associated with those 53.24 acres in perpetuity.

1.0 INTRODUCTION

1.1 Purpose of Resource Management Plan

The TM 5421 project consists of the subdivision of the APN 396-020-13 property into 20 legal residential lots, which will likely be built out in the future with single family homes. The project includes the construction of two access roads. It is anticipated that each of the 20 new lots will be impacted in their entirety by home construction. Therefore, the project includes the dedication of a Conservation Easement over 53.24 acres of the property (hereafter "Preserve"), including its most biologically sensitive portions and three archaeological sites (Figure 4).

The purpose of this RMP is to guide the management of vegetation communities/habitats, plant and animal species, and cultural resources within the Preserve. This RMP serves as a descriptive inventory of vegetation communities/habitats, plant and animal species, and archaeological resources that occur within the Preserve. This RMP establishes the baseline conditions from which adaptive management will be determined and success will be measured. Additionally, this RMP provides an overview of the operation, maintenance, administrative, and personnel requirements necessary to implement management goals and serves as a budget planning aid.

1.1.1 Conditions and/or Mitigation Measures that Require RMP

In order to minimize project-related impacts to sensitive biological resources, the County of San Diego (hereafter "County") has conditioned the project to require the preparation and implementation of a Resource Management Plan (RMP). This requirement is expressed in the County's "Report Format and Content Requirements: Biological Resources", which states, "a Resource Management Plan (RMP) shall be required when a project proposes open space totaling 50

acres or more...Projects shall be conditioned to submit the RMP for approval prior to any grading, clearing, or other development of the site” (DPLU, 2007). Furthermore, “A Biological Resources Survey Report for the Oakmont II Subdivision” states, “because a large block of native vegetation will be preserved in biological open space...a Resource Management Plan (RMP), or Habitat Management Plan (HMP) shall be prepared for the project. The need for an RMP includes the highly sensitive nature of the clay soil habitat, the presence of highly sensitive plant species, and the resulting need to minimize edge effects from nearby development” (Scheidt, 2009). The purpose of the requirement for an RMP is to define specific measures to ensure the long-term viability of the Preserve through monitoring and maintenance activities designed to protect the Preserve in perpetuity. This document satisfies that requirement.

1.1.2 Agency Review and Coordination

According to the County’s “Report Format and Content Requirements: Biological Resources“, “the only difference between an open space easement and a conservation easement is that the California Department of Fish and Game is named a Third Party to a conservation easement for enforcement purposes. Conservation easements shall be required for all projects within the MSCP when the open space is considered a Biological Resource Core Area” (DPLU, 2007). Because the Preserve fits this criterion, it will be protected under a Conservation Easement, and the CDFG shall therefore be named a third-party beneficiary. The County shall accept guidance and input from the Wildlife Agencies (USFWS/ CDFG) pursuant to the approval of this RMP. However, if the proposed Biological Open Space or Conservation Easement is granted to an agency other than the County or CDFG, review and approval by that agency shall be required.

1.2 Implementation

1.2.1 Responsible Parties and Designation of Resource Manager

Responsible Parties

The following organizations and individuals will be involved in the fulfillment of this RMP:

- Dr. Hsiung Cheng, the current Land Owner, shall be responsible for granting a Conservation Easement over the Preserve to the County and the CDFG.
- The County, through the DPLU, has the ultimate responsibility for all aspects of the RMP. The County may transfer responsibility to a different department, such as the DPR or DPW, if deemed appropriate.
- The Land Owner shall designate a Resource Manager who shall be responsible for the implementation of the RMP and shall carry out the specified requirements of the RMP.
- The County shall designate one of its staff members as the Preserve Administrator. The Resource Manager shall report directly to the Preserve Administrator on all issues, concerns, and questions, unless otherwise directed in writing by the Preserve Administrator.
- The Wildlife Agencies shall serve in an advisory capacity to the County in regards to implementation of the RMP. Furthermore, the CDFG shall be a third-party beneficiary under the Conservation Easement.

Fee title to the Preserve shall be held by the Land Owner. However, this fee title may be transferred to a Resource Manager, as defined above, or other

appropriate landowner (e.g., land trust, conservancy, or public agency). If the land is transferred in fee title to any other entity, the Conservation Easement must always include the County and/or another appropriate responsible agency as defined under Section 815 of the California Civil Code as a grantee or third-party beneficiary.

Designation of Resource Manager

The County shall only accept one of the following as a resource manager:

- Conservancy Group
- Natural resources land manager
- Professional natural resources consultant
- Professional habitat manager
- County DPR
- County DPW
- Federal or State Wildlife Agency (USFWS, CDFG)
- Federal Land Manager, such as Bureau of Land Management
- City Land Managers, including but not limited to DPR, Watershed Management, or DPW

The Resource Manager shall have the following qualifications:

- The Resource Manager shall have at least one staff member who possesses a B.S., B.A., or higher degree in ecology, zoology, botany, or biology or an MOU with a qualified person with such a degree. This individual should have a minimum of five years of experience in field biology in San Diego County.
- The Resource Manager shall have a cultural resource professional on staff or an MOU with a cultural consultant.

- Fiscal stability, including preparation of an operational budget (using an appropriate analysis technique) for the management of this RMP.
- Demonstrated experience with similar projects or in projects requiring similar skills in San Diego County.
- The ability to carry out habitat monitoring or mitigation activities.

The Resource Manager's primary responsibility shall be to maintain the integrity of the conserved habitats and archaeological sites in the Preserve. In order to fulfill that responsibility, the Resource Manager shall:

- Be familiar with this RMP and all supporting documentation.
- Be responsible for all matters noted in this RMP that are required of the Resource Manager.
- Maintain all documents transferred by the Land Owner and his contractors (as noted above) and be knowledgeable of the resources and their locations addressed in these reports.
- Be responsive to any community concerns or problems regarding the Preserve.
- Document all field visits, notify the Preserve Administrator in a timely manner of any concerns or problems, and identify potential solutions.

At this time, (to be determined) has been identified as the Resource Manager responsible for implementation of the specified requirements of this RMP.

Land Owner Responsibilities

The Land Owner shall perform the following tasks in conjunction with approval of TM 5421 and dedication of a Conservation Easement to the County and CDFG:

- Pay all recording and related costs
- Complete an initial clean-up of the Preserve, removing debris and all other items as deemed necessary by (and to the satisfaction of) the Resource Manager. The initial site clean-up activities shall be done in such a manner so as to not adversely impact biological or cultural resources within the Preserve
- Remove exotics and weeds within the Preserve to the satisfaction of the Resource Manager
- Install permanent fencing, signs, and a gate between the Preserve and the development area of the project site.
- Provide a permanent access easement for the Resource Manager to the Preserve, to the satisfaction of the Resource Manager.
- Supply the Resource Manager with copies of all relevant reports prepared for the project (e.g., biology reports, cultural reports, soils reports, landscape plans, revegetation plans, etc.)
- Survey and stake the perimeter of the Preserve and provide the digital data (way/perimeter points) to the Resource Manager

The Land Owner shall implement the following measures to protect the Preserve from the development area of the site and all activities associated with project implementation:

- No staging of equipment or stockpiling of materials shall be allowed in or within 20 feet of the limits of the Preserve.
- Employment of a County-approved biologist to supervise activities associated with construction of the fence delineating the boundary between the development area and the Preserve. The biologist shall ensure that such activities do not impact additional areas of sensitive resources.
- Prevention of the introduction of invasive exotics. The County's Landscape Guidelines prohibit the purchase and planting of any invasive plant species, such as Tamarisk (*Tamarix* sp.), Pampas Grass (*Cortaderia* sp.), and others. Invasive plants shall not be planted in areas adjacent to the Preserve. Any project landscape planting palette shall be reviewed by the County prior to the issuance of any permits for the project. Any invasives or potential invasives found on the landscape palette shall be deleted from the project plans.
- All areas of the Preserve that are adjacent to the development area shall be protected in accordance with Storm Water Pollution Prevention Plan (SWPPP) measures, in order to reduce potential secondary impacts to habitats within the Preserve. To that end, the biologist shall inspect all SWPPP devices (silt fences, straw wattles, etc.) to make sure that they have been properly installed, preventing erosion and/or siltation concerns, and document in writing that the SWPPP devices have remained in place during all grading, brushing, and/or clearing associated with project implementation. Evidence of this shall be provided in a letter to the DPLU.
- Should construction activities result in the deposit of any debris within the Preserve, it shall be removed and cleaned up to the satisfaction of the Resource Manager and the Preserve Administrator. Furthermore, any additional harm caused by construction activities to the Preserve shall be immediately corrected. This may involve weed eradication, habitat

rehabilitation, and/or revegetation, if deemed necessary by the Resource Manager and Preserve Administrator to restore the Preserve to its pre-construction condition. In the instance of significant or particularly egregious construction impacts, offsite mitigation shall be provided in addition to remediation within the Preserve.

- In the event that construction activities are to take place within 100 feet of the archaeological sites located within the Preserve, a County-approved temporary fencing plan shall be implemented to protect the archaeological sites. The temporary fence shall be installed under the supervision of a qualified archaeologist (who may be the Resource Manager) prior to commencement of grading, brushing, and/or clearing and shall be removed only after grading operations have been completed.

