

SOURCE: SCHMIDT DESIGN 2016

FIGURE 8
Park and Trail Plan

Newland Sierra Project Draft On-Site Conceptual Resource Management Plan

On-Site Conceptual Resource Management Plan for the Newland Sierra Project

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On-Site Conceptual Resource Management Plan for the Newland Sierra Project

5 MANAGEMENT CONSTRAINTS

This CRMP has been written to satisfy the requirements of the County and attempts to identify possible issues in the future; however, unforeseeable changes may occur that are out of the control of the resource manager. For example, changes in rainfall patterns may affect the populations of sensitive plant and animal species within the Open Space Preserve. Likewise, changes in other environmental factors such as air pollution, hazardous waste runoff, and erosion could have detrimental effects on the habitat within the management areas. An adaptive management approach will be taken to provide the flexibility to address unforeseen conditions.

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APPENDIX M

Off-Site Conceptual Resource Management Plan

OFF-SITE CONCEPTUAL RESOURCE MANAGEMENT PLAN
for the
Newland Sierra Project
San Diego County, California

Prepared For:

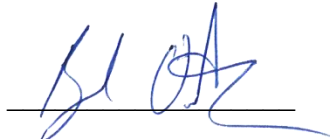
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JUNE 2017

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Off-Site Conceptual Resource Management Plan for the Newland Sierra Project

1 INTRODUCTION

This off-site Conceptual Resource Management Plan (CRMP) was prepared for the proposed Newland Sierra Project (project) in accordance with the mitigation requirements identified in the Biological Resources Report for the Newland Sierra Project (Dudek 2016). This document is consistent with the format and content requirements of the County of San Diego Report Format and Content Requirements – Biological Resources (County of San Diego 2010a). This CRMP covers the management of the habitats within the off-site Open Space Preserve lands.

Approximately 1,209.1 acres of chaparral, riparian, and non-native communities is proposed as on-site open space and approximately 211.8 acres of Diegan coastal sage scrub, chamise chaparral, valley needlegrass grassland, non-native grassland, Engelmann oak woodland, eucalyptus woodland, southern sycamore-alder riparian woodland, disturbed habitat, and urban/developed is proposed as off-site open space as part of the mitigation for the proposed project. This CRMP includes a description of management tasks for the off-site open space. The on-site mitigation area is covered under a separate CRMP.

1.1 Purpose of Biological Resources Management Plan

The purpose of this RMP is to provide guidance to ensure preservation and long-term management of the off-site Open Space Preserve. The objectives of this RMP are as follows:

1. Guide management of vegetation communities/habitats, plant and animal species, cultural resources, and programs described herein to protect and, where appropriate, enhance biological and cultural values
2. Serve as a descriptive inventory of vegetation communities, habitats, and plant and animal species that occur on or use this property
3. Serve as a descriptive inventory of archaeological and/or historic resources that occur on this property
4. Establish the baseline conditions from which adaptive management will be determined and success will be measured
5. Provide an overview of the operation, maintenance, administrative, and personnel requirements to implement management goals and serve as a budget planning aid

The details of this CRMP may be modified when the Final RMP is prepared and submitted to the County of San Diego (County) for approval. The County will review the Final RMP to ensure that it meets the specified purpose and objectives.

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A resource analysis is provided in the Biological Resources Report for the proposed project (Dudek 2016). This report includes (1) a description of the existing biological resources on the project Site, including vegetation communities and land covers, jurisdictional resources, plants, wildlife, and wildlife corridors; (2) a discussion of the potential impacts to biological resources that would result from development of the property and the biological significance of these impacts in the context of federal, state, and local laws and policies; and (3) recommended mitigation measures for reducing identified significant impacts to biological and cultural resources to less than significant. Mitigation recommendations follow federal, state, and local rules and regulations, including the California Environmental Quality Act (CEQA), the County's Guidelines for Determining Significance and Report Format and Content Requirements (County of San Diego 2010b), and the County's Resource Protection Ordinance (County of San Diego 2007).

1.1.1 Conditions and/or Mitigation Measures that Require an RMP

A CRMP is required for projects in the County of San Diego when a planned project proposes open space preservation that would significantly benefit from active management and/or monitoring of biological and/or cultural resources. A CRMP is always required when a project proposes open space totaling more than 50 acres or more, regardless of the presence or absence of sensitive species. In the case of the Newland Sierra Open Space Preserve, both of these parameters apply.

The details of this off-site CRMP may be modified when the Final RMP is prepared and submitted to the County for approval. The County will review the Final RMP to ensure that it meets the specified Purpose and Objectives.

The project would impact approximately 776.6 acres of vegetation communities and land covers, of which impacts to 758.5 acres require mitigation. Additionally, are permanent off-site direct impacts to 47.5 acres (Option A), including 5.7 acres that require mitigation. Table 1 shows the impacts and required mitigation based on the County's mitigation ratios (County of San Diego 2010b, Table 5). A total of 496.1 acres of comparable habitat is required to meet the mitigation requirement. The project proposes to meet this mitigation obligation through the preservation of 1,209.1 acres within the proposed on-site and an additional 211.8 acres in the off-site Open Space Preserve.

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Table 1
Summary of Permanent Impacts, Mitigation, and Open Space for
Vegetation Communities and Jurisdictional Areas (Acres)

Habitat Types/Vegetation Communities	On-Site Existing Acreage	Total On-Site Impacts ¹	Total Off-Site Impacts ²	Mitigation Ratio	Mitigation Required	On-Site Open Space ³	Off-Site Mitigation Area	Mitigation Excess/ (Deficit)
<i>Coastal Scrub</i>								
Diegan coastal sage scrub (including disturbed)*	68.2	45.6	0.5	2:1	92.2	22.6	106.4	36.8
Coastal sage scrub – Baccharis dominated (including disturbed)	2.0	1.5	—	2:1	3.0	0.5	—	(2.5)
Flat-topped buckwheat – disturbed*	1.7	0	—	2:1	0	1.7	—	1.7
Coastal sage – chaparral transition*	7.8	7.4	1.7	2:1	18.2	0.4	—	(17.8)
<i>Subtotal</i>	<i>79.7</i>	<i>54.5</i>	<i>2.2</i>	<i>n/a</i>	<i>113</i>	<i>25.2</i>	<i>106.4</i>	<i>18.2</i>
<i>Chaparral</i>								
Chamise chaparral ^{4*}	—	—	—	—	—	—	19.7	19.7
Granitic southern mixed chaparral (including disturbed)*	1,700.7	626.9	6.3	0.5:1	316.6	1,073.8	—	757.2
Mafic southern mixed chaparral*	58.8	0.8	—	3:1	2.4	58.0	—	55.6
Scrub oak chaparral*	44.3	39.2	—	0.5:1	19.6	5.1	—	(14.5)
<i>Subtotal</i>	<i>1,803.8</i>	<i>666.9</i>	<i>6.3</i>	<i>n/a</i>	<i>338.3</i>	<i>1,136.9</i>	<i>19.7</i>	<i>818.0</i>
<i>Woodland</i>								
Coast live oak woodland*	9.1	6.5	2.8	3:1	27.9	2.6	—	(25.3)
Engelmann Oak Woodland - Open ^{4*}	—	—	—	n/a	—	—	29.0	29.0
<i>Subtotal</i>	<i>9.1</i>	<i>6.5</i>	<i>2.8</i>	<i>n/a</i>	<i>26.1</i>	<i>2.6</i>	<i>29.0</i>	<i>3.7</i>
<i>Riparian</i>								
Freshwater marsh*	0.1	—	—	3:1	—	0.1	—	0.1
Southern coast live oak riparian forest*	5.2	1.9	0.8	3:1	8.1	3.3	—	(4.8)
Mulefat scrub*	0.2	0.1	0.03	3:1	0.4	0.1	—	(0.3)
Southern sycamore-alder riparian woodland ⁴	—	—	—	—	—	—	7.9	7.9
Southern willow scrub*	2.5	0.1	0.5	3:1	1.8	2.4	—	0.6
Southern willow scrub/tamarisk scrub*	0.3	—	—	3:1	—	0.3	—	0.3
Arundo-dominated	—	—	0.1	3:1	0.3	—	—	(0.3)

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Table 1
Summary of Permanent Impacts, Mitigation, and Open Space for
Vegetation Communities and Jurisdictional Areas (Acres)

