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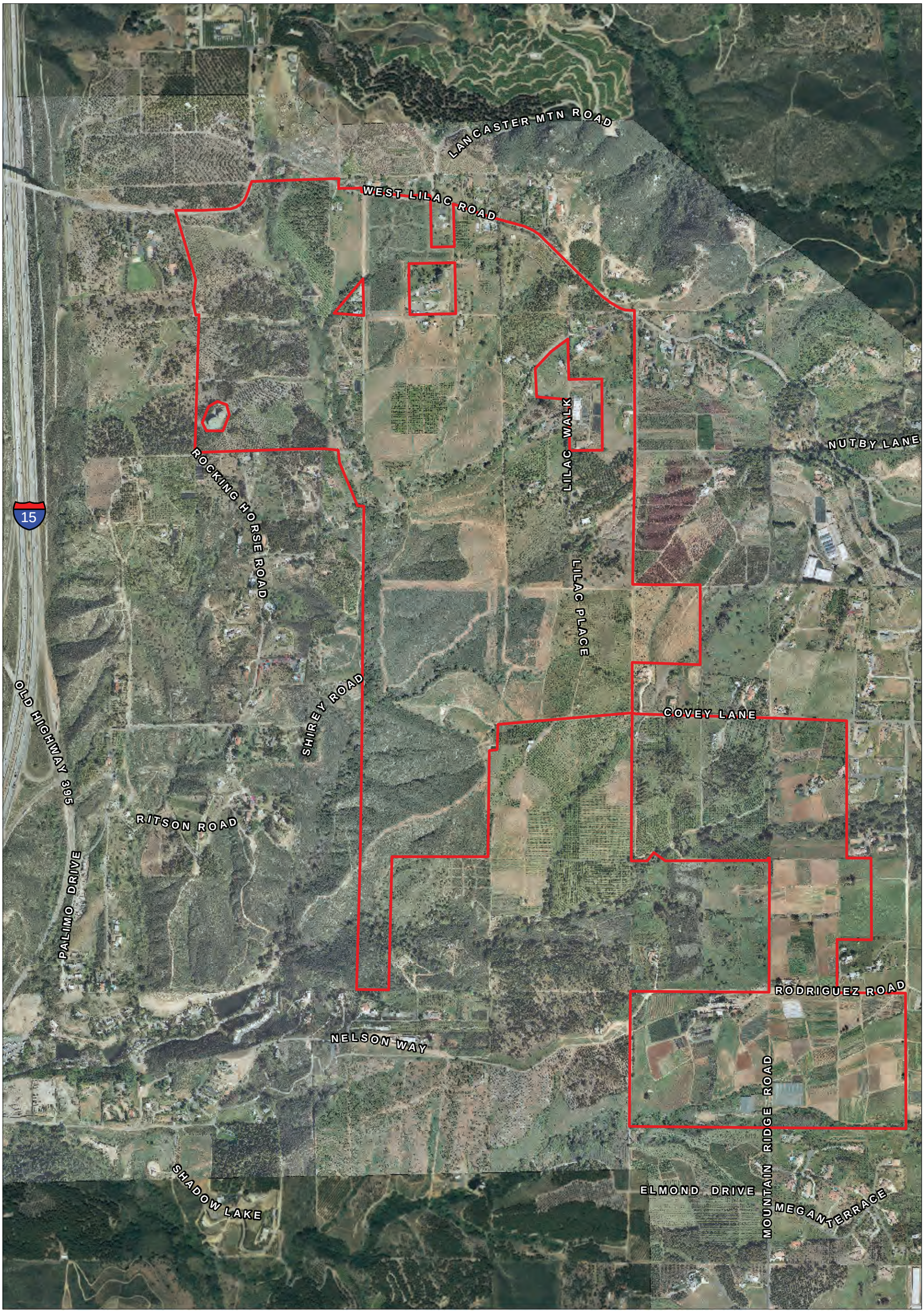