1.2.2 Financial Responsibility and Mechanism

The Land Owner shall post a one-time, non-wasting endowment, which is tied to the property, to be used by the Resource Manager to implement this RMP in perpetuity. The endowment shall be based on a Property Analysis Record (PAR) created for that purpose. The PAR-based endowment shall be maintained by a third-party 501(3)(c) corporation, such as the San Diego Foundation or other charitable foundation. A PAR has been prepared by for this property and is provided in Attachment A.

1.2.3 Cost Estimate/Budget

Section 6.1 provides details supporting the cost estimate.

1.2.4 Reporting Requirements

An Annual Operation Report shall be submitted to the DPLU and the Wildlife Agencies, along with funds to cover County staff review time. Annual reports shall

discuss the previous year's management and monitoring, as well as management and monitoring anticipated in the upcoming year. The annual report shall provide a concise but complete summary of management and monitoring methods, identify any new management issues, and address the success or failure of management approaches (based on monitoring). The report shall include a summary of changes from baseline or the previous year's conditions for species and vegetation communities and address any monitoring and management limitations, including weather. The report shall also address any adaptive management (changes) resulting from previous monitoring results and provide a methodology for measuring the success of adaptive management. In addition, the annual report shall document the condition of the Preserve and provide specific recommendations, as necessary, to remediate any problems. If any habitats or Covered Species' populations appear to be declining, the annual report shall outline a plan for the recovery of the resource(s).

Site photographs from fixed photo-documentation points shall be provided in the annual report. These shall clearly depict the height and cover of the native vegetation, condition of the fences and signs, and any problems not needing an emergency response. The annual report shall summarize remediation required during the previous reporting period and make specific recommendations for future maintenance and monitoring. The report shall include copies of CNDDDB forms submitted to the CDFG for any new sensitive species observations or significant changes to species occurrences or habitats previously reported. The report shall also include copies of invasive plant species forms submitted to the CDFG and the DPLU, if applicable.

1.2.5 Signed Agreement/Memorandum of Understanding

Because this RMP is associated with a discretionary project, the County will require a Memorandum of Understanding (MOU) between the applicant, the County, and the Resource Manager, to be provided upon County acceptance of the final RMP. The MOU will state that the applicant agrees to implement the RMP,

which includes a financing mechanism that provides perpetual funding (in this case, a non-wasting endowment) to pay the costs of all RMP management activities. The MOU shall provide a mechanism for the funds to transfer to the County in the event of the failure of the Resource Manager to meet the goals of the RMP. The MOU shall also provide that, prior to approval of TM 5421, the applicant shall demonstrate that all RMP funding has been provided or the funding mechanism has been established.

2.0 PROPERTY DESCRIPTION

2.1 Legal Description

The TM 5421 project site encompasses the approximately 100-acre APN 396-020-13 property and is located north of Old Highway 80, east of Flinn Springs Road, and south and west of Oak Creek Road in the Blossom Valley area of unincorporated San Diego County. Specifically, the project site is located in Township 15 South/Range 1 East/Section 23 on the “Alpine” quadrangle of the USGS 7.5’ topographic series map (Figure 1). This location can be found on page 1233 of the 2008 Thomas Guide, Quad A3.

2.2 Geographical Setting

The TM 5421 project site can be reached by taking Interstate 8 East to Blossom Valley Road, then taking Flinn Springs Road south to Oak Creek Road, going east on Oak Creek Road, and then going south on Oakmont Terrace. A portion of the property can be accessed by taking Snow View Drive west from its intersection with Oak Creek Road. The southernmost portion of the property abuts Old Highway 80 and can be accessed from that road. Figure 2 presents a regional location map identifying county and major state/federal highway access to the property.

The TM 5421 project site is located in the Metro-Lakeside-Jamul segment of the Multiple Species Conservation Program (MSCP) Plan Area, where it is identified as a Biological Resource Core Area (BRCA). The project site is not located within the Wildlife Agencies' Pre-Approved Mitigation Area (PAMA). County Geographical Information System mapping shows that designated MSCP preserve lands are located approximately 1,000 feet to the south and 200 feet to the north.

2.3 Land Use

The TM 5421 site consists of vacant, undeveloped land supporting mostly native habitats. However, the site is not in a pristine condition, supporting dirt trails, illegal encampments, and other disturbances. Adjacent properties support single family homes on large lots, a nursery, and an elementary school, which was constructed on what was formerly a part of the subject property.

2.4 Geology, Soils, Climate, Hydrology

Most of the project site is characterized by varied and hilly terrain. Two peaks are present on the property, with the higher one at its southwestern corner (Mt. Flinn Springs) and the lower one at its northern end. A flatter area is present near the center of the property, and the rest of the site consists of north, south, or west-facing slopes. The site generally drains to the north and west, and is located within the San Diego River watershed, although there are no watercourses present on the property. Elevations onsite range between approximately 890 feet MSL and 1,240 feet MSL.

Soil types found onsite include Greenfield sandy loam (GrB) on slopes between 2 and 5 percent, Placentia sandy loam (PfC) on slopes between 2 and 9 percent, Fallbrook sandy loam (FaD2, FaE2) on slopes between 9 and 30 percent, Fallbrook-Vista sandy loam (FvE) on slopes between 15 and 30 percent, Cieneba-Fallbrook rocky sandy loam (CnG2) on slopes between 30 and 65

percent, and, most significantly, Bosanko stony clay (BtC) on slopes between 5 and 9 percent. Bosanko clay soils are known to support a variety of sensitive plant species, including several narrow endemics and listed rare, threatened, and endangered species.

The climate of Blossom Valley is characterized by hot, dry summers, with average day-time temperatures in the low 90's Fahrenheit, and cool, wetter winters, with average day-time temperatures in the 60's Fahrenheit. Yearly precipitation averages around 9 inches, with most of this total occurring between December and March. This period also represents the main growing season of the area.

2.5 Trails

The TM 5421 project application contains proposed equestrian/hiking trails that run along the periphery of the proposed Preserve. The proposed on-site trails will be constructed to County standards (widths, substrate materials, etc.), and will include exclusionary fencing to prevent access to the Preserve area.

2.6 Easements or Rights

There are two old SDGE easements from 1921 on the northern and southern ends of the site. These old easements are only 2 feet wide and are thus not buildable. No other easements cross over or through the Preserve. TM 5421 will also not create any new easements that will affect the Preserve other than the aforementioned Conservation Easement over the entirety of the preserved area and the trail along the periphery of the Preserve.

2.7 Fire History

The entire property burned in the Cedar Fire of October of 2003. This impacted all of the onsite habitats, most significantly the Engelmann Oak Woodland. All of the other habitats were rebounding vigorously by April of 2004, although the Diegan

Coastal Sage Scrub showed signs of infestation by non-native grasses. This could prove to be a temporary habitat conversion, as the scrub regrows slowly over the next decade. An updated field survey in August of 2007 confirmed that these conditions still apply.

3.0 BIOLOGICAL RESOURCES DESCRIPTION

3.1 Vegetation Communities/Habitats

3.1.1 Description of Quality of Vegetation Communities/Habitats

Six relatively discrete vegetation communities (habitats) are present on the TM 5421 project site (Figure 3). These are described in detail in the Biological Resources Survey Report (Scheidt, 2009) prepared for this project. The onsite habitats include Native Grassland, Diegan Coastal Sage Scrub, Engelmann Oak Woodland, Chamise Chaparral, Non-native Grassland, and Urban/Developed.

Native Grassland (Holland Code 42100) occurs as a large, contiguous stand on the eastern edge of the site. This habitat is indicated by a very diverse and varying flora, including Purple Stipa (*Stipa pulchra*), Wild Onion (*Allium*), Chocolate Lily (*Fritillaria biflora*), Variegated Dudleya (*Dudleya variegata*), and many other forbs and subshrubs. This habitat sustained little damage during the Cedar Fire, with virtually no evidence of the burn by August of 2007. Large native grasslands such as this are regionally significant biological resources.

Diegan Coastal Sage Scrub (Holland Code 32500) is present over the majority of the property, dominating its western and northern portions. Indicators in this habitat include California Sagebrush (*Artemisia californica*), Flat-top Buckwheat (*Eriogonum fasciculatum*), Laurel Sumac (*Malosma laurina*), and other soft-woody shrubs. This habitat sustained significant damage during the Cedar Fire, with weedy grasses infusing the habitat as late as August of 2007. However, the scrub

on this site is anticipated to regrow over the next few decades. Diegan Coastal Sage Scrub (CSS) is a sensitive habitat-type, of local biological significance.

Engelmann Oak Woodland (Holland Code 71180) is represented onsite by an isolated patch of trees on the north-facing slope of the western portion of the property. This woodland habitat is indicated by mature Engelmann Oaks (*Quercus engelmannii*) over a varying understory of sage scrub shrubs, grasses, and annual forbs. This habitat experienced significant damage during the Cedar Fire, which burned most of the trees. By 2007, most of the trees were regrowing, although at least two were destroyed. Engelmann Oak Woodland (EOW) is a sensitive habitat-type of local biological significance.

