

3. Planning Units Descriptions and Maps

Eight Planning Units have been identified within the North County PAMA:

- PU-1 Santa Margarita-Mount Olympus (33,041 acres)
- PU-2 San Luis Rey River (14,323 acres)
- PU-3 Palomar Mountain Foothills (4,935 acres)
- PU-4 Guejito-Pauma (35,453 acres)
- PU-5 Valley Center (15,246 acres)
- PU-6 Gopher Canyon-Twin Oaks (9,697 acres)
- PU-7 Coastal-Harmony Grove (7,793 acres)
- PU-8 Ramona (25,951 acres)

ORANGE
COUNTY

RIVERSIDE COUNTY

SAN DIEGO COUNTY

Marine Corps Base
Camp Pendleton

PACIFIC
OCEAN

Oceanside

Vista

Carlsbad

San Marcos

Escondido

Encinitas

Solana Beach

Del Mar


Poway

San Diego









Planning Units

Multiple Species Conservation Program
North County Plan

LEGEND

 North County Plan Boundary

Planning Units

-  1 Santa Margarita - Mt Olympus
-  2 San Luis Rey River
-  3 Palomar Mountain Foothills
-  4 Guejito - Pauma
-  5 Valley Center
-  6 Gopher Canyon - Twin Oaks
-  7 Coastal - Harmony Grove
-  8 Ramona

 Outside PAMA

 Outside Permit Area

 Tribal Lands (In Trust)

Working Draft December 2016



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Source: SanGIS, County of San Diego

PU-1 Santa Margarita-Mount Olympus

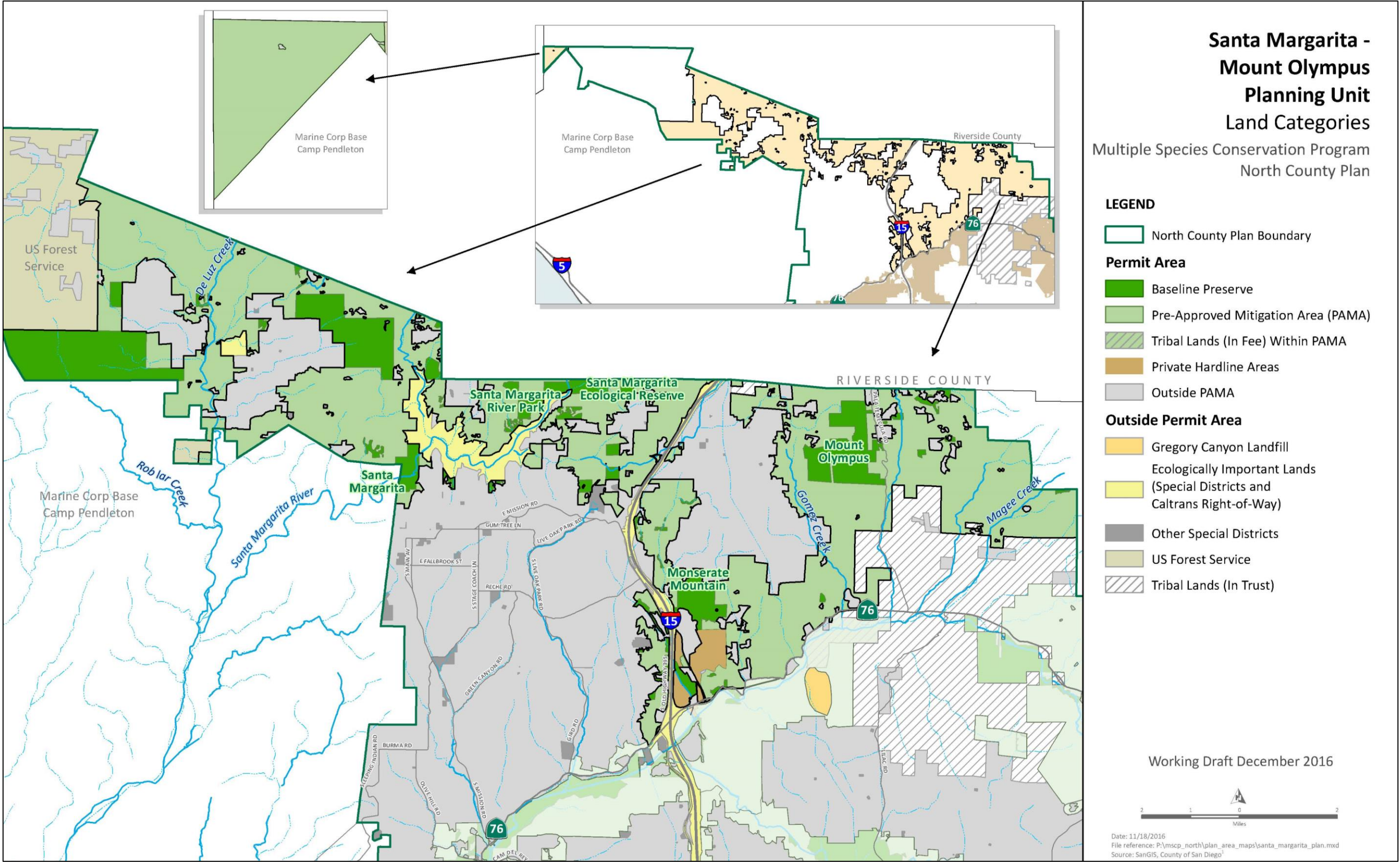
Planning Unit Description

The Santa Margarita-Mount Olympus Planning Unit features rugged terrain, with elevations ranging generally from approximately 300 to 3,330 feet above sea level. Peaks within this Planning Unit include Santa Margarita, Mount Olympus, Monserate, and Red Mountain. Most of this area is located within the Santa Margarita River watershed. The Santa Margarita River is an important resource in this region; primary tributaries include Sandia and DeLuz Creeks. Further to the east, Gomez, Pala, Trujillo and McGee Creeks flow into the San Luis Rey River.