Habitat Types/Vegetation Communities	On-Site Existing Acreage	Total On-Site Impacts ¹	Total Off-Site Impacts ²	Mitigation Ratio	Mitigation Required	On-Site Open Space ³	Off-Site Mitigation Area	Mitigation Excess/ (Deficit)
riparian								
<i>Subtotal</i>	8.3	2.1	1.4	n/a	10.3	6.2	7.9	3.5
<i>Grassland</i>								
Valley needlegrass grassland ^{4*}	—	—	—	—	—	—	8.5	8.5
Non-native grassland*	16.1	15.3	2.6	0.5:1	9.0	0.8	33.8	25.7
<i>Subtotal</i>	16.1	15.3	2.6	n/a	9.0	0.8	42.3	34.2
<i>Non-native Communities and Land Covers</i>								
Agriculture	—	—	2.0	None	—	—	—	(2.0)
Eucalyptus woodland	0.5	—	2.0	None	—	0.5	3.2	1.7
Intensive agriculture	<0.0	<0.0	1.4	None	—	—	—	(1.4)
Extensive agriculture	—	—	4.5	None	—	—	—	(4.5)
Orchard and vineyards	2.0	1.0	1.9	None	—	1.0	—	(1.9)
Urban/developed	9.2	9.2	40.8	None	—	—	0.1	(49.9)
Disturbed habitat	57.0	21.0	5.1	None	—	36.0	3.3	13.2
Non-native woodland	—	—	0.2	None	—	—	—	(0.2)
<i>Subtotal</i>	68.7	31.2	57.9	—	0	37.5	6.6	(35.5)
Total¹	1,985.6	776.6	71.7	n/a	497.3	1,209.1	211.8	923.6
<i>Other</i>								
RPO wetland buffer ⁵	30.2	8.7	3.9	n/a	n/a	n/a	—	n/a
Oak Root Zone ⁵	32.9	11.2	8.4	3:1	58.8	21.7	16.8	-2.1
Non-wetland waters (ephemeral and intermittent) ⁵	5.33	1.41	0.16	1:1	1.59	3.92	—	n/a

¹ Totals may not add due to rounding.

² This includes impacts for Deer Springs Road Option B and all other off-site impacts.

³ The open space acreage includes the on-site temporary impacts since they would be restored and conserved in permanent open space.

⁴ These communities occur in the off-site Ramona mitigation site.

⁵ These features are overlays to the vegetation community layer and are not counted toward the total existing acreage.

* Considered special-status by the County (2010b).

3:1 for riparian areas includes a 1:1 creation and 2:1 enhancement requirement.

1.1.2 Agency Review and Coordination

This document was written in collaboration with the County of San Diego and Newland Sierra LLC. The management of the off-site open space, as detailed in this CRMP, does not interfere with mitigation and monitoring requirements mandated by the California Department of Fish and Wildlife (CDFW), the U.S. Fish and Wildlife Service (USFWS), the U.S. Army Corps of

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Engineers (ACOE), the Regional Water Quality Control Board (RWQCB), or by any other permitting agency.

1.2 Implementation

1.2.1 Resource Manager Qualifications and Responsible Parties

A resource manager must be designated to be responsible for the long-term management and maintenance of the off-site Open Space Preserve. The resource manager will be one of the following:

- Conservancy group
- Natural resource land manager (e.g., Center for Natural Lands Management, San Diego Habitat Conservancy)
- Natural resource consultant
- County Department of Park and Recreation (DPR)
- County Department of Public Works
- Federal or state wildlife agency (USFWS, CDFW)
- Federal land manager, such as Bureau of Land Management (BLM)
- City Land Managers, including but not limited to Departments of Public Utilities, DPR, and Environmental Services

If the developer desires DPR to manage the land, the following criteria must be met:

- The land must be located inside a Pre-Approved Mitigation Area or proposed Pre-Approved Mitigation Area, or otherwise deemed acceptable by DPR.
- The land must allow for public access.
- The land must allow for passive recreational opportunities such as a trails system.

The resource manager will be approved in writing by the Director of Planning & Development Services, the Director of Public Works, or the DPR, depending on the resource manager. Any change in the designated resource manager will also be approved in writing by the approving director. Appropriate qualifications for the resource manager include the following:

- Ability to carry out habitat monitoring or mitigation activities.
- Fiscal stability including preparation of an operational budget (using an appropriate analysis technique) for the management of this CRMP.

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- Have at least one staff member with a biological, ecological, or wildlife management degree from an accredited college or university, or have a Memorandum of Understanding (MOU) with a qualified person with such a degree.
- If cultural sites are present, have a cultural resource professional on staff or an MOU with a cultural consultant.
- Experience with habitat and cultural resource management in southern California.

Potential entities identified as providing the labor under the direction of the resource manager for the Open Space Preserve include the Center of Natural Lands Management, Habitat Restoration Sciences Inc., or Habitat West.

Proposed Land Owner

Fee title of separate open space lots may be held by the land/resource manager or another appropriate land owner (e.g., land trust, conservancy, or public agency), depending on the particular circumstance.

Currently, the land is slated to be owned by a state or federal agency or non-profit corporation. Depending on the circumstances, the applicant may find an alternative fee title holder such as a state or federal agency or non-profit corporation.

Proposed Easement Holder

If the land is transferred in fee title to a non-governmental entity, a Biological Open Space Easement or Conservation Easement must be recorded. This easement should be dedicated to the County, but it may also include other appropriate agencies as a grantee or third-party beneficiary. If the title to the land is transferred to the County or other public conservation entity, no easement is necessary.

Restoration Entity

Management responsibility for the revegetation/restoration area will remain with the restoration entity until restoration/revegetation has been completed. Upon County/agency acceptance of the revegetated/restored area, management responsibility for the revegetation/restoration area will be transferred to the resource manager.

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1.2.2 Financial Responsibility and Mechanism

Acceptable financial mechanisms include the following:

- **Special District.** Formation of a Lighting and Landscape District or Zone or Community Facility District as determined appropriate by the Director of the Department of Planning & Development Services, Director of Public Works, or DPR
- **Endowment.** A one-time, non-wasting endowment, which is tied to the property and intended to be used by the resource manager to implement the RMP
- **Alternatives.** Other acceptable types of mechanisms including annual fees to be approved by the Director of Planning & Development Services, Director of Public Works, or DPR
- **Transfer.** Transfer of ownership to existing entity for management

The project applicant is responsible for all RMP funding requirements, including direct funds to support the RMP start-up tasks and an ongoing funding source for annual tasks, which is tied to the property to fund long-term RMP implementation. Start-up tasks include sign installation around the off-site Open Space Preserve (where appropriate), fencing at select locations in the Open Space Preserve, and database compilation. Long-term tasks involve the management and maintenance of the Open Space Preserve in perpetuity, including habitat monitoring and mapping, exotic species control (if needed), and general monitoring and reporting. These habitat management tasks commence immediately upon initiation of long-term management by the resource manager.

1.2.3 Conceptual Cost Estimate

An initial Property Analysis Record (PAR) will be prepared based on the biological resource management tasks identified in this RMP once the off-site preservation area is identified. Table 2 includes the biological resource management tasks that are planned for the Open Space Preserve. A final PAR and cost estimate will be prepared for the Open Space Preserve when a resource manager has been selected and approved by the County.