Chamise Chaparral (Holland Code 37200) is found on the north-facing slope at the site's northern edge. This habitat is indicated by Chamise (*Adenostoma fasciculatum*), Mission Manzanita (*Xylococcus bicolor*), and other hard-woody species. All of the larger woody shrubs were burned off to the base during the Cedar Fire, although most areas of the habitat were recovering rapidly by August of 2007. Weeds may be a short-term problem until the canopy once again closes over the course of the next decade. Chamise Chaparral (CC) is not a sensitive habitat-type, although it does support native wildlife, including some sensitive species.

Non-native Grassland (Holland Code 42200) is located on the western edge of the northern portion of the property. Indicators observed include Ripgut Brome (*Bromus diandrus*), Wild Oat (*Avena*), and various weedy annuals. This habitat sustained little damage during the Cedar Fire, with virtually no evidence of the burn by August of 2007. Non-native Grassland (NNG) is not considered sensitive, although it does provide habitat value for local raptors and other native species that forage over open land.

Urban/Developed (Holland Code 12000) habitat surrounds the property on most sides. This consists of scattered single family homes, roads, a school, and a

nursery. Landscaping is present in association with most of these improvements. Urban/Developed habitat is not a sensitive habitat-type.

Of the six identified onsite habitat-types above, Native Grassland, Diegan Coastal Sage Scrub, Engelmann Oak Woodland, and Non-native Grassland will be included within the Preserve (Table 1).

3.2 Plant Species

3.2.1 Species Present and Correlation of Species with Habitat Onsite

One hundred and seventeen species of plants are known from the project site. These typify the diversity normally found in grasslands, sage scrub, chaparral, and oak woodland in the Blossom Valley area of San Diego County. A list of the plants observed onsite during the baseline site surveys may be found in the Biological Resources Survey Report for this project. This list is expected to represent at least 80 percent of the naturalized plants occurring on this site.

3.2.2 Rare, Threatened, or Endangered Plants

Seven sensitive plant species have been detected onsite. These are Variegated Dudleya (*Dudleya variegata*), Chocolate Lily (*Fritillaria biflora*), Palmer's Grapplinghook (*Harpagonella palmeri*), Decumbent Goldenbush (*Isocoma menziesii* var. *decumbens*), Rush-like Bristleweed (*Machaeranthera juncea*), Engelmann Oak (*Quercus engelmannii*), and San Diego County Viguiera (*Viguiera laciniata*). Of these species, Variegated Dudleya is the only one that is "Covered" under the MSCP. There are no additional sensitive plants species with a high potential of occurring onsite. For a more detailed discussion of the sensitive plant species present onsite, see the project biology report.

3.2.3 Non-native and/or Invasive Plant Species

Although a number of non-native plant are present on the TM 5421 project site, no significant populations of noxious or invasive plant species were identified in the proposed Preserve area. Seventy-five percent of the plants observed during the biological surveys of TM 5421 are native species.

3.3 **Wildlife Species**

3.3.1 Species Present and Correlation of Species with Habitat Onsite

Forty species of animals are known from the project site. These typify the diversity normally found in grasslands, sage scrub, chaparral, and oak woodland in the Blossom Valley area of San Diego County. A list of the animals observed onsite during the baseline site surveys may be found in the Biological Resources Survey Report for this project.

3.3.2 Rare, Threatened, or Endangered Wildlife

Five sensitive animal species were detected on the TM 5421 project site during the various field surveys completed on the property. These are Orange-throated Whiptail (*Cnemidophorus hyperythrus beldingi*), Sharp-shinned Hawk (*Accipiter striatus*), Turkey Vulture (*Cathartes aura*), Monarch Butterfly (*Danaus plexippus*), and Tiger Beetle (*Cicindela* sp). Of these species, Orange-throated Whiptail is the only one that is “Covered” under the MSCP. For a more detailed discussion of the sensitive animal species present onsite, see the project biology report.

California Gnatcatcher (*Polioptila californica*), a federally-listed Threatened songbird, is known from habitat similar to that found on portions of the TM 5421 site. Gnatcatchers occur in coastal sage and related scrub habitats typically dominated by California Sagebrush, Flat-top Buckwheat, Laurel Sumac, and other soft-woody shrubs. A directed habitat evaluation for this species completed

in November of 2001 indicated that the onsite habitat was suitable, and gnatcatchers could have occurred onsite at that time. However, the Cedar Fire burned off all of the site's Diegan Coastal Sage Scrub, leaving no viable habitat. A follow-up California Gnatcatcher habitat evaluation was completed in August of 2007. Although most specimens of Laurel Sumac were regrowing vigorously, the other Diegan Coastal Sage Scrub dominants (Flat-top Buckwheat, California Sagebrush) remained in diminished numbers, and the vegetation continued to support a significant percentage of cover by non-native forbs and grasses. For this reason, the property is considered "unoccupied" by California Gnatcatcher at this time, although recruitment onto the site could theoretically take place as the habitat regrows over the next few decades.

3.3.3 Non-native and/or Invasive Wildlife Species

No noxious or invasive wildlife species were identified on the project site. All of the animals present onsite and in the vicinity are native species.

3.4 Overall Biological Value

Areas of the site supporting Native Grassland, Diegan Coastal Sage Scrub, and Engelmann Oak Woodland are of high biological resource value. These habitats, particularly the Native Grassland and Engelmann Oak Woodland, warrant preservation and long-term management. Preserving and managing these habitats could contribute to the Subarea Plan preserve design and provide for the potential conservation of rare, threatened, and/or endangered species. Areas of the site that support Non-native Grassland also warrant preservation and long-term management, although this habitat is not considered sensitive, *per se*. However, Non-native Grassland supports sensitive species associated with TM 5421, and its inclusion in the Preserve contributes to the Preserve's long-term viability. The small area of Chamise Chaparral present onsite (5.12 acres) provides less conservation potential, as it is isolated from other areas of chaparral and of lesser biological diversity and long-term habitat value.

Because the TM 5421 project site is almost entirely surrounded by rural residential development, it functions as part of an archipelago or “stepping stone” linkage, connecting high-value natural areas such as Crestridge to the south, the San Diego River to the north, El Capitan Reservoir to the east, and Lake Jennings to the west. Thus, the TM 5421 project site functions as part of a significant wildlife corridor, allowing wildlife movement between large-block preserve areas. The design of the Preserve will conserve this archipelago, as it includes the central block of very high value habitat. Following the implementation of TM 5421, the distances between the components of the archipelago discussed above will not have changed, and the Preserve will contribute to the functioning of this archipelago in perpetuity.

4.0 CULTURAL RESOURCES DESCRIPTION

4.1 Archaeological Resources

Cultural resources site surveys, inventories, and significance evaluations were completed for the TM 5421 project site by Brian F. Smith and Associates. The complete results of this study can be found in “A Cultural Resource Study of the Oakmont II Project” (Smith, 2006). As a result of this cultural resources study, five bedrock milling stations (SDI-5079, SDI-17,900, SDI-17,901, SDI-17,902, and SDI-17,903) were identified on TM 5421. These five archaeological sites are of limited significance under CEQA and County guidelines. Sites SDI-17,900 and SDI-17,901 are located on the northeastern portion of the project site, SDI-5079 is situated on the central portion of the property, SDI-17,902 is located on the southwestern portion of the site, and SDI-17,903 is present on the southern portion of the project site. Sites SDI-17,900, SDI-17,901, SDI-17,902, and SDI-17,903 are classified as small, limited-use resource processing areas that were utilized during the Late Prehistoric Period. Site SDI-5079 exhibits characteristics of a Late Prehistoric seasonal food-processing site (Smith 2006).

Sites SDI-17,901, SDI-17,902, and SDI-17,903 will be included within the Preserve. Therefore, these sites were subjected to a minimal testing program, consisting of one to two shovel test pits. Excavations conducted at these sites were negative for cultural material; therefore, the detailed recording of all bedrock milling features at each site has exhausted their research potential. Although SDI-17,901, SDI-17,902, and SDI-17,903 are located within the Preserve, in order to prevent access, temporary fencing is recommended during any grading activities within 100 feet of these sites (Smith, 2006).

Sites SDI-5079 and SDI-17,900 are located within the development area of TM 5421. The subsurface excavations at SDI-17,900 were negative for cultural material. Therefore, the testing program, which included detailed recording of all bedrock milling features and the excavation of a series of five shovel test pits and a standard one-meter-square test unit, has exhausted all research potential at this site. Testing at SDI-5079 included mapping, photographing, and recording all bedrock milling features, conducting four surface scrapes, and excavating 15 shovel test pits and three one-meter-square test units. The testing demonstrated that SDI-5079 consists of bedrock milling, a sparse surface artifact scatter, and a minimal subsurface deposit extending to a maximum of 30 centimeters. Site forms for SDI-5079 were submitted to South Coastal Information Center and all artifacts will be curated at the San Diego Archaeological Center. These mitigation measures have exhausted the research potential of SDI-5079 (Smith, 2006).