Scrub and chaparral is the predominant vegetation type, totaling approximately 70% of this Planning Unit. The scrub and chaparral includes approximately 5,000 acres of Diegan coastal sage scrub. This area also features substantial riparian habitat, with over 1,100 acres of riparian forest and woodland.

As of 2016, Covered Species that have been reported to occur within this Planning Unit are:

- Harbison's dun skipper (Red Mountain area)
- Arroyo toad (Santa Margarita County Preserve and DeLuz Creek)
- Coast horned lizard (Mount Olympus County Preserve)
- Coastal California gnatcatcher (Santa Margarita Preserve)
- Least Bell's vireo (Santa Margarita County Preserve)
- Southwestern willow flycatcher (Santa Margarita Ecological Preserve)
- Pallid bat (Mount Olympus County Preserve)
- Engelmann oak (Mount Olympus County Preserve, De Luz Creek and Monserate Mountain area)



PU-2 San Luis Rey River

Planning Unit Description

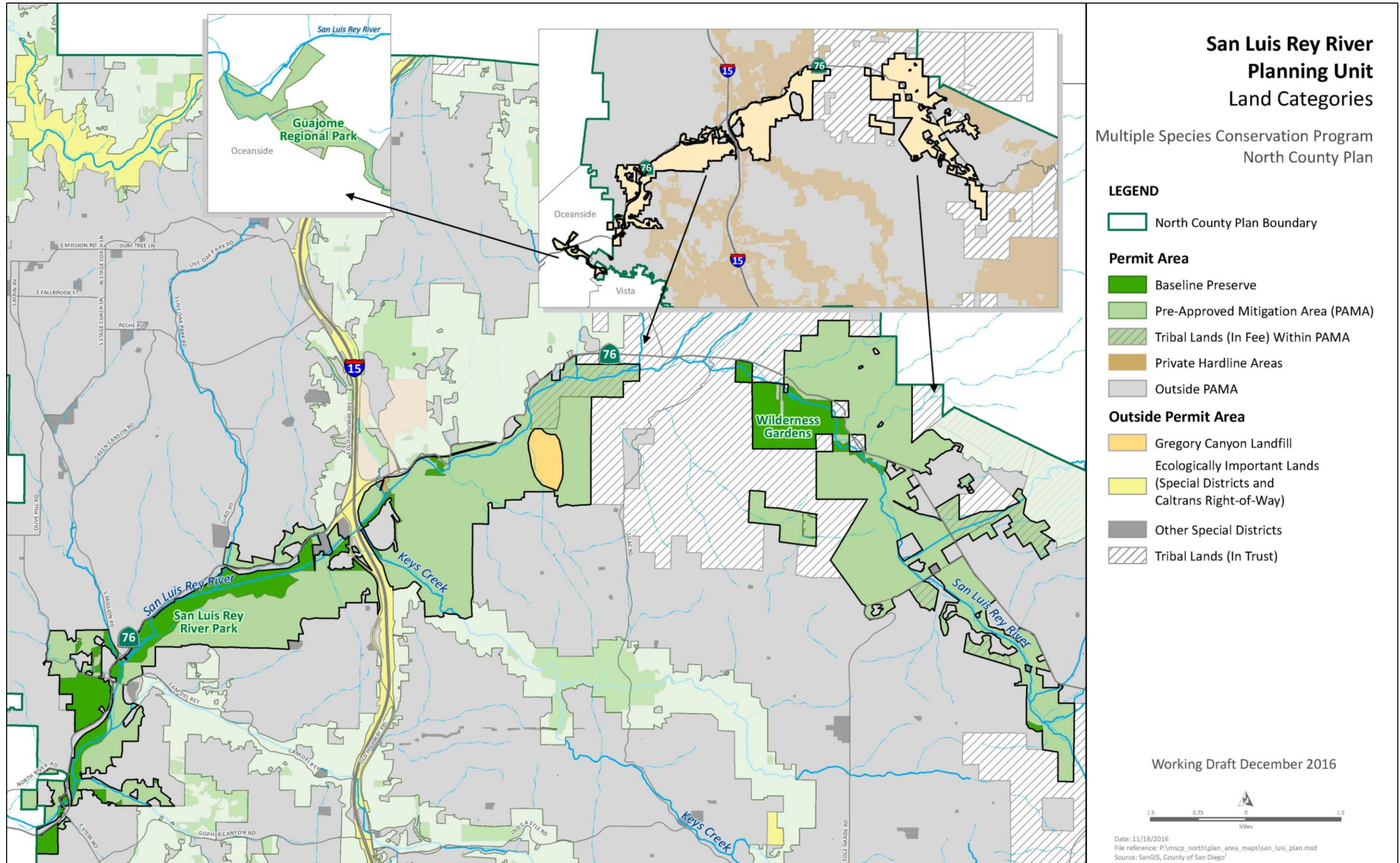
This area includes portions of three County community/subregional Planning Units: Bonsall to the west, southeast Fallbrook, and Pala-Pauma. Existing land uses include agricultural lands (orchards, field crops, and nurseries), conserved lands, rural residential uses, undeveloped rural lands, and quarry operations. For purposes of describing the Planning Unit, three segments can be identified: 1) the western segment from boundary with City of Oceanside to I-15, 2) I-15 to the boundary with Indian Reservation lands, and 3) easternmost segment located between Indian Reservation lands. In the western and central segments, State Route (SR) 76 parallels the San Luis Rey River to the north.

Most of the terrain is relatively gentle compared to other Planning Units; the elevation ranges from approximately 60 to 2,000 feet above sea level. The San Luis Rey River is the key feature of this area. Several tributaries flow into the San Luis Rey River within this Planning Unit, including Gopher Canyon, Sandia, Keys, Gomez, Pauma, and Potrero Creeks.