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Project Boundary

FIGURE 3

Project Location on Aerial Photograph

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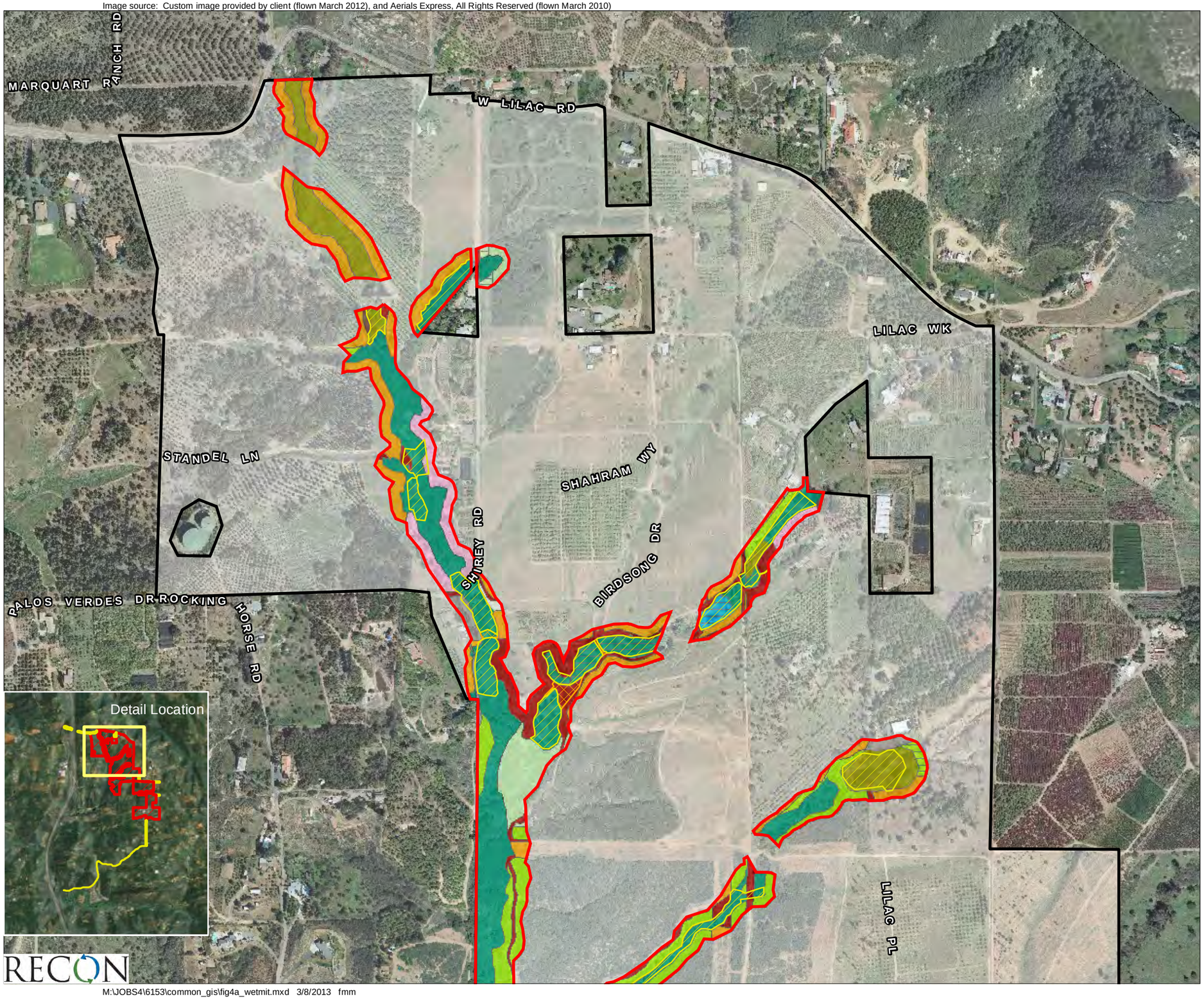

- Project Boundary
- Biological Open Space Boundary
- Wetland Creation
- Wetland Enhancement

Vegetation Communities and Landcover Type

- Coastal Sage Scrub (32520)
- Disturbed Coastal Sage Scrub (32520)
- Disturbed Coastal/Valley Freshwater Marsh (52410)
- Eucalyptus Woodland (79100)
- Southern Coast Live Oak Riparian Woodland (61310)
- Disturbed Southern Coast Live Oak Riparian Woodland (61310)
- Southern Mixed Chaparral (37120)
- Disturbed Southern Mixed Chaparral (37120)
- Southern Willow Riparian Woodland (62500)
- Intensive Agriculture - Nursery
- Orchard (18100)
- Vinyard (18100)
- Disturbed Habitat (11300)
- Developed (12000)

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FIGURE 4a

Vegetation Communities/Land Cover Types within Biological Open Space and Location of Potential Wetland Mitigation