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Table 2
Biological Resource Management Tasks

Check if Applies	Tasks	Frequency (times per year)	Hours Required Per Year
<i>Biological Tasks</i>			
	Baseline inventory of resources (if original inventory is over 5 years old)		
✓	Update biological mapping	Once every 5 years	1.6 (8 hours every 5 years)
✓	Update aerial photography	Once every 5 years	Based on PAR
✓	Removal of invasive species	As needed	18
✓	Predator control	As needed	5
✓	Habitat restoration/installation	TBD	
✓	Habitat restoration/monitoring and management	TBD	
	Poaching control		
✓	Species surveys	TBD	
	Species management		
	Noise management, if required		
	For lands within the MSCP and outside PAMA, consult Table 3-5 of the MSCP Plan for required biological resource monitoring		
✓	Monitoring visits	Quarterly	16
<i>Operations, Maintenance, and Administration Tasks</i>			
✓	Establish and maintain database and analysis of data	Annually	4
✓	Write and submit annual report to County	Annually	12
✓	Review fees for County review of annual report	Annually	Based on PAR
✓	Review and, if necessary, update Management Plan	Every 5 years	4 (20 hours every 5 years)
✓	Construct permanent signs	One time	40
✓	Replace signs	As needed, estimate 2 signs per year	6
✓	Construct permanent fencing/gates	One time	40
✓	Maintain permanent fencing/gates	As needed, estimate 100 feet per year	8
✓	Remove trash and debris	Quarterly	30
✓	Coordinate with Department of Environmental Health (DEH) and Sheriff	As needed	6
	Maintain access road		
	Install stormwater BMPs		
	Maintain stormwater BMPs		
	Restore built structure		
	Maintain built structure		

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Table 2
Biological Resource Management Tasks

Check if Applies	Tasks	Frequency (times per year)	Hours Required Per Year
	Maintain regular office hours		
	Inspect and service heavy equipment and vehicles		
	Inspect and repair buildings, residences, and structures		
	Inspect and maintain fuel tanks		
	Coordinate with utility providers and easement holders (there are other easement holders)		
	Manage hydrology (as required)		
✓	Coordinate with law enforcement and emergency services (e.g., fire)	Annually	4
✓	Coordinate with adjacent land managers	As needed	4
✓	Remove graffiti and repair vandalism	As needed	8
<i>Public Use Tasks</i>			
	Construct trail(s)		
	Monitor, maintain/repair trails (unless a trail easement has been granted to the County)		
✓	Control public access	Quarterly	8
✓	Provide ranger patrol	Quarterly	This task is combined with the "Monitoring visits" task
	Manage fishing and/or hunting program (if one is allowed)		
	Provide Neighbor Education – Community Partnership		
	If HOA is funding management, provide annual presentation to HOA		
	Coordinate volunteer services		
	Provide emergency services access/response planning		
<i>Fire Management Tasks</i>			
✓	Coordinate with applicable fire agencies and access (gate keys, etc.) for these agencies	Annually	2
	Plan fire evacuation for public use areas		
✓	Protect areas with high biological importance	Every 5 years	8
	Hand-clear vegetation		
	Mow vegetation		
<i>Post-Fire Tasks</i>			
✓	Control post-fire erosion	Every 15 years	Assumes lump sum budget of \$7,500 every 15 years

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Table 2
Biological Resource Management Tasks

Check if Applies	Tasks	Frequency (times per year)	Hours Required Per Year
✓	Remove post-fire sediment	Every 15 years	Included with erosion task
✓	Reseed after fire	Every 15 years	Assumes that there will be a fire every 15 years that will require a response that may include 3 acres of revegetation every 15 years (\$7,500 lump sum)
✓	Replant after fire	Every 15 years	Included with reseed after fire

MSCP = Multiple Species Conservation Program; PAMA = Pre-Approved Mitigation Area; DEH = Department of Environmental Health; BMP = best management practice; HOA = Homeowner's Association

1.2.4 Reporting Requirements

An RMP Annual Report will be submitted to the County (and resource agencies, as applicable), along with the submittal fee to cover County staff review time. The annual report will discuss the previous year's management and monitoring activities, as well as management/monitoring activities anticipated in the upcoming year.

The annual report will 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 will include a summary of changes from baseline or previous year conditions for species and habitats and address any monitoring and management limitations, including weather (e.g., drought). The report will also address any management (changes) resulting from previous monitoring results and provide methods for measuring the success of adaptive management.

For new sensitive species observations or significant changes to previously reported species, the annual report will include copies of completed California Natural Diversity Database forms with evidence that they have been submitted to the state. The report will also include copies of invasive plant species forms submitted to the state or County.

A fee will be collected by Planning & Development Services upon submittal of the annual report for staff's review time. The RMP may also be subject to an ongoing deposit account for staff to

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address management challenges as they arise. Deposit accounts, if applicable, are replenished to a defined level as necessary.

1.2.5 RMP Agreement

The County will require an agreement with the applicant when an RMP is required. The RMP Agreement will be executed when the County accepts the Final RMP. The agreement will obligate the applicant to implement the RMP and provide a source of funding to pay the cost to implement the RMP in perpetuity. The agreement will also provide a mechanism for the funds to be transferred to the County if the resource manager fails to meet the goals of the RMP.

The agreement will specify that RMP funding or funding mechanism be established prior to construction or use of the property in reliance on the permit.

1.3 Limitations and Constraints

Specific internal or external management constraints that may affect meeting RMP goals have not been identified for this CRMP. Examples of potential constraints that may be applicable include the following:

- Environmental factors such as the influence of local water availability (either surface or subsurface waters), introduction or spread of non-native species, presence of threatened or endangered species, fire, flood, drought, erosion, air pollution, and hazardous waste materials.
- Legal, political, or social factors that influence or mandate certain types of management; special permitting requirements (e.g., ACOE, USFWS, archeological sites); County ordinances (e.g., nuisance abatement); MOUs; or other special agreements with private or public entities, water, timber, or mineral rights for the area.
- Financial factors such as the source of funding to be used for operation and maintenance, personnel requirements, and overall management of the area (fund source may dictate management direction).

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2 PROPERTY DESCRIPTION

2.1 Location

The off-site mitigation site is located in Ramona, California (Figure 1) and is situated within the Pre-Approved Mitigation Area (PAMA) of the draft North County Multiple Species Conservation Program (Figure 2).

The site (Assessor's Parcel Number 286-041-04) is situated in Township 13 South, Range 2 East, and Section 3 of the U.S. Geological Service 7.5-minute series topographic Ramona quadrangle map (Figure 2). The mitigation site is located approximately 5 miles east of the community of Ramona, and approximately 3.5 miles south of Sutherland Reservoir. State Route 78 runs along the southern boundary of the site, where there is a gate to access the site.

2.2 Environmental Setting

The site is situated on the western side of Whale Mountain near the community of Ramona. It is topographically diverse, with ridgelines and steep slopes dominated by scrub and chaparral vegetation to low-sloped Engelmann oak savannah grasslands and sycamore riparian woodland drainages. Granitic boulder outcrops occur throughout the site. The elevation ranges from approximately 2,540 feet above mean sea level to 3,040 feet above mean sea level. The site provides for connectivity between segments of the Cleveland National Forest, located approximately 2 miles to the east and west, and San Diego County Parks land, located approximately 3 miles to the north and south.

The soils onsite include Cienega coarse sandy loam, 5 to 15 percent slopes, eroded; Cienega very rocky coarse sandy loam, 30 to 75 percent slopes; Fallbrook sandy loam, 15 to 30 percent slopes, eroded; Fallbrook sandy loam, 5 to 9 percent slopes; Fallbrook sandy loam, 9 to 15 percent slopes, eroded; Las Posas fine sandy loam, 5 to 9 percent slopes; loamy alluvial land; and Vista coarse sandy loam, 9 to 15 percent slopes.

The proposed project is located within the unincorporated portion of the County of San Diego within the Draft North County Multiple Species Conservation Program (NCMSCP) area in a Pre-Approved Mitigation Area (PAMA)-designated area.

2.3 Land Use

The site is currently undeveloped. It is situated in a key natural gap in the adjacent agricultural (ranches, poultry farms) landscape amid cattle ranch lands and open space. There is a fire station along the south side of the site.