This area features the greatest quantity of riparian habitat as compared to other Planning Units. Southern cottonwood-willow riparian forest is the predominant riparian forest type within over 900 acres of riparian forest and woodland. There is also almost 500 acres of mule fat scrub in this area. Riparian habitat along the San Luis Rey River is especially significant for Covered Species and other native plant and animal species.

As of 2016, Covered Species that have been reported to occur within this Planning Unit are:

- Arroyo toad (San Luis Rey River)
- Coastal cactus wren (San Luis Rey River)
- Coastal California gnatcatcher (San Luis Rey River Park and Guajome Regional Park)
- Least Bell's vireo (San Luis Rey River Park and Guajome Regional Park)
- Southwestern willow flycatcher (San Luis Rey River Park)
- Pallid bat (Wilderness Gardens County Preserve)
- San Diego ambrosia (conserved land along San Luis Rey River)



PU-3 Palomar Mountain Foothills

Planning Unit Description

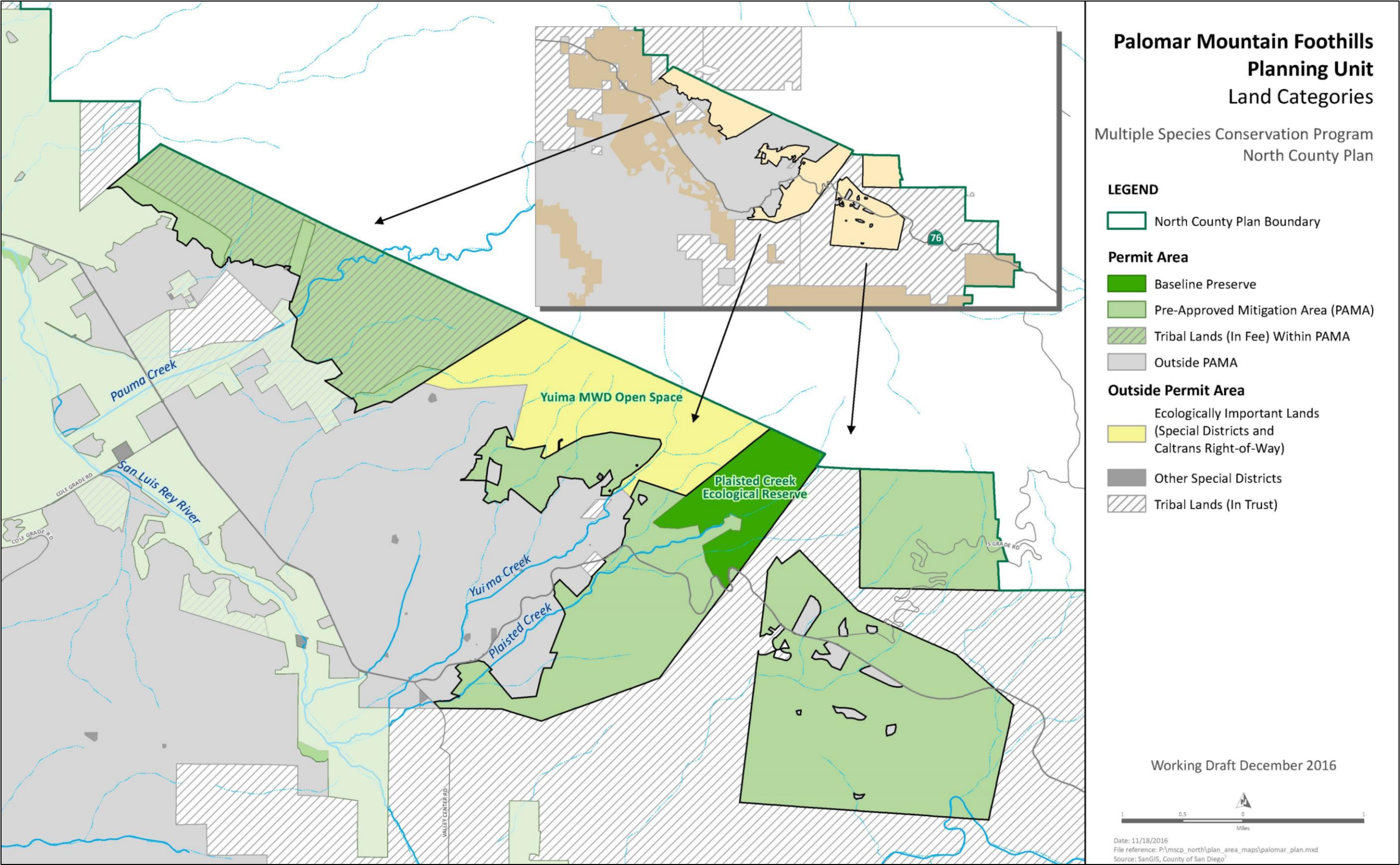
The Palomar Mountain Foothills Planning Unit features the foothills on the west flank of Palomar Mountain, ranging in elevation from approximately 1,000 to over 5,200 feet above sea level. Relatively steep slopes, canyons, and higher elevations characterize this area. It is located within the San Luis Rey River watershed, and includes short segments of the San Luis Rey River, Potrero Creek and Pauma Creek.

Upland woodland and forest is the predominant vegetation community within the Palomar Foothills area. This area features approximately 1,000 acres of Engelmann oak woodland. It also features approximately 870 acres of bigcone spruce-canyon oak forest and 640 acres of coast live oak woodland, including both dense and open woodland.

No occurrences of Covered Species have been reported within this Planning Unit as of 2016, however, there is a strong potential for Townsend's big-eared bat and golden eagle to occur. There is also some potential for Stephens' kangaroo rat, southwestern willow flycatcher, least Bell's vireo, and western spadefoot toad to occur within the Planning Unit. As future biological surveys are conducted, Covered Species may be identified in this Planning Unit.