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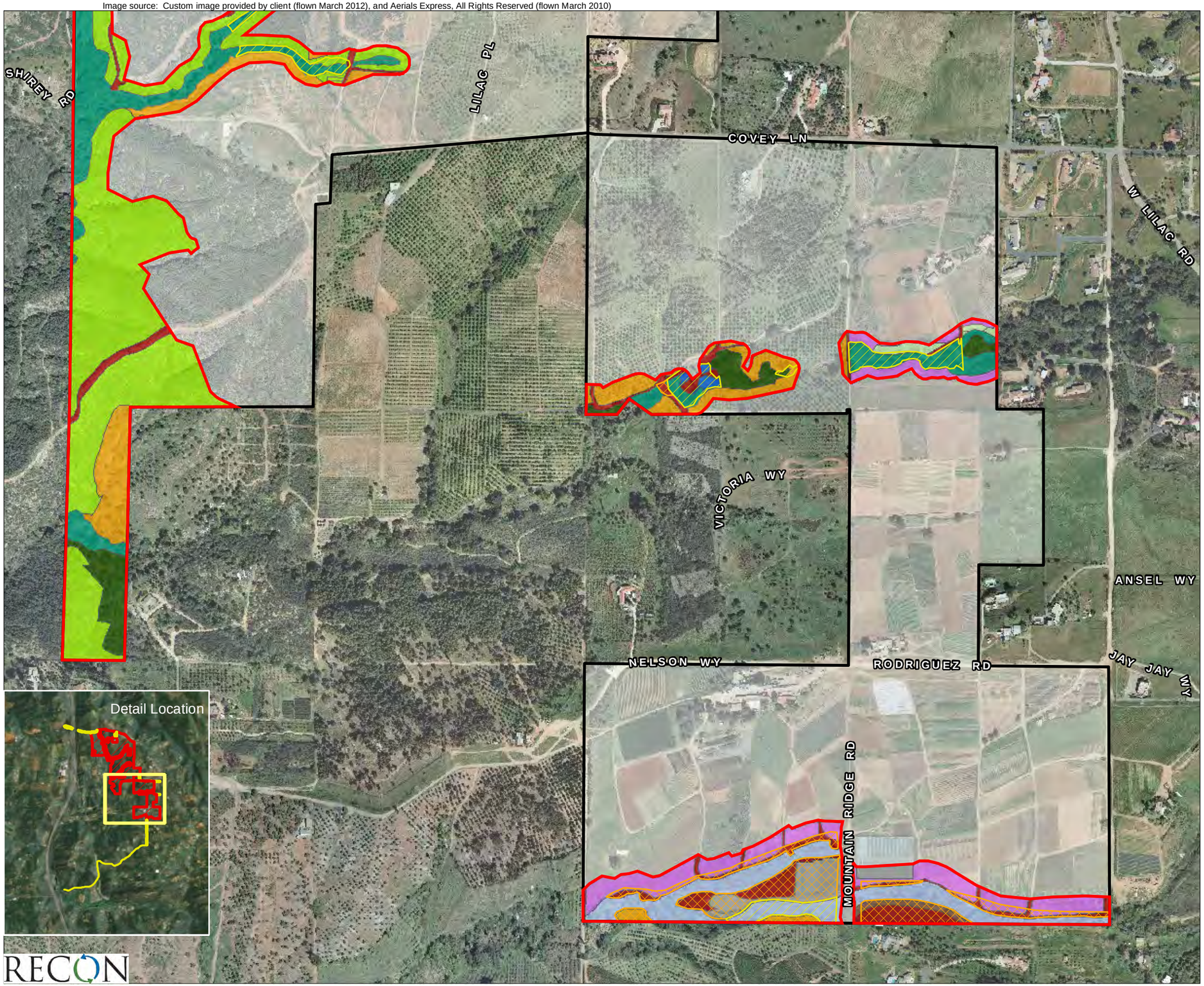

- Project Boundary
- Biological Open Space Boundary
- Wetland Creation
- Wetland Enhancement