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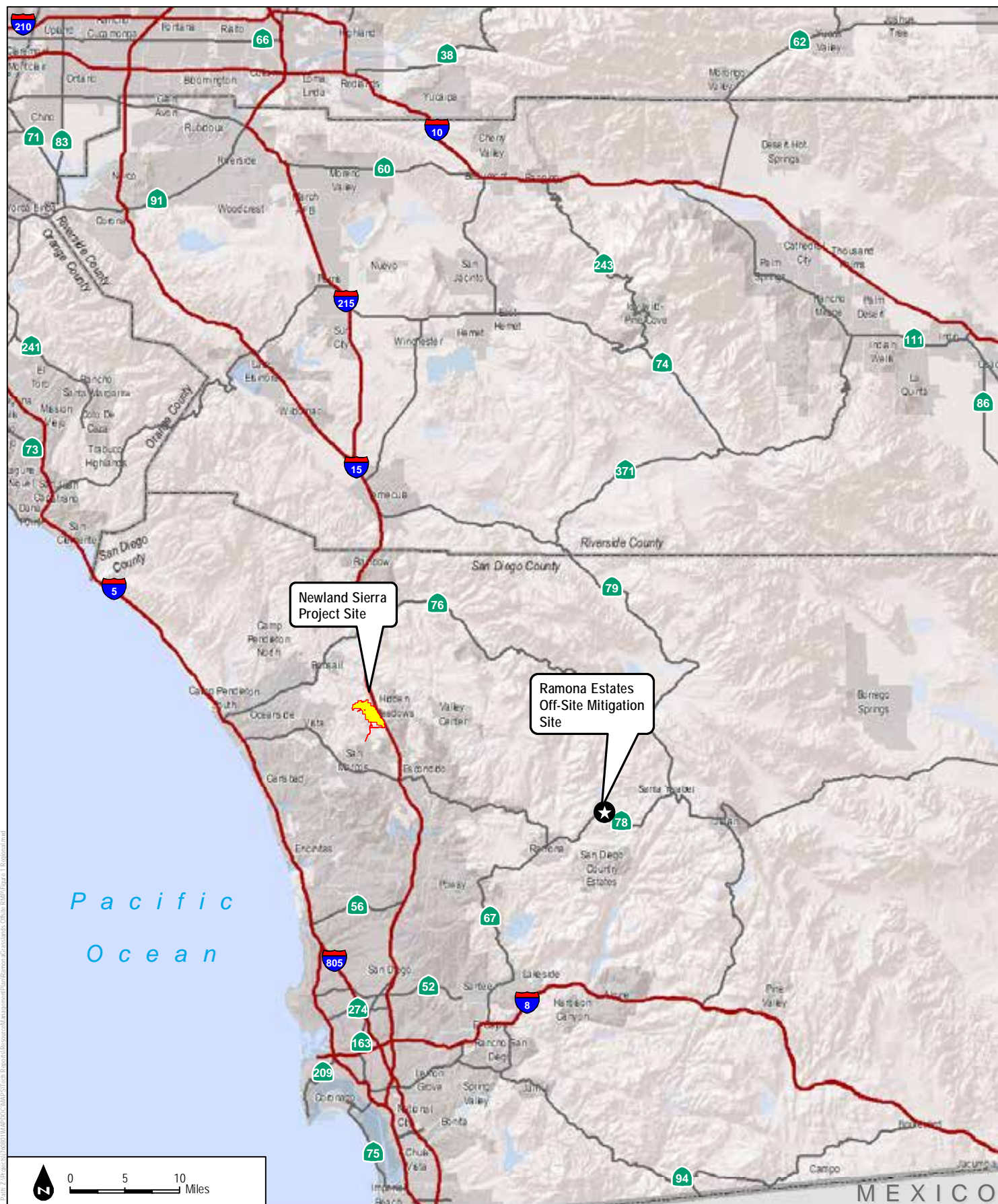


FIGURE 1
Regional Map

SOURCE: Shaded Relief

Newland Sierra Project Draft Off-Site Conceptual Resource Management Plan

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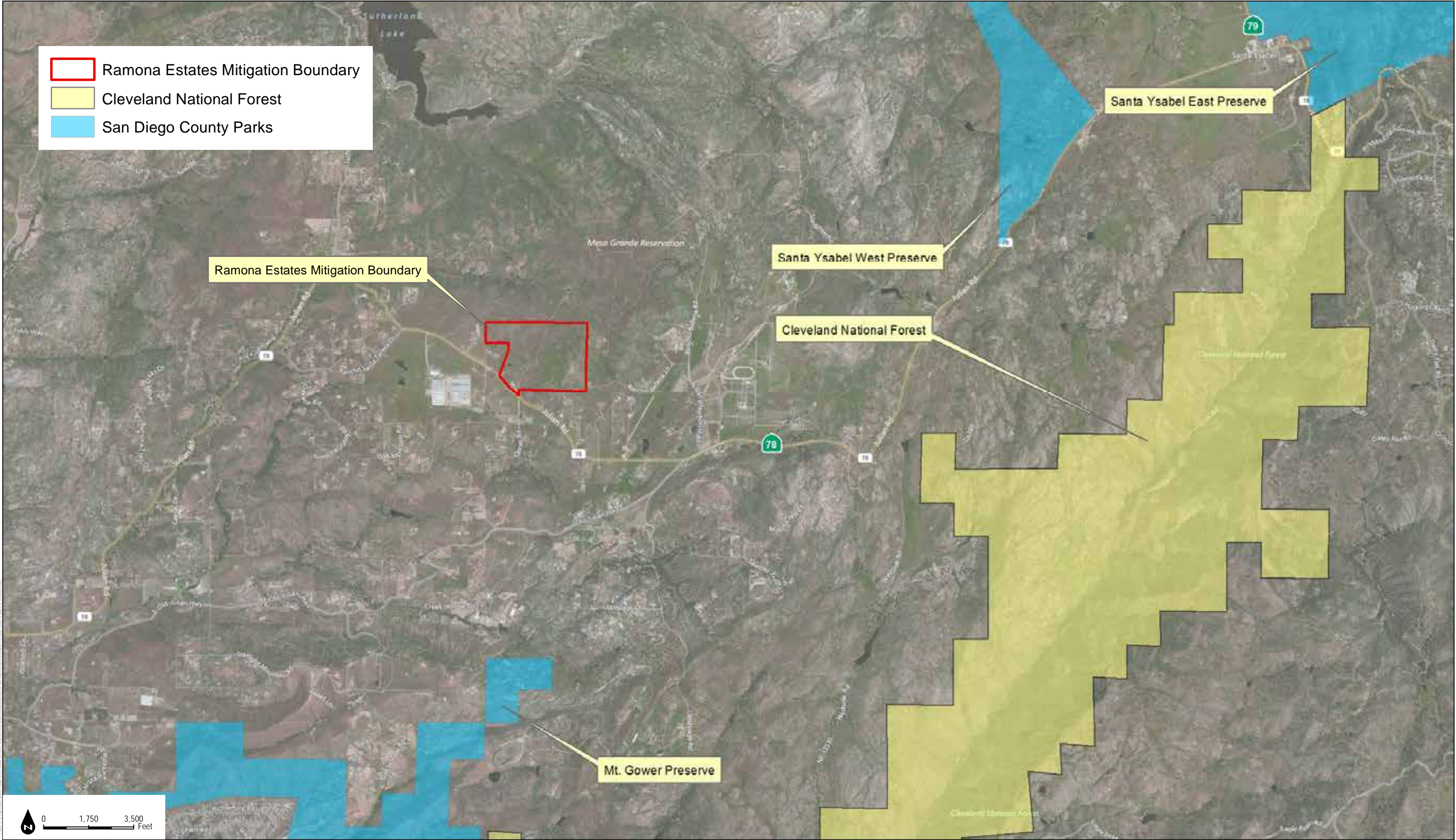


FIGURE 2
Vicinity Map

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3 BIOLOGICAL RESOURCES DESCRIPTION

This section is based on the biological data collected for the proposed mitigation site. Field surveys were conducted at this property in 1993 by PSBS and in 1990 and 1996 by Merkel & Associates (Merkel & Associates 1999). The vegetation communities were updated by Dudek biologist Erin Bergman and a general wildlife habitat assessment was conducted by Dudek biologist Brock Ortega in December 2016.

3.1 Vegetation Communities/Habitat Types

Nine vegetation communities and land cover types were identified within the Off-Site Open Space Preserve. The vegetation communities and acreages within this site are summarized in Table 3 and shown in Figure 3. Vegetation community classifications follow Oberbauer et al. (2008), which is revised from Holland (1986) specifically for San Diego County.

Table 3
Vegetation Communities and Land Cover Types

Vegetation Community / Land Cover Type	Code	Acreage
<i>Scrub and Chaparral Communities</i>		
Diegan Coastal Sage Scrub	37200	106.4
Chamise Chaparral	32500	19.7
<i>Subtotal</i>		126.1
<i>Grassland Communities</i>		
Valley Needlegrass Grassland	42110	8.5
Non-Native Grassland	42200	33.8
<i>Subtotal</i>		42.2
<i>Woodland Communities</i>		
Eucalyptus Woodland	79100	3.2
Southern Sycamore-Alder Riparian Woodland	62400	7.9
Open Engelmann Oak Woodland	71181	29.0
<i>Subtotal</i>		40.1
<i>Disturbed or Developed</i>		
Disturbed Habitats	11300	3.3
Urban/Developed	12000	0.1
<i>Subtotal</i>		3.4
Total¹		211.8

¹ Totals may not add due to rounding.