As of 2016, there are no County-owned Preserves within the Planning Unit. The state-owned Plaster Creek Ecological Preserve, managed by the California Department of Fish & Wildlife, is located in this area. Adjacent Tribal Lands and property owned by the Yuima Municipal Water District feature natural vegetation communities and are considered important to the ecological functionality of the Preserve; however, they are not subject to the County land use authority and are not subject to the Plan.

Connectivity between the conserved foothills lands and public lands on Palomar Mountain is important for wildlife movement, particularly large mammals. Connectivity between the San Luis Rey River and the foothills is also important for ecological functionality and wildlife movement.



Palomar Mountain Foothills Planning Unit - Land Categories

PU-4 Guejito-Pauma

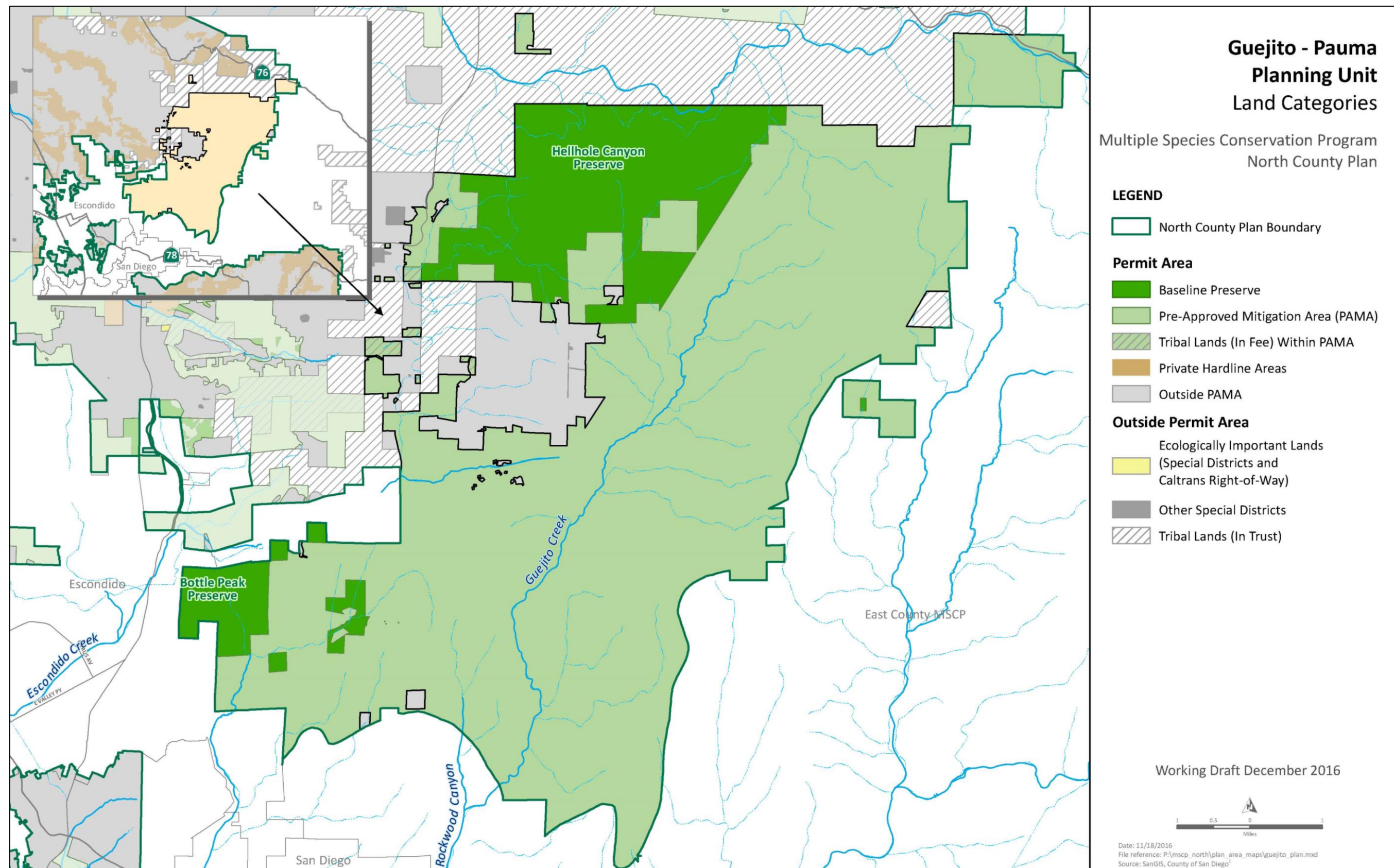
Planning Unit Description

Terrain within the Guejito-Pauma Planning Unit is varied; it features broad expanses of valley floors, hills, and more rugged mountainous terrain to the north. Elevation ranges from approximately 500 feet to 4,200 feet above sea level. This Planning Unit is situated within three different watersheds – San Luis Rey, Carlsbad, and San Dieguito. Most of this area is located within the San Dieguito watershed; Guejito Creek is the most prominent waterway within this watershed. Other creeks include Paradise Creek and Hell Creek, which area located within the San Luis Rey watershed.

The Guejito-Pauma Planning Unit features a broad diversity of vegetation communities. Scrub and chaparral are the predominant vegetation communities, extending over half of this Planning Unit. The vast expanse of grassland within Rancho Guejito is particularly notable within the North County Plan Area. Most of the grassland is classified as non-native grassland based on County GIS data as of 2016; however, almost 900 acres is classified as native grassland. Native grassland communities include valley and foothill, valley needle, and foothill/mountain perennial grasslands. Although there are no vernal pools documented within the County's vegetation database within this Planning Unit, it is anticipated that vernal pools may potentially occur. Meadows and seeps also occur within this Planning Unit. The Guejito-Pauma Planning Unit is also notable for the substantial extent of Engelmann oak woodland, both open and dense woodland, totaling over 5,600 acres. The upland woodland also includes over 3,200 acres of coast live oak woodland.