4.2 Native American Consultation

Brian F. Smith and Associates requested a record search of the Sacred Lands Files of the Native American Heritage Commission. This search indicated that no recorded Native American sacred sites or land forms are located on the TM 5421 project site. The analysis of site components on the property did not indicate the occurrence of any Native American religious, ritual, or other special activities at this location. Therefore, no further Native American consultation was requested

(Smith, 2006). Also for these reasons, no consultation is required for the purposes of this RMP.

5.0 MANAGEMENT ELEMENTS AND GOALS

5.1 Biological Element: Goals & Tasks

5.1.1 Goals

One of the long-range goals of the biological resource management of the Preserve shall be to preserve and manage its lands to the benefit of the flora, fauna, and native ecosystem functions reflected in the natural communities occurring within the Preserve. This goal shall be accomplished by controlling access to the Preserve and implementing a proactive monitoring program. Natural areas supporting mostly undisturbed native vegetation require very little intervention, with the exception of the control of invasives, the removal of litter, and the maintenance of fencing and signage.

A second long-range goal shall be to manage the Preserve for the benefit of sensitive species and existing natural communities, without substantial efforts to alter or restrict the natural course of habitat development and dynamics. This goal shall be accomplished via periodic assessments of the known populations of sensitive species onsite, including focused surveys for specific sensitive species, as described below in Section 5.1.2. An adaptive management program (Section 5.1.4) shall be implemented to allow for management of the Preserve to change as necessary, based on any changes occurring within the Preserve due to the natural course of habitat development and dynamics.

A third long-range goal shall be to reduce, control and, where feasible, eradicate non-native, invasive flora and/or fauna known to be detrimental to the native species and ecosystems present within the Preserve. This goal shall be

accomplished via annual monitoring of the Preserve by the Resource Manager for the occurrence of exotic plants. Exotic plants and/or animals shall be removed from the Preserve on an as-needed basis, as described below in Section 5.1.2.

5.1.2 Tasks

Baseline Inventory and Vegetation Mapping

A vegetation map showing current conditions shall be produced for the Preserve during the first year of biological monitoring. This exhibit shall include a table showing total acreages of all existing habitat-types. The locations of any sensitive plants or animals detected shall be noted on the vegetation map. Vegetation mapping shall be conducted at five years intervals in perpetuity.

A baseline species inventory shall also be compiled during the first year of biological monitoring. This shall consist of a complete list of all plant and animal species observed (either directly or indirectly by scats, tracks, etc.) during the periodic field surveys. The baseline species inventory shall be updated with any new species detected onsite during subsequent field surveys of the Preserve.

The vegetation map and baseline species inventory shall be included in the first annual report. This information shall be used as a baseline to measure habitat changes resulting from both natural causes and edge effects, as well as to evaluate the success of the management effort in the years that follow.

Monitoring

Biological monitoring shall begin once the RMP is approved, a Management Agreement is signed, the Land Owner meets his obligations required prior to the long-term management, and the long-term management is funded.

Basic qualitative and quantitative monitoring shall be conducted on an annual

basis. Because of the gradual nature of changes experienced by climax plant association lands, this is consistent with the regional planning efforts for this area. During annual site visits, to be conducted in the early spring, the Preserve shall be visually inspected for changes, including new occurrences of exotic species, changes in vegetative growth patterns, changes in floristic composition or diversity, and other factors relating to habitat viability. The monitor shall recognize the survey's limitations and shall adopt methodologies to maximize the detection of changes to the structure of the habitat, as appropriate. All plant and animal species observed shall be recorded during each site survey.

Any measurable changes within the Preserve that could affect the existing biological resources shall be monitored over time. Information obtained from tracking changes within the Preserve shall be used by the Resource Manager to determine specific remediation and recovery, as needed. All remediation/recovery activities shall be discussed with the Preserve Administrator and the Wildlife Agencies prior to implementation.

Removal of Invasive Species

The Resource Manager shall be responsible for assessing the occurrence of invasive or exotic plant species in the Preserve on an ongoing basis. This shall include annual monitoring of the Preserve by the Resource Manager for the occurrence of exotic plants. An exotics control section will be included in the annual report, if necessary. In addition, measures shall be undertaken to prevent the introduction of new invasive species into the Preserve.

Invasive species detected in the Preserve shall be immediately and completely removed under the direct supervision of the Resource Manager. Perennial and biennial exotic plants shall be removed by cutting their stems at or below ground level or pulling seedlings manually. Annual weeds shall be manually pulled prior to producing mature seed. All cuttings or pulled weeds shall be exported from the Preserve and disposed of properly. The use of herbicides/pesticides for

weed/vector control shall be avoided and shall be implemented only if authorized by the Preserve Administrator in coordination with the Resource Manager.

Exotic plants that must be removed from the Preserve, if found, include Hottentot Fig (*Carpobrotus edule*), Giant Wild Reed (*Arundo donax*), Castor Bean (*Ricinus communis*), Mexican Fan Palm (*Washingtonia robusta*), Pampas Grass (*Cortaderia* sp.), and any plants ranked as “high” priority species in the *California Invasive Plant Inventory* prepared by the California Invasive Plant Council (Cal-IPC, 2006).

Predator Control

The control of exotic animals usually presents more of a challenge than does the task of controlling exotic plants. Certain exotic animals, such as Argentine ants (*Iridomyrmex humilis*) and European Earwigs (*Forficula auricularia*), may already occur in areas near the Preserve. Preventing these very common species from occurring in areas adjacent to disturbed lands is infeasible. Most vertebrates can be controlled; however, particularly feral or uncontrolled pet animals. Dogs and cats are major predators of native species. Exotic animal control is not anticipated to represent a major issue in the management of the Preserve.

Exotic animal control shall be initiated on a case-by-case basis, as follows:

- Predator/pest control shall only be implemented to address a specific, identified problem situation.
- The trapping of non-native predators/pests shall be limited to strategic locations where determined most feasible to accomplish the goal of removing these animals from the Preserve.
- All predator/pest control shall be considered a temporary, short-term activity.

- Predator/pest control methods shall be humane. Adequate shade shall be provided, and all traps shall be checked twice daily. Any domestic animals trapped during predator/pest control shall be taken to the nearest animal shelter.
- Any predator/pest control activities shall be coordinated with MSCP staff to ensure that they comply with MSCP guidelines.
- The Resource Manager shall report to the County Animal Control Officers if persistent and chronic problems occur with respect to particular uncontrolled pets being found in the Preserve.

Sensitive Species Surveys and Management

The Resource Manager shall be responsible for evaluating the status of the sensitive species in the Preserve and for implementing protective measures, if necessary. Monitoring of sensitive species shall include the use of specific survey protocols and methodologies, fixed monitoring locations or transects, and species-specific data collection and analysis. The Resource Manager shall monitor all of the sensitive species that are recorded from the TM 5421 project site. Any additional sensitive species detected in the Preserve during the regular monitoring periods shall be incorporated into future monitoring reports.

The status of all sensitive species' populations onsite shall be assessed at least once every five years. This assessment shall include protocol presence/absence surveys for California Gnatcatcher. Although California Gnatcatcher is not currently present onsite, recruitment by this species onto the site could theoretically take place as the Diegan Coastal Sage Scrub regrows over the next few decades. The protocol California Gnatcatcher surveys must be conducted by a federally-permitted biologist and can coincide with other site assessments. Surveys shall be conducted in the spring to best assess the Preserve's carrying capacity. In

addition, the sensitive species assessment shall specifically include surveys for new stands of Variegated Dudleya and updated mapping of the onsite population of that species. Surveys for any other sensitive species detected within the Preserve shall be included with the above, if appropriate.

Because Variegated Dudleya is an MSCP “Covered Species”, it requires species-specific monitoring and specific measures to protect against detrimental edge effects, including following best management practices. Because Orange-throated Whiptail is a “Covered Species”, area-specific management directives regarding this species must address edge effects. Edge effects may include, but are not limited to, trampling, dumping, vehicular traffic, competition with invasive species, predation by domestic animals, noise, collecting, recreational activities, and other human intrusion. The Resource Manager shall be responsible for evaluating the status of these species and any edge effects that may reduce the perpetual viability of their extant onsite populations.

Habitat Restoration

The Resource Manager, in consultation with the Preserve Administrator, may allow seed collecting from plants in the Preserve for the expressed purpose of revegetating degraded Preserve areas. Any such seed collecting shall be performed under the direct supervision of the Resource Manager, during the dry season, and under a written agreement specifying the amounts and locations of collectible materials. The collecting of seed stock shall be limited to the minimum necessary for the revegetation effort and shall not seriously deplete the existing vegetation.

Because TM 5421 is a lot-sales project, grading for future site development will occur on a lot-by-lot basis. The need for noise management during grading and construction is not anticipated.

5.1.3 Management Constraints

There are no internal or external management constraints that may affect meeting the RMP goals.