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3.1.1 Scrub and Chaparral Communities

Diegan Coastal Sage Scrub

The majority of the mitigation site consists of Diegan coastal sage scrub. Coastal sage scrub is composed of low, soft-woody subshrubs, many of which are facultative drought-deciduous. Subshrubs in this community typically reach a height of 1 meter. Soils are rich in clay, allowing for longer-term water storage. Coastal sage scrub is a wide-spread community in coastal Southern California.

Characteristic dominant species found within the coastal sage scrub community mitigation site include California sagebrush (*Artemisia californica*), eastern Mojave buckwheat (*Eriogonum fasciculatum* ssp. *fasciculatum*), and white sage (*Salvia apiana*). Less common species within the mitigation site include dove weed (*Croton setiger*), soft brome (*Bromus hordeaceus*), shortpod mustard (*Hirschfeldia incana*), redstem stork's bill (*Erodium cicutarium*), longbeak stork's bill (*Erodium botrys*), black sage (*Salvia mellifera*), deerweed (*Acmispon glaber*), common sandaster (*Corethrogyne filaginifolia*), broom snakeweed (*Gutierrezia sarothrae*), wishbone bush (*Mirabilis laevis*), horehound (*Murrubium vulgare*), Menzies' goldenbush (*Isocoma menziesii*), sawtooth goldenbush (*Hazardia squarrosa*), toyon (*Heteromeles arbutifolia*), hollyleaf redberry (*Rhamnus illicifolia*), California brickellbush (*Brickellia californica*), whiteflower currant (*Ribes indecorum*), caterpillar phacelia (*Phacelia cicutaria*), and chaparral yucca (*Hesperoyucca whipplei*). The shrub layer in this community ranges from a continuous canopy and little understory to a more open canopy with widely spaced shrubs and a well-developed understory.

Approximately 106.4 acres of coastal sage scrub was mapped within the mitigation site.

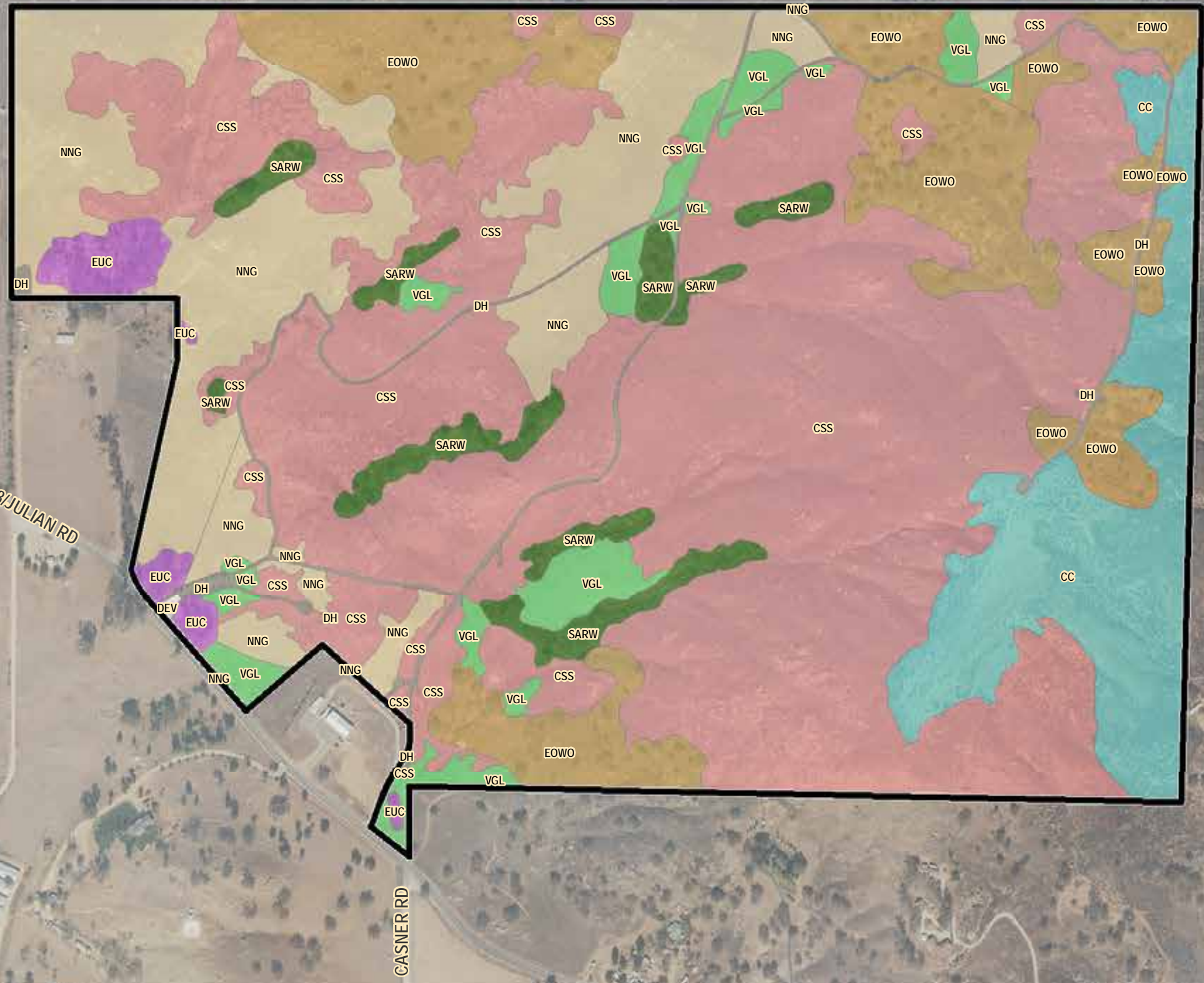
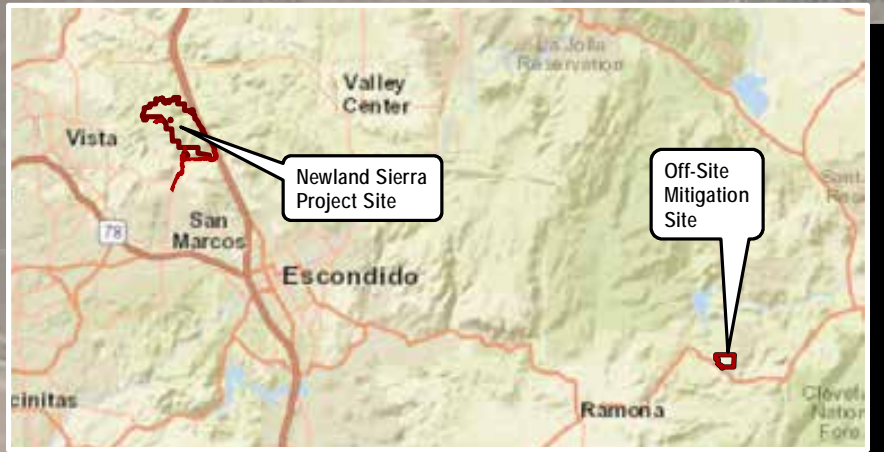
Chamise Chaparral


Chamise chaparral is a vegetation community dominated by chamise (*Adenostoma fasciculatum*). A community of chamise can range anywhere from 1 to 3 meters in height. Within chamise communities other shrub species cover is generally low. Understories of herbaceous plants are less frequent within chamise when compared to coastal sage scrub and other chaparral communities.

Characteristic dominant species found within the chamise community mitigation site include chamise, longbeak stork's bill, redstem stork's bill, and maltese star-thistle (*Centaurea melitensis*) along the edges. Understories of the community consisted mostly of bare ground during the winter season.


Approximately 19.7 acres of chamise chaparral was mapped within the mitigation site.