A broad diversity of animal and plant species also occurs within the Guejito-Pauma Planning Unit. As of 2016, Covered Species that have been reported to occur within this Planning Unit are:

- Harbison's dun skipper (Hellhole Canyon County Preserve)
- Arroyo toad (Guejito Creek)
- Western spadefoot toad (Hellhole Canyon County Preserve and Guejito Creek)
- Southwestern pond turtle (Guejito Creek)
- San Diego coast horned lizard (Hellhole Canyon County Preserve)
- Coastal cactus wren (Pauma Valley area)
- Golden eagle
- Western burrowing owl (Hellhole Canyon County Preserve)
- Stephens' kangaroo rat (Rancho Guejito area)
- Pallid bat (Hellhole Canyon County Preserve)
- Townsend's big-eared bat (Hellhole Canyon County Preserve)
- Engelmann oak (Hellhole Canyon County Preserve and Rancho Guejito area)



Guejito - Pauma Planning Unit - Land Categories

PU-5 Valley Center

Planning Unit Description

Topography within this Planning Unit features creek valleys, canyons, and adjacent hills. Elevation ranges from approximately 270 feet to 2,400 feet above sea level. Most of this area lies within the San Luis Rey watershed; the southernmost portion lies within the Carlsbad watershed. Key waterways within this area are South Fork Moosa Canyon, Moosa Canyon and Keys Creek; Moosa Canyon and Keys Creek are tributaries to the San Luis Rey River.

Scrub and chaparral are the predominant vegetation communities, extending over half of the Planning Unit. Vegetation communities also include riparian habitat along the creeks, including almost 280 acres of southern cottonwood-willow riparian forest.

As of 2016, Covered Species that have been reported to occur within this Planning Unit are:

- Arroyo toad (Keys Creek)
- Coastal California gnatcatcher (Lilac Ranch)

Valley Center
Planning Unit
Land Categories

Multiple Species Conservation Program
North County Plan

LEGEND

North County Plan Boundary

Permit Area

- Baseline Preserve
- Pre-Approved Mitigation Area (PAMA)
- Tribal Lands (In Fee) Within PAMA
- Private Hardline Areas
- Outside PAMA

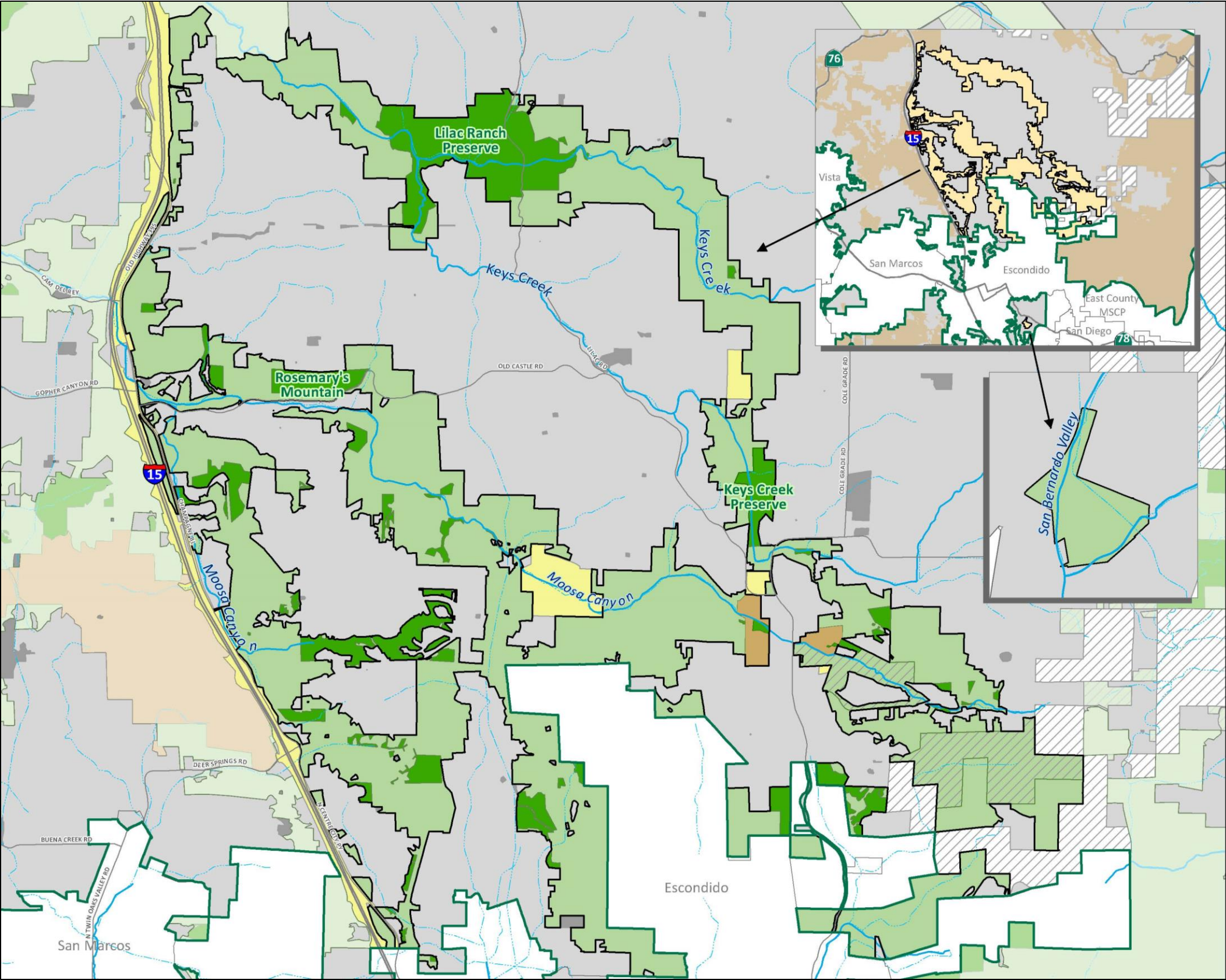
Outside Permit Area

- Ecologically Important Lands
(Special Districts and
Caltrans Right-of-Way)
- Other Special Districts
- Tribal Lands (In Trust)