5.1.4 Adaptive Management

This RMP has been developed to facilitate an adaptive management strategy. The overall goal of an adaptive management strategy is to improve the quality of decisions, based on the best available information. Monitoring will be used to assess the success of adaptive management. If monitoring indicates that the biological resource management goals are not being met, it may be necessary to modify this RMP between regularly scheduled updates. If changes to the RMP are determined to be necessary, the proposed changes shall be submitted to the County and Wildlife Agencies for approval, as required (see section 5.3.2).

5.2 Cultural Resources Element: Goals & Tasks

5.2.1 Goals

The main long-range goal of the management of cultural resources within the Preserve shall be to provide adequate protection for historic and prehistoric sites that are known now and that may be identified in the future.

5.2.2 Tasks

Because the cultural resources study completed by Brian F. Smith and Associates exhausted the research potential of the archaeological sites present within the Preserve, the sole task related to the management of these sites shall be to restrict access to them as much as is feasible. This shall be accomplished via the tasks outlined in Section 5.3.2.

5.2.3 Management Constraints

There are no internal or external management constraints that may affect meeting the RMP goals.

5.3 Operations, Maintenance, and Administrative Element: Goals & Tasks

5.3.1 Goals

The main long-range goal of the operations and maintenance of the Preserve shall be to provide facilities and the maintenance thereof that support the biological and cultural resources management goals. This goal shall be primarily accomplished by controlling Preserve access. Natural areas supporting mostly undisturbed native vegetation require very little intervention, with the exception of the control of invasives, the removal of litter, and the maintenance of fencing and signage.

5.3.2 Tasks

Annual Monitoring Reports

As discussed in Section 1.2.4, above, annual reports shall be prepared that summarize the condition of the Preserve, the results of the previous year's management and monitoring, and recommendations for the upcoming year's management and monitoring. Copies of these reports shall be provided to the County and Wildlife Agencies, along with funds to cover County staff review time.

Review of RMP

At five-year intervals, the Resource Manager shall meet with the Preserve Administrator and the Wildlife Agencies to discuss whether changes in management of the Preserve are needed. Any necessary changes in management will be reflected in updates of this RMP. Updates shall be based on

findings and determinations made during the ongoing biological monitoring of the Preserve, changes in site conditions, and recommended modifications to maintenance efforts.

Trash/Graffiti Removal and Vandalism Repair

The Resource Manager shall be responsible for the general condition of the Preserve by directing the removal of any illegally dumped materials, the clean-up of any litter, and the removal of any graffiti. Any vandalism resulting in damage to the walls, fences, signs, or resources within the Preserve must be remediated immediately. These tasks shall occur during the annual monitoring visits or as often as necessary and approved by the Resource Manager.

Removal of Hazardous Materials

When identified, hazardous materials must be removed per County-approved procedures. The Resource Manager shall contact the County's Environmental Health Services Department hazardous materials team for details.

Encampments and Unauthorized Encroachments

Encampments are prohibited in all open space areas in the County. The Resource Manager shall survey the site for encampments during monitoring visits and report them to the Sheriff's Department and the County. All encampments shall be removed from the Preserve upon vacation of the property by the unauthorized persons. Improper or illegal encroachments must be removed as soon as possible, on an as needed basis.

Lighting, Fencing, Gates, and Signs

Lighting is not necessary and shall not be installed within the Preserve. Any lighting associated with the development area of TM 5421 shall be directed downward and away from the Preserve.

The Preserve shall be protected from adjacent development by professionally-installed, chain-link fence. This should limit encroachment from development without impeding wildlife movement within the easement. The fence shall be placed all around the border of the Preserve (Figure 4) prior to the commencement of construction activities associated with the implementation of TM 5421. The fence shall be placed on the development side and should result in no vegetation loss within the Preserve. The fence shall have a minimum six-foot height with a single entry gate maintained with a lock for access by the Resource Manager. The purpose of the fence is to prevent intrusion into the Preserve and to avoid an attractive nuisance.

Evidence that permanent fencing and signage has been properly installed shall consist of a signed, stamped statement from a California Registered Engineer or licensed surveyor verifying that the permanent fence has been put in place around the perimeter of the Preserve. Photographs and a brief description of design and materials used shall be submitted along with the statement from the California Registered Engineer or licensed surveyor. The specific construction materials and fence designs are subject to approval by the DPW and the Preserve Administrator.

Permanent, high-visibility metal signs shall be installed at 100-foot intervals along the permanent fence. These signs shall read the equivalent of:

"Sensitive Environmental Resources

Area Restricted by Easement

*Unauthorized entry is restricted. To report a violation or
for more information about easement restrictions and
exceptions, contact the County of San Diego,
Department of Planning and Land Use
Reference: TM 5421, ER 05-14-003"*

Signs must be in good condition at all times and must be replaced, repaired, and/or cleaned as deemed necessary by the Resource Manager. The Land Owner shall be responsible for the installation of the permanent fencing, signs, and gate. The Resource Manager shall be responsible for the long-term maintenance and repair of the fencing, signs, and gate.

Access

The Land Owner shall be responsible for providing a permanent access easement for the Resource Manager to the Preserve. The Resource Manager shall be responsible for the long-term maintenance of the access road. The Preserve's access gate and lock must be maintained in working order at all times to prevent unauthorized entry into the Preserve. Under normal circumstances, only the Resource Manager and other authorized agents will be allowed into the actual Preserve. Exceptions to this shall be in an emergency or as otherwise specified by the Resource Manager in consultation with the Preserve Administrator. Access to the Preserve (other than for monitoring) shall primarily occur during the dry season to avoid potential damage to sensitive biological resources.

Archaeological Site Confidentiality

The Resource Manager shall maintain the confidentiality of all archaeological sites located within the Preserve.

Coordination with Adjacent Land Managers

The Resource Manager shall coordinate with land managers of nearby preserved lands on management practices and tasks related to the preservation and maintenance of the sub-regional open space system. This shall include activities such as removing exotic and pest species and ensuring compatibility with the goals of the overall open space management plan to be prepared for the County as part of the MSCP.

Coordination with Other Agencies

The Resource Manager shall coordinate with the relevant local and County agencies on an as-needed basis, including, but not limited to:

- Coordination with Department of Environmental Health for vector control and herbicide use, although the use of herbicides/pesticides for weed/vector control shall be avoided and shall be implemented only if authorized by the Preserve Administrator in consultation with the Resource Manager
- Coordination with law enforcement
- Coordination with emergency services, such as the local fire department

5.3.3 Prohibited Activities

Within the Preserve, the following shall be prohibited:

- Grading, excavation, or the placement or movement of any soil, sand, rock, gravel, or any other material, except for habitat or species restoration as a result of adaptive management
- The clearing or thinning of any vegetation, except for the removal of exotic plant species as determined by the Resource Manager to be necessary
- Proactive landscape maintenance activities, such as watering, pruning, or fertilization of the native species, unless determined by the Resource Manager to be necessary
- The construction, erection, or placement of any building or structure, with the exception of the required perimeter fence
- Vehicular activities
- Dumping of any kind, including the dumping of landscape materials, trash, hazardous waste, or any other materials
- Planting of any vegetation except as pursuant to an approved revegetation program or for habitat enhancement as described in this RMP
- Use for any purpose other than those specifically designated in this RMP
- The collecting, removal, or relocation of any natural resource from the Preserve (e.g., plants, animals, rocks, etc.)
- Hunting of any kind

Anyone attempting such activities shall be informed of the restrictions by the Resource Manager in a non-confrontational manner. The Resource Manager shall report any serious confrontational situations and any chronic offenders to

the Preserve Administrator and the Sheriff's Department.

The Resource Manager, in consultation with the Preserve Administrator, shall determine the appropriateness of any proposed uses not specifically designated in this RMP. All activities authorized by the Resource Manager must be consistent with the goals and objectives of this RMP and the MSCP and must be approved by the Preserve Administrator. To limit impacts to sensitive biological resources, activities within the Preserve are restricted to:

- Wildlife surveys conducted as part of the ongoing biological monitoring review process
- Weeding, trash removal, or other maintenance activities (described in detail in this RMP)
- Emergency response by the Resource Manager and the appropriate agencies in case of fires, floods, earthquakes, or other natural disasters

6.0 RESOURCE MANAGEMENT PLAN SUMMARY AND BUDGET

6.1 Operations and Budget Summary

Table 2 presents an Operations and Budget Summary worksheet. This includes all estimated operation costs associated with management of the Preserve. The summary also provides specific information required for annual budget preparation.