Vegetation Communities and Landcover Type

- Coastal Sage Scrub (32520)
- Disturbed Coastal Sage Scrub (32520)
- Coast Live Oak Woodland (71160)
- Coastal/Valley Freshwater Marsh (52410)
- Disturbed Wetland (11200)
- Eucalyptus Woodland (79100)
- Southern Coast Live Oak Riparian Woodland (61310)
- Disturbed Southern Coast Live Oak Riparian Woodland (61310)
- Southern Mixed Chaparral (37120)
- Disturbed Southern Mixed Chaparral (37120)
- Southern Willow Scrub (63320)
- Extensive Agriculture - Row Crops (18320)
- Orchard (18100)
- Disturbed Habitat (11300)
- Developed (12000)

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FIGURE 4b

Vegetation Communities/Land Cover Types within Biological Open Space and Location of Potential Wetland Mitigation

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The habitats in the project area support a diverse assemblage of wildlife species, with 59 bird, 18 invertebrate, 3 amphibian, 10 reptile, and 7 mammal species identified in the project area. A total of 13 sensitive species were observed in the project area—red diamond rattlesnake (*Crotalus ruber*), Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), coastal western whiptail (*Cnemidophorus multiscultatus tigris*), Cooper's hawk (*Accipiter cooperii),* white-tailed kite (*Elanus leucurus*), turkey vulture (*Cathartes aura*), loggerhead shrike (*Lanius ludovicianus*), yellow warbler (*Dendroica petechia*), yellow-breasted chat (*Icteria virens auricollis*), western bluebird (*Sialia mexicana occidentalis*), southern mule deer (*Odocoileus hemionus fuliginata*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), and San Diego desert woodrat (*Neotoma lepida intermedia*).

A total of three sensitive plant species were observed in the project area—prostrate spineflower (*Chorizanthe procumbens*), southwestern spiny rush (*Juncus acutus* ssp. *leopoldii*), and Engelmann oak (*Quercus engelmannii*). All three species occur on List D of the County sensitive species list. Additionally, Engelmann oak has a California Native Plant Society (CNPS) rare plant ranking of 4.2.

For a complete discussion of the existing biological resources and project impacts, see the Biological Resources Report for Lilac Hills Ranch (RECON 2013).

1.3.2 Project Impacts Resulting in Revegetation Requirement

The proposed project would impact jurisdictional waters, including wetlands, across the site. These impacts to jurisdictional waters and wetlands require revegetation to meet the mitigation requirements to compensate for the impacts. Jurisdictional waters and wetlands covered under the authority of the U.S. Army Corps of Engineers (USACE; waters of the U.S.), California Department of Fish and Game (CDFG; waters of the state), Regional Water Quality Control Board (RWQCB; waters of the state), and County of San Diego (RPO wetlands) would be impacted. Acreages for direct impacts to jurisdictional waters, including wetlands, are summarized by jurisdiction in Table 2.

TABLE 2
SUMMARY OF DIRECT IMPACTS TO
JURISDICTIONAL WATERS WITHIN THE PROJECT AREA
(acres)

Jurisdictional Waters	Existing (acres)	Impacts (acres)	Offsite Impacts (acres)
USACE Jurisdiction			
Non-wetland waters of the U.S.	4.69	2.92	
Wetlands	13.44	1.30	0
USACE Total Jurisdiction	**18.13**	**4.22**	**0**
CDFG/RWQCB Jurisdiction			
Streambed	4.18	3.1	
State Wetlands (Riparian habitat)	39.35	3.45	0
CDFG Total Jurisdiction[1]	**43.52**	**6.55**	**0**
County of San Diego RPO Wetlands	**37.64**	**2.23**	**0**

Functions and values of habitat to be impacted vary with the particular location of impact. The majority of impacts to wetlands would be due to road crossings needed for transportation circulation within the project. Impacts to other non-wetland jurisdictional

waters would result from general project grading. In general, the habitats supported by these jurisdictional waters and wetlands function to provide wildlife habitat for local animal species, erosion control, and provide water quality benefits (i.e., uptake of pollutants). Habitat value for the jurisdictional waters and wetlands are overall moderate, but range from low values for areas affected by adjacent agricultural activities to high values for the larger, mature riparian woodlands.

CHAPTER 2.0 GOALS OF THE COMPENSATORY MITIGATION PROJECT

2.1 Responsibilities

The owner/project proponent will be responsible for funding long-term maintenance, monitoring, and remedial actions as determined by the County. The owner/project proponent shall provide detailed construction drawings, accurate timelines, and written project specifications in conformance with the approved final revegetation plan. The owner/project proponent shall be responsible for coordination between the grading contractor and project biologist to ensure the implementation of the final revegetation plan will occur on the proper schedule.