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File reference: P:\mscp_north\plan_area_maps\valley_center_plan.mxd
Source: SanGIS, County of San Diego¹



PU-6 Gopher Canyon-Twin Oaks

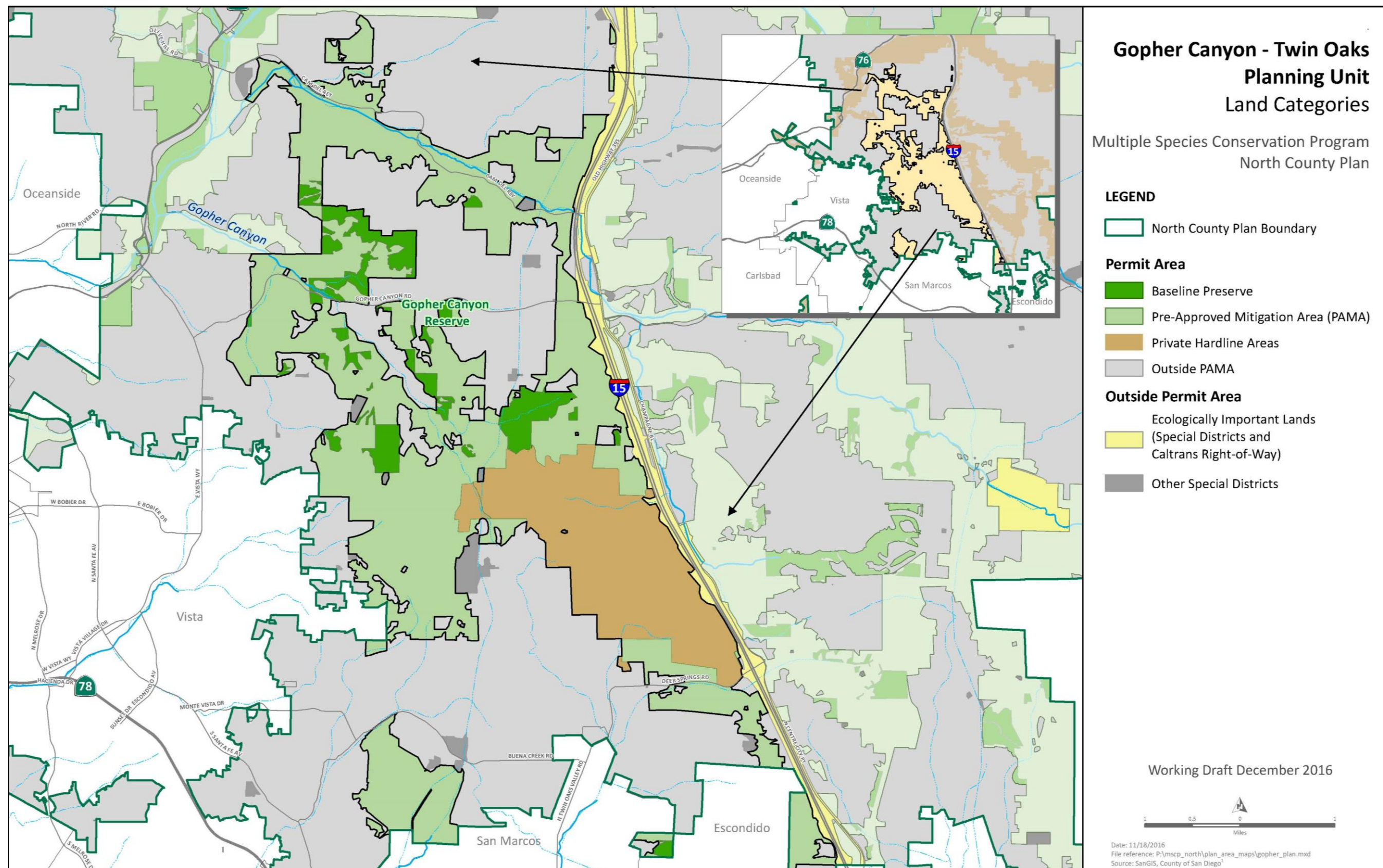
Planning Unit Description

Topography within this Planning Unit features creek canyons and generally hilly terrain. This area includes portions of the San Marcos Mountains and the Merriam Mountains. Elevation ranges from approximately 140 feet to over 1,700 feet above sea level. Most of this area lies within the San Luis Rey watershed; the southernmost portion lies within the Carlsbad watershed. The lower reaches of Moosa Canyon and Gopher Canyon creek, tributaries to the San Luis Rey River, are located within this Planning Unit.

Approximately 70% percent of this Planning Unit features scrub and chaparral vegetation communities. This Planning Unit is notable because it features a unique combination of vegetation that is associated with unusual soil types, including gabbro, typical granitic and some metavolcanic rock that support rare plants, and coastal mountains with elevations that peak above 1,550 to 1,725 feet.