Document Path: Z:\Projects\760801\WAPDOC\WAPs\Tech Reports\SR\ResourceManagementPlan\RamonaGrasslands Offsite RMP\Figure 3 Off-Site Open Space (veg).mxd





 Off-Site Mitigation Site


Vegetation Communities/Land Covers:


 CC, Chamise Chaparral


 CSS, Diegan Coastal Sage Scrub


 DEV, Urban/Developed


 DH, Disturbed Habitat


 EOWO, Open Engelmann Oak Woodland

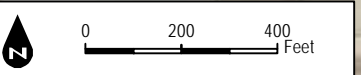
 EUC, Eucalyptus Woodland

 NNG, Non-Native Grassland

 SARW, Southern Sycamore-Alder Riparian Woodland

 VGL, Valley Needlegrass Grassland

 World Shaded Relief



AERIAL SOURCE: SANDAG IMAGERY 2014

FIGURE 3
On-Site Biological Open Space

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3.1.2 Grassland Communities

Valley Needlegrass Grassland

A smaller percentage of the mitigation site is characterized as valley needlegrass grassland, which is an assemblage of native grasses and forbs. Valley needlegrass grassland is mid-height (2 feet) grassland that consists mainly of purple needle grass (*Stipa pulchra*). Native and introduced annuals occur between the perennials; these forbs can typically exceed the bunchgrass in cover.

Within the mitigation site, purple needlegrass dominates the community, comprising more than 70 percent of the community. The mitigation site contains exceedingly intact valley needlegrass grassland. Less commonly occurring species within the mitigation site include western blue-eyed grass (*Sisyrinchium bellum*), soft brome, redstem stork's bill, longbeak stork's bill, eastern Mojave buckwheat, cuman ragweed (*Ambrosia psilostachya*), and deergrass (*Muhlenbergia rigens*).

Approximately 8.5 acres of valley needlegrass grassland was mapped within the mitigation site.

Non-Native Grassland or Annual Grassland

Non-native grassland/annual grassland is dominated by European annual grasses that usually reach up to 0.5 meter in height. This community can be associated with wildflowers but due to disturbance in the soils, it is assumed that annual grasses will dominate in the future on site. Fine-textured clay soils are often associated with annual grasslands.

Characteristic dominant species found within the non-native grassland habitat of the mitigation site include soft brome, shortpod mustard, redstem stork's bill, longbeak stork's bill, ripgut brome (*Bromus diandrus*), and slender oat (*Avena barbata*). Less common species include cuman ragweed and dove weed.

Approximately 33.8 acres of non-native grassland was mapped within the mitigation site.

3.1.3 Woodland Communities

Eucalyptus Woodland

Eucalyptus woodland habitats can be made up of single-species thickets with little or no shrubs in the understory, or can have a well-developed understory. In the majority of eucalyptus woodland communities, species produce dense stands and closed canopies. Eucalyptus will produce a large amount of leaf litter, so few native species grow within eucalyptus canopies.

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Characteristic species found within the eucalyptus woodland of the mitigation site is red gum (*Eucalyptus camaldulensis*).

Approximately 3.2 acre of eucalyptus woodland was mapped within the mitigation site.

Southern Sycamore–Alder Riparian Woodland

Southern sycamore woodland is a tall winter deciduous community that does not form a dense closed-canopy forest. Upland shrub species can be found within the understory, along with Pacific poison oak (*Toxicodendron diversilobum*) and California blackberry (*Rubus ursinus*). The overstory is almost entirely California sycamore (*Platanus racemosa*) and can contain white alder (*Alnus rhombifolia*).

The characteristic dominant species is California sycamore, as this makes up the majority of this community within the mitigation site. No white alder occurs within the mitigation site, but this vegetation description best fits the community. Less common species include Pacific poison oak, California blackberry, California sagebrush, eastern Mojave buckwheat, black sage, deergrass, and common sandaster.

Approximately 7.9 acres of southern sycamore woodland was mapped within the mitigation site.

Open Engelmann Oak Woodland

Open Engelmann oak woodland is an evergreen community dominated by Engelmann oak (*Quercus engelmannii*). The understory consists of native grassland, sage scrub, or both.

Characteristic dominant species within mitigation site include Engelmann oak and purple needlegrass. Less common species include California sagebrush, white sage, slender oat, eastern Mojave buckwheat, and sacred thorn apple (*Datura wrightii*).

Approximately 29.0 acres of open Engelmann oak woodland was mapped within the mitigation site.

3.1.4 Disturbed or Developed

Disturbed Habitats

Disturbed habitat describes areas that have been physically disturbed. This disturbance could be due to previous human activity, with the area no longer recognized as native land. Vegetation consists of non-native weedy species or ornamentals that take advantage of disturbance. Some typical examples include areas that have been graded or repeatedly cleared for fuel management, or the land has been used repeatedly so that it prevents natural revegetation.

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Characteristic species found within the disturbed habitat of the mitigation site include olive (*Olea europaea*), common sowthistle (*Sonchus oleraceus*), tocalote (*Centaurea melitensis*), and tumbleweed (*Salsola tragus*).

Approximately 3.3 acres of disturbed habitat was mapped within the mitigation site.

Urban/Developed

Developed habitats are areas where construction has occurred. Native vegetation is no longer supported. Developed land is characterized by permanent structures, and could include pavement or hardscape.

Within the mitigation site, developed land includes parking lots, buildings, and pavement. No native vegetation is present. Approximately 0.1 acre of urban/developed land was mapped within the mitigation site.

3.2 Jurisdictional Wetlands and Waters

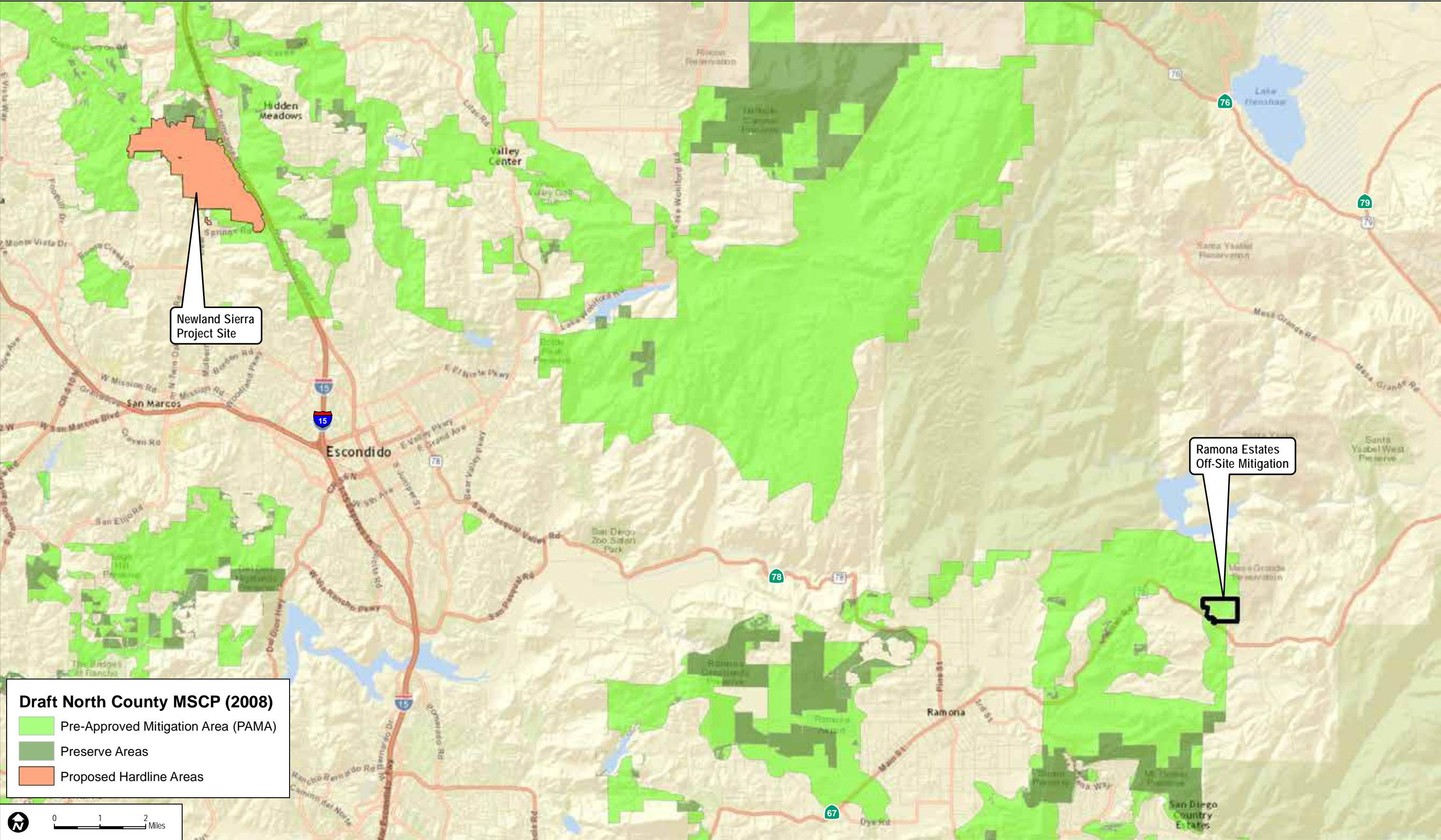
The wetland delineation by Merkel & Associates (1999) found non-wetland waters and wetland communities on site (southern sycamore-alder riparian woodland and freshwater marsh). Only southern sycamore-alder riparian woodland was present during the 2016 site visit by Dudek.