The owner/project proponent shall manage project activities in the best interest of the project goals. The owner/project proponent will be solely responsible for administration of project contracts. Decisions to stop work are the responsibility of the owner/project proponent and the designated project manager. The owner/project proponent shall have sole authority in decisions to suspend payment or terminate such contracts. This includes all phases of project installation, long-term maintenance, and biological monitoring. The owner/project proponent may, with sole discretion at any time, replace any of these parties if necessary.

The County of San Diego (County) will be responsible to ensure that the revegetation plan is implemented according to the agreed requirements and schedule. The County, in coordination with other resource agencies, will have final approval authority in determining the success of the revegetation effort in relation to meeting the success criteria for the compensatory mitigation.

2.1.1 Project Designer

The preparation of the construction drawings and landscape plans used to implement the wetland revegetation plan shall be the responsibility of a qualified engineer and landscape architect. The project engineer and landscape architect shall consult with the project biologist during the preparation of the construction/landscape plans to ensure that the site preparation grading, plant palettes, plant installation instructions, and maintenance/monitoring requirements outlined in the final wetland revegetation plan are incorporated into the plans.

2.1.2 Installation Contractor

The installation contractor shall be responsible for the implementation of the project construction (e.g., site preparation) and landscape plans (e.g., plant installation). The installation contractor shall have a minimum of five years of experience in the revegetation, restoration, and enhancement of native wetland plant species and habitat.

2.1.3 Revegetation Monitor

The revegetation monitor will be responsible for monitoring and consulting on the implementation of the revegetation plan. The revegetation monitor shall be a biologist with a minimum of five years of experience in the revegetation, restoration, and enhancement of wetland plants and habitats. The revegetation monitor responsibilities shall include:

- Coordinate with the project engineer and landscape architect during the preparation of the construction plans to be used to implement the final wetland revegetation plan.

- Attend pre-grading and pre-construction meetings to consult with the owner/project proponent and grading contractor, and to educate the contractors on project goals and habitat sensitivity.

- Monitor the site preparation, installation of native plant materials, and monitoring of qualified subcontractors in execution of aspects of this plan.

- Consult with the contractor on any activities that may be disruptive to the mitigation.

- Overseeing and performing the required biological monitoring and reporting in accordance with the procedures established in this plan.

2.1.4 Revegetation Maintenance Contractor

The revegetation maintenance contractor shall have a minimum of five years' experience in upland and stream/wetland habitat restoration. The maintenance contractor will be responsible for implementing the tasks outlined in this plan under the supervision of the project biologist.

- Maintain site as outlined in this plan in coordination with the project biologist.

- Perform remedial measures as prescribed by the project biologist and approved by the owner/project proponent (e.g., control non-native plants, plant supplemental native plants, repair irrigation system, remove trash, etc.).

2.2 Type(s) and Area(s) of Habitat to be Established, Revegetated, Restored, Enhanced, and/or Preserved

2.2.1 Revegetation Design Concept

One element of the revegetation design concept for this wetland revegetation plan is the creation of wetlands on-site in an area that will add to existing wetlands. The purpose of this wetland creation is to replace functions and habitat values lost by impacts to jurisdictional wetlands. The term creation implies a newly constructed wetland area that aims to replace habitat functions and values of the impacted wetland. The quality of the created habitat will exceed that of the existing impacted wetland habitat. A total of 6.0 acres of wetland/riparian habitat will be created on-site in the southern portion of the project area. A breakdown of habitat types and mitigation required is given in Table 3.

TABLE 3
SUMMARY OF WETLAND IMPACTS AND MITIGATION

Vegetation Community	Agency Jurisdiction	Impact (acres)	Mitigation Ratio	Total Mitigation Requirement (acres)
Southern Coast Live Oak Riparian Woodland (61310)	ACOE, CDFG, County of San Diego[1]	1.9	3:1	5.7
Coastal/Valley Freshwater Marsh (52410)	ACOE, CDFG, County of San Diego[1]	0.2	3:1	0.6
Southern Willow Riparian Woodland (62500)	ACOE, CDFG, County of San Diego[1]	0.5	3:1	1.5
Mule Fat Scrub (63310)	ACOE, CDFG, County of San Diego[1]	0.1	3:1	0.3
Southern Willow Scrub (63320)	ACOE, CDFG, County of San Diego[1]	0.6	3:1	1.8
Disturbed Wetland (11200)	ACOE, CDFG, County of San Diego[1]	0.1	3:1	0.3
Non-wetland Waters/Streambed	ACOE, CDFG	3.1	1:1	3.1
TOTAL		**6.5**		**13.3**

[1]Where RPO wetlands occur.