As of 2016, Covered Species that have been reported to occur within this Planning Unit, or within the vicinity, are:

- Southwestern pond turtle (South Fork of Gopher Canyon)
- Coastal California gnatcatcher (scrub vegetation community)
- San Diego thornmint (Palisades Estates Open Space)



Gopher Canyon – Twin Oaks Planning Unit - Land Categories

PU-7 Coastal-Harmony Grove

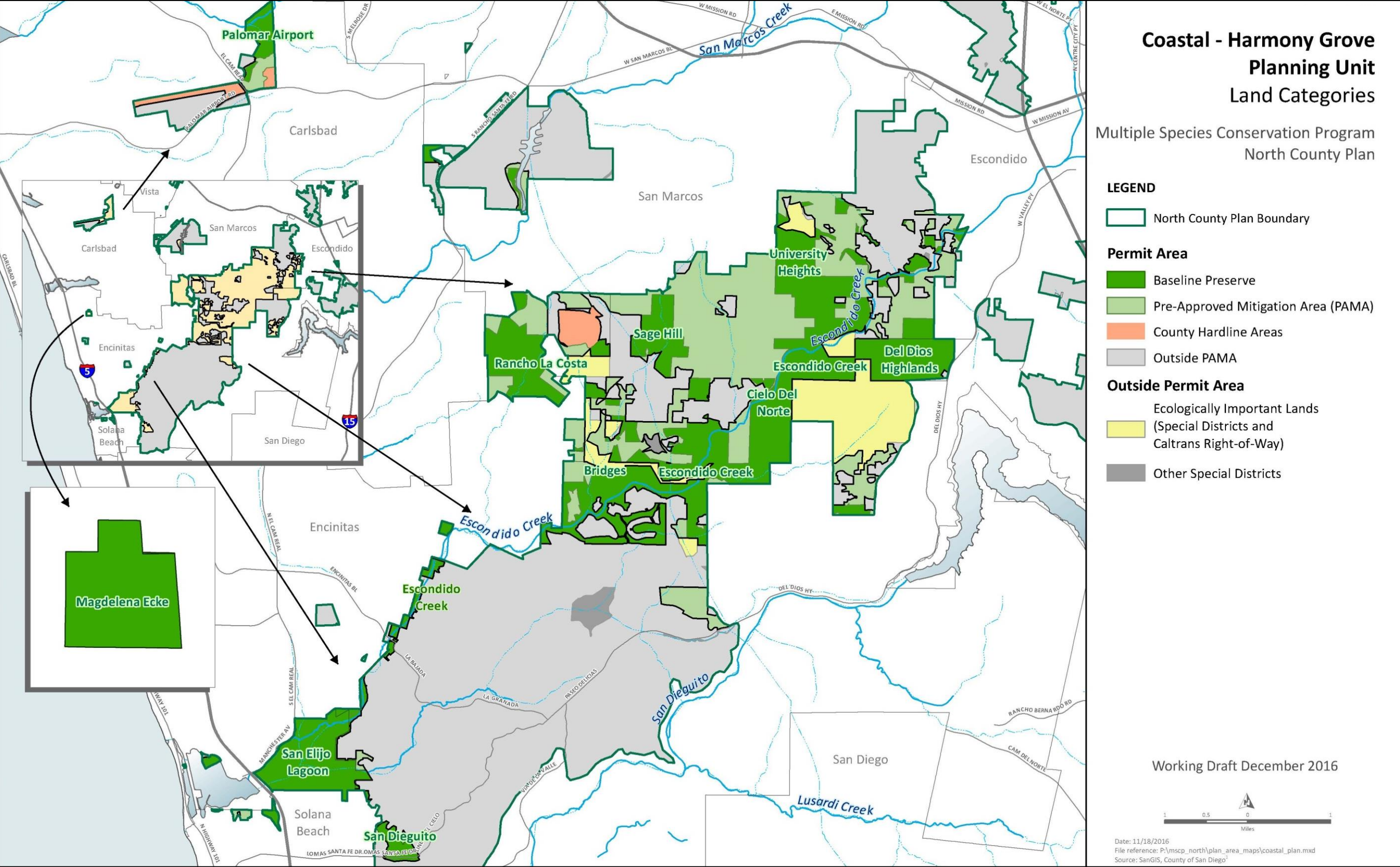
Planning Unit Description

Topography within the Coastal-Harmony Grove Planning Unit is generally lower elevation hills, with elevation ranging from sea level at San Elijo Lagoon in the coastal subarea to over 1,700 feet above sea level in the inland subarea. The majority of this Planning Unit lies within the Carlsbad watershed; small areas to the south lie within the San Dieguito watershed. Escondido Creek extends through this Planning Unit, emptying into San Elijo Lagoon.

Within northwest San Diego County, the Harmony Grove subarea features the second largest intact area of coastal sage scrub located close to the coast; the first largest intact area is located on Camp Pendleton. This Planning Unit features the only southern maritime chaparral in the Permit Area, which occurs within conserved areas of San Dieguito County Park. The vegetation within this Planning Unit is also influenced by the presence of metavolcanic and metasedimentary rock, both of which support rare plants with limited distributions. Riparian and other wetland habitats occur along Escondido Creek and at San Elijo Lagoon.

As of 2016, Covered Species that have been reported to occur within this Planning Unit are:

- Harbison's dun skipper (Sage Hill County Preserve)
- Western spadefoot toad (Del Dios Highlands County Preserve)
- Southwestern pond turtle (Escondido Creek County Preserve and privately owned Bridges Preserve)
- Coastal California gnatcatcher (Sage Hill, Del Dios Highlands, and Escondido Creek County Preserves; and San Elijo Lagoon Ecological Reserve)
- Del Mar manzanita (San Elijo Lagoon Ecological Reserve)
- Encinitas baccharis (San Dieguito County Park, Del Dios Highlands County Preserve, and privately owned Bridges Preserve and TECC property)
- Engelmann oak (Del Dios Highlands County Preserve)
- San Diego thornmint (Oaks North)