6.2 Existing Staff and Additional Personnel Needs Summary

Not applicable

7.0 REFERENCES

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- Peterson, R.T. 1966, A field guide to western birds. Houghton Mifflin Company, 366p
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- Smith, J.P. and K. Berg. 1988. Inventory of rare and endangered vascular plants of California. California Native Plant Society, Sacramento. 168p
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Figure 1. Vicinity Map – TM 5421 Project Site
Portion of the USGS “Alpine, California” 7.5’ Quadrangle

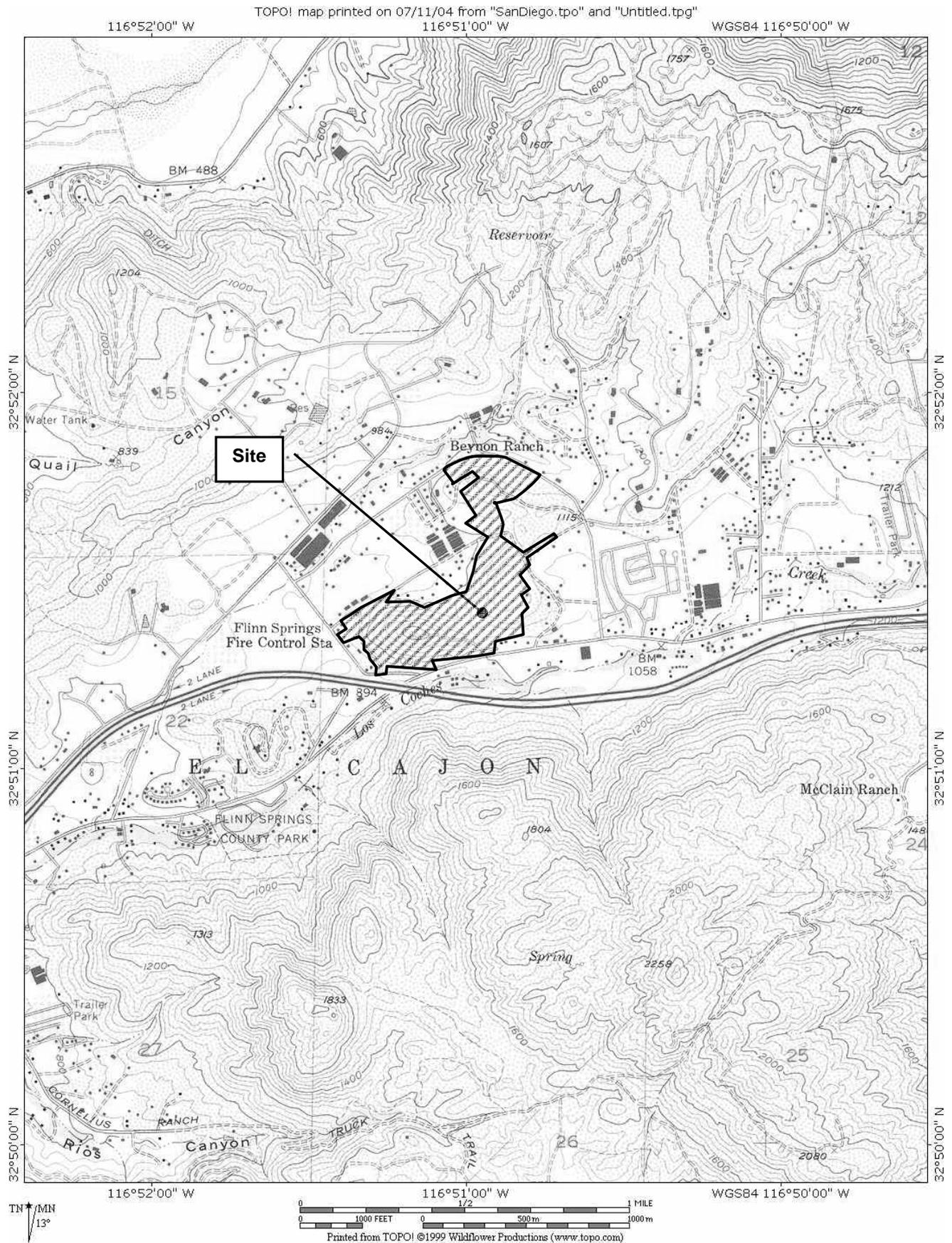


Figure 2. Regional Location Map – TM 5421 Project Site



Figure 3. Biological Resources Map – TM 5421 Project Site

(see 200'-scale Biological Resources Exhibit, attached)

COUNTY OF SAN DIEGO TRACT NO. 5421 RPL1 (BLOSSOM VALLEY / FLINN SPRINGS AREA)

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF A PORTION OF LOT 44 OF MAP NO. 8662

ASSESSORS PARCEL NUMBER:
396-020-13

TAX RATE AREA:
15292

COMMUNITY PLAN:
LAKESIDE

EXISTING ZONING:
A-70-2

PROPOSED ZONING:
A-70-2

REGIONAL CATEGORY:
ESTATE, MULTIPLE FAMILIAL USE

LAND USE DESIGNATION:
17, 18

AREA:
153.24 ACRES GROSS
99.79 ACRES NET

DWELLING UNITS:
25

NUMBER OF LOTS:
25

MINIMUM LOT SIZE:
2.00 ACRES

TOPOGRAPHY:
AERIAL PHOTOGRAPHIC SURVEY BY
PHOTOGENETIC CORP. 02-22-1991

SOLAR ACCESS STATEMENT:
THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 91.401
(1) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST
100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON
SCHEDULED PORTION OF THE LOTS.

STREET LIGHTS:
AS TO BE REQUIRED BY THE COUNTY ENGINEER

PARK LAND:
PARK FEES WILL BE PAID IN LIEU OF DEDICATION

GRADING:
EXCAVATION \$400 CY, 2 ROAD GRADING ONLY, LOT
FILL \$400 CY, 2 SALES PROJECT
IMPORT/EXPORT 0 CY, 2

SPECIAL ASSESSMENT ACT STATEMENT:
NO SPECIAL ASSESSMENTS ARE PROPOSED

LAND PROJECT STATEMENT:
THIS IS NOT A LAND PROJECT

SERVICE DISTRICTS:
SEWER: PRIVATE SEWER SYSTEMS
WATER: PALME DAM MUNICIPAL WATER DISTRICT
FIRE: LAKESIDE FIRE PROTECTION DISTRICT
ELEM. SCHOOL: CALSON VALLEY UNION SCHOOL DISTRICT
HIGH SCHOOL: GROSSMONT HIGH SCHOOL DISTRICT
UTILITIES: SAN DIEGO GAS AND ELECTRIC
TELEPHONE: PACIFIC BELL
POLICE: SAN DIEGO COUNTY SHERIFF
STREET LIGHTING: DEVELOPER WILL COMPLY WITH
COUNTY STANDARDS
CABLE TELEVISION: EDC COMMUNICATIONS

OWNER/SUBDIVIDER:
HONGKING CHENG AND LUCINA CHENG, CO TRUSTEES OF THE
CHENG INTER VIVOS TRUST DATED MAY 21, 1998

1852 HACIENDA DRIVE
EL CAJON, CA 92020
(619) 562-3842

HONGKING CHENG, TRUSTEE

LUCINA CHENG, TRUSTEE

ZONE	REGULATIONS	PERMITS	PERMITS
LOT 1	A-70	LOT 1	A-70
LOT 2	A-70	LOT 2	A-70
LOT 3	A-70	LOT 3	A-70
LOT 4	A-70	LOT 4	A-70
LOT 5	A-70	LOT 5	A-70
LOT 6	A-70	LOT 6	A-70
LOT 7	A-70	LOT 7	A-70
LOT 8	A-70	LOT 8	A-70
LOT 9	A-70	LOT 9	A-70
LOT 10	A-70	LOT 10	A-70
LOT 11	A-70	LOT 11	A-70
LOT 12	A-70	LOT 12	A-70
LOT 13	A-70	LOT 13	A-70
LOT 14	A-70	LOT 14	A-70
LOT 15	A-70	LOT 15	A-70
LOT 16	A-70	LOT 16	A-70
LOT 17	A-70	LOT 17	A-70
LOT 18	A-70	LOT 18	A-70
LOT 19	A-70	LOT 19	A-70
LOT 20	A-70	LOT 20	A-70
LOT 21	A-70	LOT 21	A-70
LOT 22	A-70	LOT 22	A-70
LOT 23	A-70	LOT 23	A-70
LOT 24	A-70	LOT 24	A-70
LOT 25	A-70	LOT 25	A-70

LOT	AREA (ACRES)	MIN. LOT SIZE (ACRES)
1	4.43	2.00
2	8.78	2.00
3	23.61	2.00
4	3.21	2.00
5	2.86	2.00
6	2.44	2.00
7	11.80	2.00
8	7.60	2.00
9	13.50	2.00
10	2.84	2.00
11	2.81	2.00
12	2.04	2.00
13	2.02	2.00
14	2.24	2.00
15	4.17	2.00
16	2.17	2.00
17	2.30	2.00
18	2.10	2.00
19	2.11	2.00
20	2.00	2.00
21	2.00	2.00
22	2.00	2.00
23	2.00	2.00
24	2.00	2.00
25	2.00	2.00

BIOLOGICAL RESOURCES OAKMONT II TENTATIVE MAP TM 5421 / ER05-14-003 APN 396-020-13

LEGEND

- DEGRADED COASTAL SAND SCRUB, COASTAL FERN (HOLLAND CODE 32500)
- CHAMISE CHAPARRAL (HOLLAND CODE 37200)
- ENDELMANN OAK WOODLAND (HOLLAND CODE 71100)
- NATIVE GRASSLAND (HOLLAND CODE 42100)
- NON-NATIVE GRASSLAND (HOLLAND CODE 42200)
- URBAN/DEVELOPED (HOLLAND CODE 12000)