The second element of the revegetation design concept for this wetland revegetation plan is the restoration/enhancement of existing disturbed wetlands being preserved in biological open space in the project area. The purpose of the restoration/enhancement is to increase the functions and values of the existing disturbed riparian habitat on-site. Enhancement activities will include the removal of non-native species, planting of native species, restoration of hydrological connections, and removal of trash. This mitigation would provide an increase in habitat values beyond extant conditions. A total of 12 acres of preserved wetland/riparian habitat will be restored/enhanced within the biological open space.

2.2.2 Agency Coordination

Agency coordination (i.e., USACE, CDFG, RWQCB) will occur as project design is completed and the final impacts are approved by the County of San Diego. Permit conditions and requirements of other resource agencies will be provided once consultation with these agencies has occurred. An environmental impact report is being prepared for this project, which will include a copy of this conceptual wetland revegetation plan, when approved.

2.3 Functions and Values

The establishment of wetland habitat in the southern portion of the project site will increase the habitat functions and values of the adjacent riparian habitat that is being preserved at the location. The added acreage of wetland habitat will increase the value of the riparian corridor for wildlife species by providing additional habitat structure for nesting, feeding, and shelter. Increased erosion protection, decreased sedimentation, better nutrient and pollutant uptake, and a more stable hydrologic regime are habitat functions that will benefit from the additional established wetlands.

The restoration and enhancement of the wetlands and riparian habitat along the drainage courses being preserved as part of the project will also benefit the existing functions and values of these habitat areas. Removal of invasive plant species such as

pampas grass and giant cane, in conjunction with the removal of trash and the restoration of hydrologic connections through the elimination of existing road crossings no longer needed will increase the value of the habitat for wildlife. Restoring the disturbed areas with native riparian plant species will improve erosion control, decrease sedimentation, improve nutrient cycling and pollutant absorption, and improve the hydrologic functions of the drainage systems.

2.4 Time Lapse

Implementation of compensatory mitigation for impacts to wetlands will occur in the same calendar year as the impacts occur. It is expected to take five years after implementation of the revegetation effort to achieve compensatory mitigation success.

2.5 Cost

The cost estimate for wetland revegetation program will be determined once project approvals have been received from the County of San Diego.

CHAPTER 3.0 DESCRIPTION OF THE PROPOSED COMPENSATORY MITIGATION SITE

3.1 Site Selection

Suitability of the proposed revegetation areas for wetland creation and restoration/enhancement was based on factors including physical factors (i.e., soils, landscape position, hydrology, topography), biological factors (i.e., existing vegetation, adjacent wetland habitat), logistical factors (i.e., accessibility, site protection), and historical factors (i.e., suitability of the site for restoration). All creation and restoration/enhancement areas will be conserved in biological open space as part of the proposed Lilac Hills Ranch project.

3.1.1 Physical Factors

The soils in the wetland creation areas are likely suitable for the establishment of riparian vegetation as they are adjacent to areas of existing riparian vegetation on the same soil type. It is important that in areas where the ground elevations will be lowered that the upper 12 inches of topsoil be removed, stockpiled separately, and then spread over the graded creation site to ensure good topsoil for establishment of the native vegetation to be installed. However, should it be determined during site preparation that suitable topsoil is not present on-site, the project biologist will determine the soil amendments and/or additives (i.e., fertilizer, mycorrhiza, organic matter) to be added prior to installation of the native plant materials.

It is assumed that soils in the wetland restoration/enhancement areas are suitable for the establishment of riparian vegetation as these areas already support native riparian plants. The use of soil amendments or additives, such as fertilizer or mycorrhiza, is not anticipated for these areas.

The wetland creation areas will be located adjacent to existing southern willow riparian habitat in the southern portion of the Lilac Hills Ranch project area (see Figures 4a and 4b). Creation of wetland will occur in areas adjacent to the existing riparian habitat in

areas that are currently characterized as disturbed, developed, or under extensive agriculture. Contouring during site preparation will lower the topography of the creation areas to spread out existing surface flows and to bring the elevation of the site closer to the groundwater table to ensure adequate surface and subsurface hydrologic connections to support the new wetland vegetation after supplemental irrigation is removed. The elimination of adjacent agricultural activities and the maintenance of natural freshwater inputs will reduce/eliminate any salinity issues.