Coastal – Harmony Grove Planning Unit - Land Categories

PU-8 Ramona

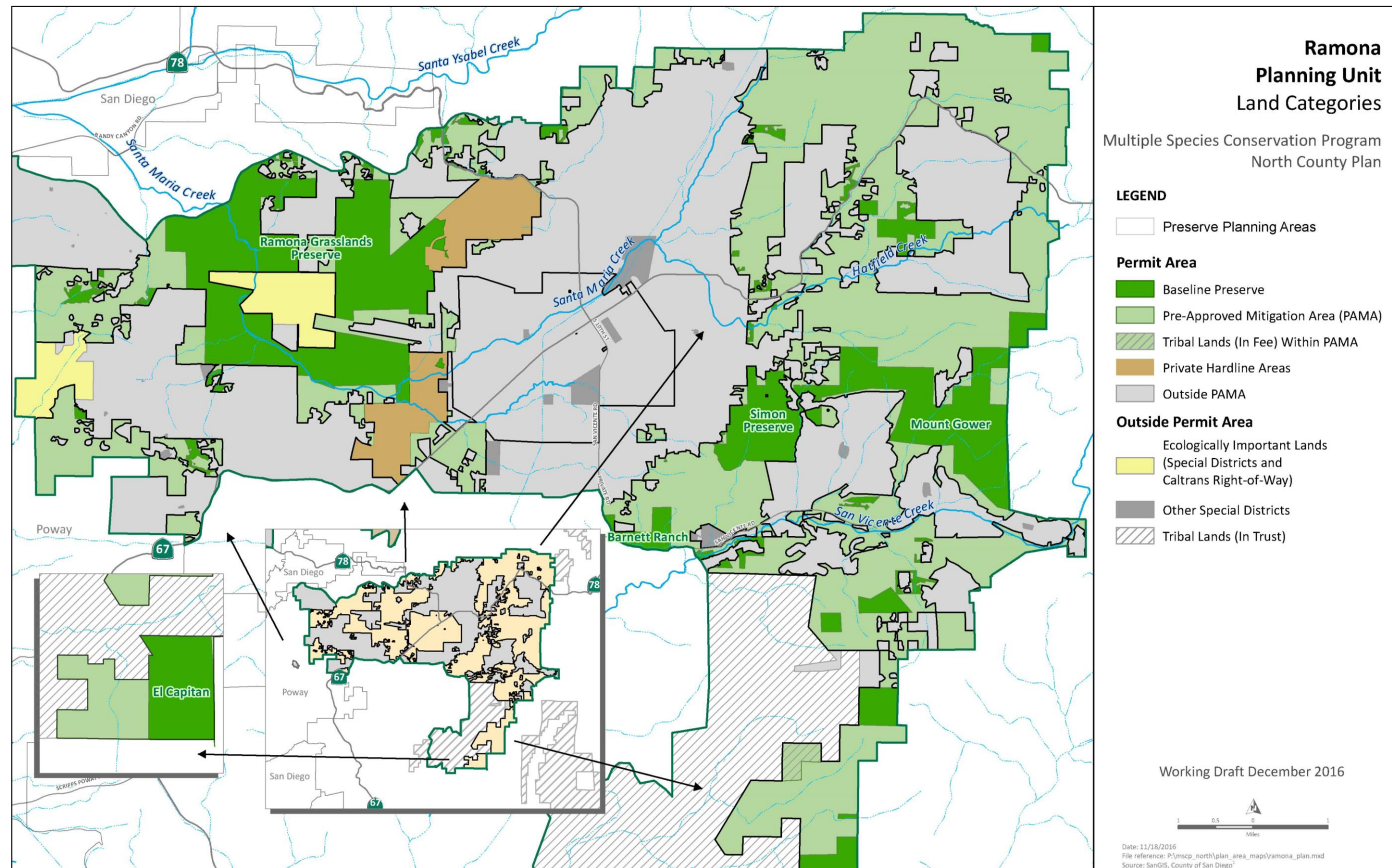
Planning Unit Description

Topography within the Ramona Planning Unit is varied. The elevation ranges from approximately 770 feet to over 3,000 feet above sea level. Most of the western subarea is gentle terrain featuring a vast expanse of grasslands; the westernmost portion features steeper terrain near Mt. Woodson. The eastern subarea features more rugged terrain and Mt. Gower. The northern portion of this Planning Unit lies within the San Dieguito watershed and the southern portion lies within the San Diego watershed. Santa Maria Creek, the primary watercourse in this area, transects the northern portion. San Vicente Creek crosses the southern portion, though only small segments are located within the PAMA.

Similar to other Planning Units, scrub and chaparral are the predominant vegetation communities. This Planning Unit is notable because it features one of only two expanses of grasslands within all of the Planning Units. This area is also important due to the presence of vernal pools and alkali playas within conserved lands and the PAMA (there are also vernal pools remaining in the downtown Ramona area, located outside of PAMA, which are lower quality due to surrounding development).

As of 2016, Covered Species that have been reported to occur within this Planning Unit are:

- Harbison's dun skipper (privately owned Montecito open space)
- Riverside fairy shrimp (vernal pool near County Ramona Airport property)
- San Diego fairy shrimp (vernal pools within Ramona Grasslands County Preserve, County Ramona Airport property, privately owned Montecito open space, and Cumming Ranch properties)
- Arroyo toad (Santa Maria Creek and Ramona Grasslands County Preserve)
- Western spadefoot toad (Santa Maria Creek and Ramona Grasslands County Preserve)
- Golden eagle (Ramona Grasslands County Preserve)
- Tricolored blackbird (Ramona Grasslands County Preserve)
- Western burrowing owl (Ramona Grasslands County Preserve)
- Stephens' kangaroo rat (Ramona Grasslands County Preserve)
- Engelmann oak (Mt. Gower, Ramona Grasslands, and Simon County Preserves)
- San Diego button celery (Vernal pool on privately owned conserved land in downtown Ramona)
- San Diego thornmint (Ramona Grasslands and Simon County Preserves)
- Spreading navarretia (Vernal pool on privately owned Cumming Ranch)



Ramona Planning Unit - Land Categories