SENSITIVE SPECIES

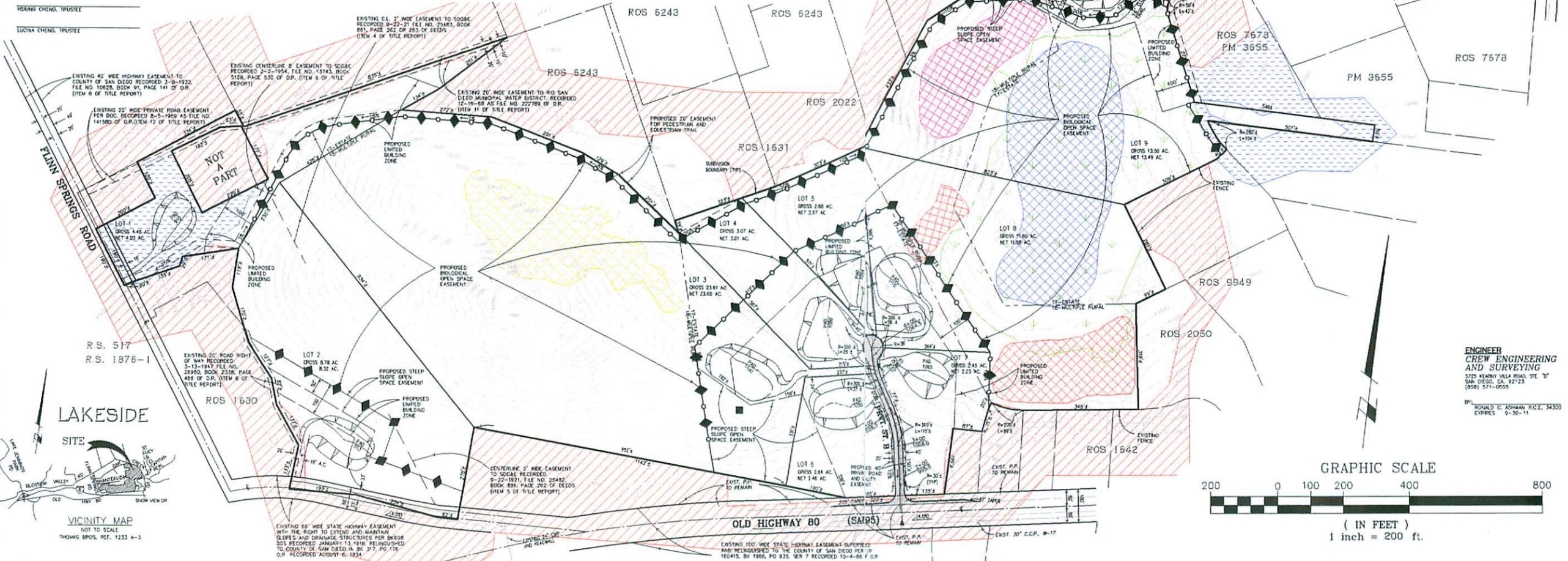
- VERGATED DOVELEA (APPROXIMATE AREA)
- CHOCOLATE LEY (APPROXIMATE AREA)
- PALMER'S DRAPLEHOOK (APPROXIMATE AREA)
- TEER BEETLE (APPROXIMATE AREA)
- SPYGLASS BROOKLEEK (APPROXIMATE AREA)

NOT SHOWN:
ENDELMANN OAK (CO-DOMINANT IN ENDELMANN OAK WOODLAND)
SILVERCHERRY (OCCASIONAL THROUGHOUT NATIVE GRASSLAND)
SAN DIEGO COUNTY MONARCH (EASINGMAN N. 205 ON SOUTH FACING SLOPE)
ORANGE-THROATED HUMMINGBIRD (NUMEROUS SPECIMENS IN ALL AREAS OF C25 AND OTHER HABITATS)
SHARP-SHOULDERED HAWK (FLYING ACROSS WESTERN END OF SITE)
SUNNY VULTURE (SEASONS OVER SITE)
MONARCH (FLYING ACROSS SITE)

VINCENT N. SCHIEDT, MA
CERTIFIED BIOLOGICAL CONSULTANT
3958 OCCIDENTAL STREET, SAN DIEGO, CA 92122, PHONE: (604) 437-1873

LEGEND

- LOT SLOPE (1-1/2% MAX.)
- FULL SLOPE (2% MAX.)
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- DAYLIGHT LINE
- PAD ELEVATION
- EXISTING A.C. PAVING
- PROPOSED A.C. PAVING
- EXISTING CONTOUR
- DIRECTION OF DRAINAGE
- BROWN DITCH
- TEST HOLES
- TIGHT LINE
- LEACH LINE



REVISIONS	BY	DATE
1	RD	1/23/08
2	RD	1/23/08
3	RD	1/23/08
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31	RD	1/23/08

Date:	1/23/08
Scale:	1" = 200'
Drawn:	RD
Approved:	R.A.
Asst:	450
Sheet:	1
Of 1 Sheet	

OAKMONT II BIOLOGICAL RESOURCES

**ENGINEER
CREW ENGINEERING
AND SURVEYING**
5725 KENWAY VILLA ROAD, STE. "D"
SAN DIEGO, CA 92123
(604) 571-0255
BY: ROYALD C. ASHMAN P.C.E. 34355
EXPIRES: 9-30-11

Figure 4. Conservation Easement and Fencing Map – TM 5421 Project Site

(see 200'-scale Conservation Easement and Fencing Exhibit, attached)

COUNTY OF SAN DIEGO TRACT NO. 5421 RPL1 (BLOSSOM VALLEY / FLINN SPRINGS AREA)

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF A PORTION OF LOT 44 OF MAP NO. 10000.

ASSESSOR'S PARCEL NUMBER:
94-000-11

TAX RATE AREA:
18250

COMMUNITY PLAN:
UNDESIGNED

EXISTING ZONING:
R-70-1

PROPOSED ZONING:
R-70-1

REGIONAL CATEGORY:
ESTATE DEVELOPMENT

LAND USE DESIGNATION:
R-18

AREA:
TOTAL ACRES 99.19
NET ACRES 99.19

DWELLING UNITS:
20

NUMBER OF LOTS:
33

MINIMUM LOT SIZE:
2.00 ACRES

TOPOGRAPHY:
FIELD SURVEY BY
PHOTOLOGIC CORP. 02-22-1991

SOLAR ACCESS STATEMENT:
THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 61.011
OF THE SUBDIVISION ACT AS AMENDED BY SECTION 61.011
AS TO THE SUBDIVISION AS REQUIRED BY SECTION 61.011
AS TO THE SUBDIVISION AS REQUIRED BY SECTION 61.011

STREET LIGHTS:
AS TO BE PROVIDED BY THE COUNTY ENGINEER

PARK LAND:
PARK FEES WILL BE PAID IN FULL AT THE TIME OF OCCUPANCY

GRADING:
EXCAVATION 9400 CY, 8 DRAIN DRENCH ONLY LOT
FULL 9400 CY, 8 (SITES PROJECT)
IMPORT/EXPORT 0 CY, 8

SPECIAL ASSESSMENT ACT STATEMENT:
NO SPECIAL ASSESSMENTS ARE PROPOSED

LAND PROJECT STATEMENT:
THIS IS NOT A LAND PROJECT

SERVICE DISTRICTS:
SEWER: PACIFIC PRIVATE SEWER SYSTEMS
WATER: PACIFIC DAM MUNICIPAL WATER DISTRICT
FIRE: CALIFORNIA FIRE PROTECTION DISTRICT
SCHOOL: BLOSSOM VALLEY UNION SCHOOL DISTRICT
HIGH SCHOOL: BLOSSOM VALLEY UNION SCHOOL DISTRICT
LIBRARY: BLOSSOM VALLEY UNION SCHOOL DISTRICT
POLICE: SAN DIEGO POLICE DEPARTMENT
STREET LIGHTING: SAN DIEGO COUNTY SHERIFF
CABLE TELEVISION: SHERIFF COMMUNICATIONS

OWNER/SUBDIVIDER:
OSWALD CHENY AND LUCIANA CHENY, CO TRUSTEES OF THE
OSWALD CHENY TRUST DATED MAY 21, 1998

1852 MACEDRA DRIVE
EL CAJON, CA 92020
(619) 582-0842

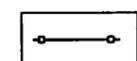
BOUNDARY SURVEY:
LUCIANA CHENY, TRUSTEE

LOT	AREA (AC)	NET (AC)	PERCENT
LOT 1	4.44	4.23	95.3%
LOT 2	8.79	8.58	97.7%
LOT 3	21.81	21.60	98.9%
LOT 4	3.07	2.86	93.2%
LOT 5	8.58	8.37	97.5%
LOT 6	2.86	2.65	92.7%
LOT 7	2.86	2.65	92.7%
LOT 8	2.86	2.65	92.7%
LOT 9	13.90	13.69	98.5%
LOT 10	2.86	2.65	92.7%
LOT 11	2.86	2.65	92.7%
LOT 12	2.86	2.65	92.7%
LOT 13	2.86	2.65	92.7%
LOT 14	2.86	2.65	92.7%
LOT 15	4.23	4.02	95.0%
LOT 16	9.17	8.96	97.7%
LOT 17	2.86	2.65	92.7%
LOT 18	2.86	2.65	92.7%
LOT 19	2.86	2.65	92.7%
LOT 20	2.86	2.65	92.7%
LOT 21	2.86	2.65	92.7%
LOT 22	2.86	2.65	92.7%
LOT 23	2.86	2.65	92.7%
LOT 24	2.86	2.65	92.7%
LOT 25	2.86	2.65	92.7%
LOT 26	2.86	2.65	92.7%
LOT 27	2.86	2.65	92.7%
LOT 28	2.86	2.65	92.7%
LOT 29	2.86	2.65	92.7%
LOT 30	2.86	2.65	92.7%
LOT 31	2.86	2.65	92.7%
LOT 32	2.86	2.65	92.7%
LOT 33	2.86	2.65	92.7%