3.3 Regional Context

The entire site is located within the NCMSCP boundary in a PAMA-designated area (Figure 4). The majority of the site is within “Very High” quality habitat based on the NCMSCP composite Habitat Evaluation Model (Figure 5). The “Very High” ranked areas typically consist of riparian, oak woodland, grassland, wetland habitats, and coastal sage scrub (AMEC 2001).

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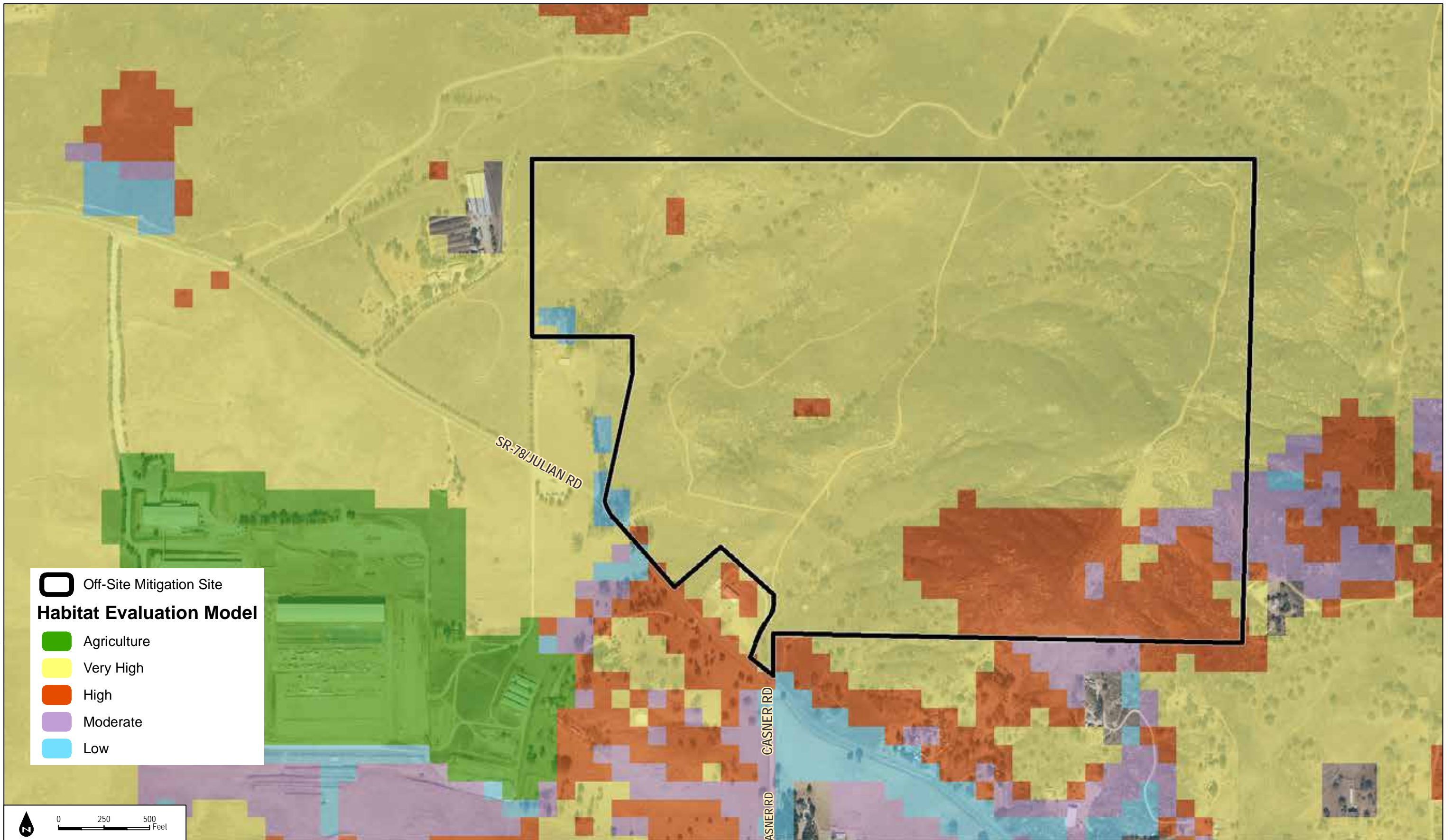
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Newland Sierra Project Draft Off-Site Conceptual Resource Management Plan

FIGURE 5
Habitat Evaluation Model

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4 BIOLOGICAL RESOURCE MANAGEMENT

This RMP identifies activities to manage and preserve the sensitive biological resources within the Open Space Preserve. This mitigation site was selected because it is, in many ways, comparable to or better than the habitat that is being impacted on the Newland Sierra project site. The mitigation site includes a variety of topographic relief, a comparable suite of vegetation communities, and rock resources. One of the main goals is also to preserve coastal sage scrub vegetation types and linkages coastal sage scrub habitat.

4.1 Management Goals

Goal: To preserve and manage lands to the benefit of the flora, fauna, and native ecosystem functions reflected in the natural communities occurring within the Open Space Preserve.

A baseline inventory of vegetation communities and a general habitat assessment has been completed. As such, ongoing species and habitat monitoring will occur in accordance with County and regional standards. These standards typically include vegetation mapping every 5 years. Habitat maintenance may be required if vegetation mapping indicates habitat conversion that is detrimental to the preservation of native ecosystem functions. Specific management tasks are described in Section 4.2, Biological Management Tasks.

Goal: Manage the land for the benefit of sensitive species, MSCP covered species, and existing natural communities, without substantive efforts to alter or restrict the natural course of habitat development and dynamics.

The proposed off-site Open Space Preserve is composed of typical native vegetation communities. The Preserve will be managed to benefit the suite of species that occur or have potential to occur there. During the field surveys by PSBS and Merkel & Associates, special-status species were observed on site, including southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) and desert woodrat (*Neotoma lepida*), as well as foraging raptors Cooper's hawk (*Accipiter cooperii*), white-tailed kite (*Elanus leucurus*), golden eagle (*Aquila chrysaetos*), and peregrine falcon (*Falco peregrinus anatum*). Observations of southwestern willow flycatcher (*Empidonax traillii extimus*) were presumed migrants based on the time of observation and the unsuitable nesting habitat on site (Merkel & Associates 1999). During the 2016 site visit, abundant mule deer (*Odocoileus hemionus*) tracks, scat, and a few individuals were observed. Coyote (*Canis latrans*), bobcat (*Lynx rufus*), and mountain lion (*Puma concolor*) sign was detected. Additionally, ringtail (*Bassariscus astutus*) scat and desert woodrat (*Neotoma lepida*) middens were observed. Based on the granitic boulder fields, it is expected that several special-status reptile species would occur, including red diamondback rattlesnake (*Crotalus*

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ruber), granite night lizard (*Xantusia henshawi*), granite spiny lizard (*Sceloporus orcutti*), San Diego ringneck snake (*Diadophis punctatus similis*), rosy boa (*Lichanura trivirgata*), and possibly southern rubber boa (*Charina umbratica*). Other special-status species that would be expected include golden eagle (foraging) and American badger (*Taxidea taxus*). Satellite telemetered female golden eagles F001, F002, F004, and F008, and male M007 are known to occasionally occur on the site (Tracey et al. 2016).

4.2 Biological Management Tasks

The biological management tasks associated with the Open Space Preserve are outlined in Table 2 of this report. This section includes a description of each of the tasks required for management of the Open Space Preserve.

4.2.1 Baseline Biological Inventory

The quantity and quality of vegetation communities within the off-site Open Space Preserve will be documented during the first year of active management. This data will allow the resource manager to measure habitat changes caused by natural and human effects and to evaluate management efforts during subsequent years.

A baseline inventory survey for species within the off-site preserve will be conducted during the first year of active management. To optimize the probability of detecting sensitive species reported or expected to occur within the off-site Open Space Preserve, this survey should be conducted between March and June, when the majority of sensitive plant and animal species are most likely to be detected.

4.2.2 Update Biological Mapping

Every 5 years, the resource manager will update the vegetation and sensitive resources mapping on a current aerial photograph of the Site or in the field if updated aerial photography is not available. If mapping will be done from aerial photographs, sampling ground-truthing should occur to verify desktop mapping.

4.2.3 Sensitive Species Monitoring

If special-status species are known to occur or are documented during the baseline biological inventory, protective measures to monitor and manage these species should be implemented, as necessary, to help ensure their persistence of preserved biological resources in the Open Space Preserve. These measures may include nesting bird surveys if any management tasks, such as exotic plant control, are required. The resource manager will confirm the presence of sensitive

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species during regular Site visits at the appropriate time of year. Field notes and maps will be updated following each visit.

4.2.4 Exotic Plant Control

The resource manager will identify and track exotic species infestations if they should occur. Weed control measures will be implemented, as necessary, to prevent establishment of new exotic species in the Open Space Preserve.

If the use of herbicide is deemed necessary, application should be minimal and may only occur in compliance with all federal and state laws. Use of chemical herbicides should be determined in coordination with the County Department of Environmental Health. All herbicide use will be applied by backpack sprayers or stump painting directly on target weeds and will involve short-duration, biodegradable chemicals.

4.2.5 Predator/Pest Control

Non-native predator/pest species are not anticipated to be an issue within the Open Space Preserve. The resource manager will evaluate the need for predator/pest control and identify appropriate measures (e.g., pesticides and traps) to reduce/eliminate the problem. In general, a moderate to high tolerance of predator/pest species will be afforded before action is taken. If significant predator/pest eradication actions are determined to be necessary, the resource manager will notify the appropriate regulatory oversight agencies. To the extent practicable, predator/pest control will be coordinated with similar activities conducted on adjacent lands.

4.3 Adaptive Management

The resource manager is responsible for interpreting the results of Site monitoring to determine the ongoing success of the RMP. If it is necessary to modify the plan between regularly scheduled updates, plan changes will be submitted to the County and wildlife agencies for approval, as required.

4.4 Operations, Maintenance, and Administrative Tasks

Table 2 and Section 4.2, Biological Management Tasks, describe a list of tasks such as baseline inventory, vegetation mapping, and regular visits to be conducted by the resource manager. Regular visits will occur quarterly.

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4.4.1 Goals

Goal: To manage, maintain, and administer the proposed project in an ongoing setting to ensure the integrity of the preserved off-site Open Space Preserve.

4.4.2 Tasks

The general operations, maintenance, and administrative tasks to be conducted by the resource manager will include the following tasks:

Annual Monitoring Reports

A letter report will be submitted to the County that will summarize the overall condition of vegetation communities and sensitive species in the Open Space Preserve, outline proposed management tasks for the following year, and provide results of management activities proposed in the previous report. Submitted annually by the end of January, this letter report will compare the most recent data with those collected in previous years, evaluate sensitive species status and local wildlife corridor use, and outline appropriate remedial measures, per County guidelines. The report will also address any adaptive management (changes) resulting from previous monitoring results and provide a methodology for measuring the success of adaptive management. Copies of California Natural Diversity Database forms submitted to the State for any new sensitive species observations or significant changes to species previously reported shall be included, as well as copies of invasive plant species forms submitted to the State or County. Fees for County review will also be included with submittal of the annual report.

The results of all updated vegetation mapping (every 5th year) and sensitive species monitoring shall be included in the appropriate annual letter reports.

Management Plan Review

This RMP will be reviewed every 5 years to determine the need for revisions or updates. Due to changing conditions within the Open Space Preserve, it may be necessary to revise the tasks outlined in this plan to ensure continued success of the stated goals.

Access Control

To prevent human-induced degradation of the off-site Open Space Preserve due to illegal occupancy, trespassing (especially off-highway-vehicle (OHV) activity), removal of resources, or dumping of trash or debris, the resource manager will restrict public access to the Open Space Preserve. Permanent signage will be posted consistent with California Penal Code requirements

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at locations of unauthorized trails entering the Open Space Preserve and will be maintained by the resource manager. All signs will be corrosion-resistant, measure at a minimum 12 inches by 18 inches, be posted on a metal post or on the fencing at least 3 feet above ground level, and state

Sensitive Environmental Resources

Area Restricted by Easement

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions, contact the County of San Diego,
Planning & Development Services
Reference: (PDS2015-ER-15-08-001)

Proposed sign locations will be determined following the determination and location for fencing and/or barriers.

Fencing/Barriers

The determination for fencing and/or barriers will be made following an assessment of potential human activity. If excess trespassing occurs within the proposed off-site mitigation area, fencing will help prevent inadvertent access into open space areas. In addition, barriers may be needed to prevent access to certain areas that may be susceptible to OHV activity. These barriers may consist of large boulders, K-Rail, fencing, or similar material that will prevent OHV use.

Illegal Occupancy

The resource manager will survey the Open Space Preserve for evidence of illegal access concurrently with other Site management activities and file a report with the local sheriff, if necessary, to ensure the Open Space Preserve remains free of human occupancy.

Removal of Resources

Removal of any plants, animals, rocks, minerals, or other natural resources from the off-site Open Space Preserve is prohibited unless determined to be beneficial to the management of the Open Space Preserve and allowed by the wildlife agencies. The resource manager will maintain a log of illegal collecting and may report individuals caught removing natural resources from the Open Space Preserve to the USFWS, CDFW, County, and/or sheriff's office. The resource manager may allow and supervise seed collection and plant cuttings as part of revegetation efforts within the Open Space Preserve, if necessary, and/or in nearby areas. Any such collected plant materials should be limited to such that is necessary and in accordance with state law to ensure successful revegetation while not adversely affecting local plant populations.

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Trash Removal and Vandalism Repair

The resource manager will also conduct general trash removal within the Open Space Preserve during regular management Site visits. Additionally, damage caused by vandalism will be repaired. Trash removal and vandalism repair will occur as needed during regular Site visits every other month. Upon initiation of the off-site Open Space Preserve, existing trash will be removed to provide for a clean baseline.

4.5 Public Use Tasks

The Open Space Preserve will not have public trails or other facilities. The Open Space Preserve is intended to serve as a habitat preserve and as such is not compatible with most activities.

Activities that will be specifically prohibited include the following:

- Use of herbicides (except to remove non-native species, as necessary), pesticides, rodenticides, biocides, fertilizers, or other agricultural chemicals
- Use of OHVs and any other motorized vehicles except in the execution of management duties
- Grazing or other agricultural activity of any kind
- Recreational activities, including horseback riding, biking, target shooting, hunting, and fishing
- Commercial or industrial uses
- Construction, reconstruction, or placement of any building or other improvement, billboard, or sign
- Depositing or accumulation of soil, trash, ashes, refuse, waste, bio-solids, or any other material
- Planting, introduction, or dispersal of non-native or exotic plant or animal species
- Altering the general topography of the Open Space Preserve, including building of roads and flood control work
- Removing, destroying, or cutting of trees, shrubs, or other vegetation, except as required by federal, state, or local law, or by governmental order for (1) emergency fire breaks, (2) maintenance of existing roads, (3) prevention or treatment of disease, or (4) required mitigation programs
- Manipulating, impounding, or altering any natural watercourse, body of water, or water circulation on the open space (if present), except as specified for restoration activities, and activities or uses detrimental to water quality, including degradation or pollution of any surface or subsurface waters

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5 MANAGEMENT CONSTRAINTS

This RMP has been written to satisfy the requirements of the County and attempts to identify possible issues in the future; however, unforeseeable changes may occur that are out of the control of the resource manager. For example, changes in rainfall patterns may affect the populations of sensitive plant and animal species within the Open Space Preserve. Likewise, changes in other environmental factors such as air pollution, hazardous waste runoff, and erosion could have detrimental effects on the habitat within the management areas. An adaptive management approach will be taken to provide the flexibility to address unforeseen conditions.

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6 REFERENCES

- 14 CCR 15000–15387 and Appendix A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.
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