LOT	AREA (AC)	NET (AC)	PERCENT
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LOT 29	2.86	2.65	92.7%
LOT 30	2.86	2.65	92.7%
LOT 31	2.86	2.65	92.7%
LOT 32	2.86	2.65	92.7%
LOT 33	2.86	2.65	92.7%

OPEN SPACE FENCING AND SIGNAGE LEGEND:

PERMANENT FENCING



PERMANENT SIGNS



LEGEND

CUT SLOPE (1-1/2:1 MAX.)

FILL SLOPE (2:1 MAX.)

PROPOSED SUTER LINE

PROPOSED FIRE HYDRANT

DAYLIGHT LINE

PAD ELEVATION

EXISTING A.C. FINISH

PROPOSED A.C. FINISH

EXISTING CONTOUR

DIRECTION OF DRAINAGE

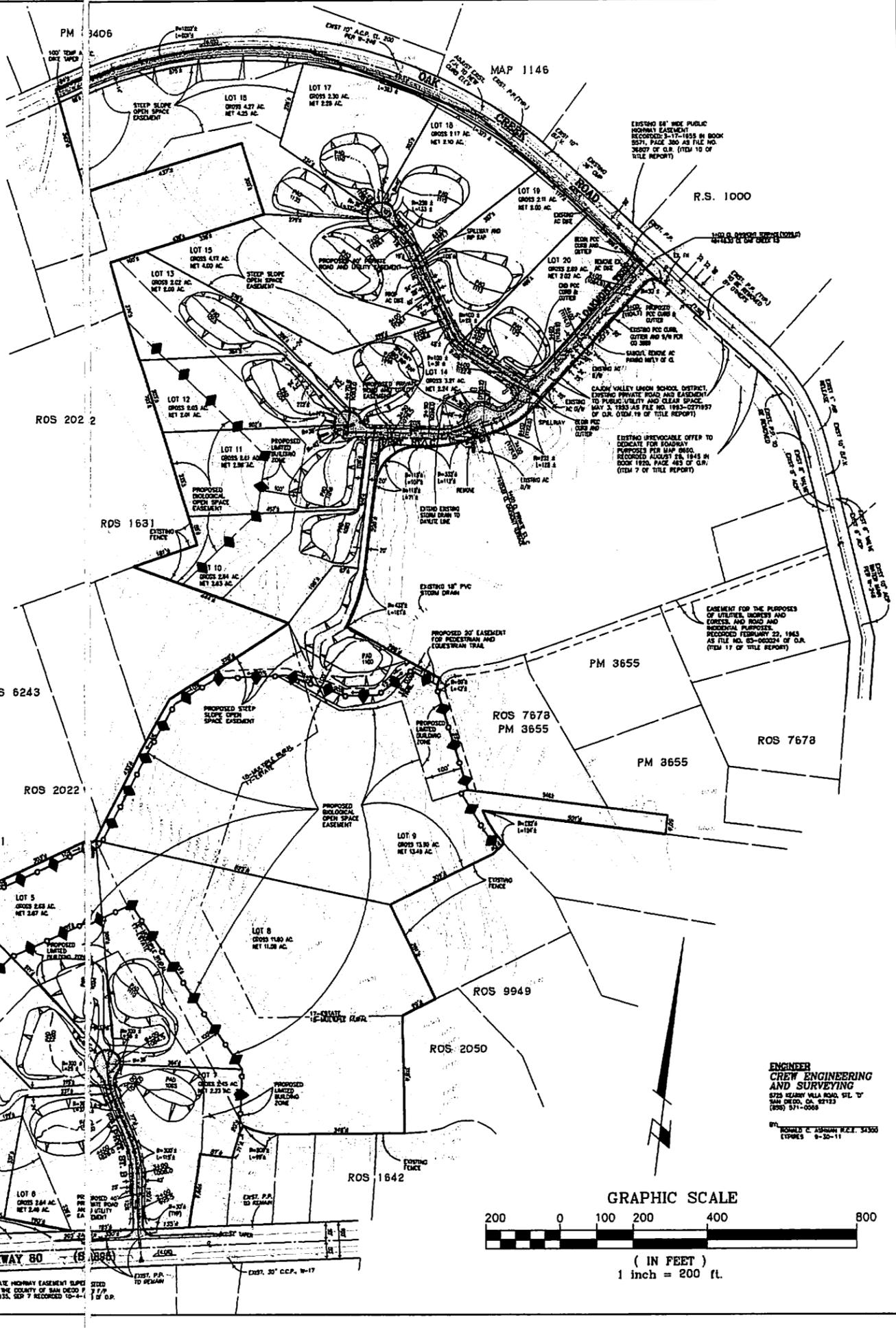
UPON DITCH

TEST HOLES

TORSE LINE

LEACH LINE

PROPOSED LIMITED BUILDING ZONE



OAKMONT II OPEN SPACE EASEMENT FENCING AND SIGNAGE EXHIBIT

ENGINEER
CREW ENGINEERING
AND SURVEYING
8725 NEARBY VALLEY ROAD, SUITE "C"
SAN DIEGO, CA 92123
(619) 571-0558

BY: ROBERT C. ASHMAN P.E. 54300
12/08/05 9-30-11

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	12/23/08
2	REVISED PER COMMENTS	1/15/09
3	REVISED PER COMMENTS	2/10/09
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5	REVISED PER COMMENTS	4/10/09
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83	REVISED PER COMMENTS	10/10/15
84	REVISED PER COMMENTS	11/10/15
85	REVISED PER COMMENTS	12/10/15
86	REVISED PER COMMENTS	1/10/16
87	REVISED PER COMMENTS	2/10/16

Table 1. Habitats within the Preserve – TM 5421 Project Site

<u>Habitat-type</u>	<u>Total Acres Onsite</u>	<u>Acres Preserved</u>
Native Grassland	11.52 acres	10.77 acres
Diegan Coastal Sage Scrub	75.56 acres	38.38 acres
Engelmann Oak Woodland	2.68 acres	2.68 acres
Non-native Grassland	4.62 acres	1.41 acres
<hr/>		
Total	99.62 acres	53.24 acres

Table 2. Operations and Budget Summary – TM 5421 Project Site

<u>Task</u>	<u>Frequency</u>	<u>Unit</u>	<u>Cost/Unit</u>	<u>One-time Cost</u>	<u>On-going Cost</u>
Biological Tasks					
Update vegetation mapping	Every 5 years	Hours	\$75/hour	\$3,000	\$3,000 every 5 years
Removal of invasive species	As-needed	Hours	\$35/hour	n/a	\$500/yr
Predator control	As-needed	Hours	\$35/hour	n/a	\$500/yr
Sensitive Species Surveys					
- California Gnatcatcher	Every 5 years	Hours	\$75/hour	\$1,500	\$1,500 every 5 years
- Variegated Dudleya	Every 5 years	Hours	\$75/hour	\$1,500	\$1,500 every 5 years
- Orange-throated Whiptail	Every 5 years	Hours	\$75/hour	\$1,500	\$1,500 every 5 years
- Other sensitive species	Every 5 years	Hours	\$75/hour	\$1,500	\$1,500 every 5 years
Operations, Maintenance, and Administrative Tasks					
Write and submit annual report to County	Annual	Hours	\$75/hour	\$3,000	\$3,000/yr
Submit review fees for County review of annual report	Annual	\$500	\$500/year	\$500	\$500/yr
Review and, if necessary, update RMP	Every 5 years	Hours	\$75/hour	\$1,500	\$1,500 every 5 years
Construct permanent signs	One-time	112 signs	\$25/sign	\$2,800	n/a
Replace signs	As-needed	--	\$25/sign	n/a	tbd
Construct permanent fencing/gates	One-time	11,200 feet	\$1.15/foot	\$12,800	n/a
Maintain permanent fencing/gates	As-needed	--	\$2.30/foot	n/a	tbd
Access road maintenance	As-needed	Hours	\$25/hour	n/a	tbd
TOTAL	--	--	--	--	tbd

Attachment A

FINAL PROPERTY ANALYSIS RECORD
(PAR)

(to be prepared prior to final approval)