The location of the wetland restoration/enhancement areas will occur in existing drainages that contain disturbed southern coast live oak riparian woodland dominated by pampas grass and other invasive plant species. It is assumed that the existing drainages contain suitable hydrology to support the restored/enhanced southern coast live oak riparian woodland vegetation due to the existing natural surface and subsurface hydrology.

3.1.2 Biological Factors

The wetland creation areas are proposed to be constructed adjacent to an existing drainage course that supports similar riparian habitat. After the initial installation of the native plant materials, the site will be maintained for a period of five years to control invasion of the site by non-native plant species and to increase the resiliency of the riparian habitat to resist future invasions by these non-native species. Use of the existing riparian habitat by wildlife will benefit from the addition of more riparian habitat. Restoration and enhancement of preserved riparian habitat in the biological open space areas of the project contain suitable native riparian habitat.

3.1.3 Logistical Factors

The wetland creation areas are located in an area in the southern portion of the project site where accessibility will not be an issue during the implementation, maintenance, and monitoring period. Restoration and enhancement areas that occur throughout the site will have easy access for the removal of non-native plants species, reintroduction of native plant species, and maintenance and monitoring. Site protection during the establishment, restoration, and enhancement of the riparian habitats will be achieved through the use of signage and fencing that will restrict access to the mitigation areas. Long term site protection will be enforced by the entity approved to manage the biological open space areas within the project.

3.1.4 Historical Factors

The proposed wetland creation areas will be located in areas adjacent to existing riparian habitat where past and current agricultural activities have removed native habitat over time. A low elevation landscape position with minor topographic modifications will create a local environment that has the hydrology and soils characteristics conducive to the establishment of wetland/riparian habitat.

3.2 Location and Size of Compensatory Mitigation Site

The proposed on-site compensatory mitigation will involve the creation of a minimum of 6.0 acres of wetland and the restoration/enhancement of approximately 12 acres of disturbed wetland habitat. Southern willow riparian habitat is the target vegetation for the

wetland creation revegetation sites that will be located in the southern portion of the project site (see Figure 4b). The sites where restoration/enhancement of existing disturbed wetlands will occur are located along drainage courses throughout the project site that are being preserved (see Figures 4a and 4b) and will involve the removal and control of non-native plant species and the reintroduction of native wetland plant species.

3.3 Functions and Values

The baseline condition of the proposed wetland creation areas is land that has been disturbed by agricultural activities. Current habitat functions and values of the areas where wetland will be established are low due to the lack of native plant species. Non-native plant species, primarily row crops, and a lesser amount of weed species (less than 10 percent cover) dominate the area. Native plant and animal species diversity is relatively low in the agricultural fields.

Restoration and enhancement areas occur on existing drainages that support riparian habitats such as southern coast live oak riparian woodland. Habitat functions and values are those described above in Section 2.3. Native plant cover is generally high, except in portions of the drainages where invasive species have colonized localized areas.

3.4 Jurisdictional Delineation

A jurisdictional delineation was conducted within the Lilac Hills Ranch project site (RECON 2012). The area where wetland creation will occur is an upland area. Drainages and riparian habitat being preserved in open space are either wetland, riparian, or consist of upland vegetated non-wetland waters.

3.5 Present and Proposed Uses

Presently, the proposed revegetation creation site and adjacent land is zoned for agricultural use and is actively being planted with a rotation of row crops. The drainages containing the proposed restoration/enhancement areas are also in an area zoned for agricultural use; however, the drainages are adjacent to active agricultural operations (i.e., orchards, nursery crops, etc.) and are only indirectly affected by this land use (e.g., trash, irrigation runoff, invasive species, road crossings).

All wetland revegetation creation, restoration, and enhancement areas that are part of this revegetation plan will be within the biological open space dedicated as part of the project approval. The biological open space containing the revegetation areas and other habitat types being preserved will be protected under a covenant of easement. Signage will be used to delineate the preserved biological open space areas to limit damage from human encroachment on the preserved habitats (Figure 5).

3.6 References Site(s)

A nearby reference site for the southern willow riparian wetland creation area will be selected by the project biologist prior to the start of construction. The reference community will be chosen based on proximity to the project site and similarity, based on slope, aspect, and soils. Characteristics of the reference site will be used to track the

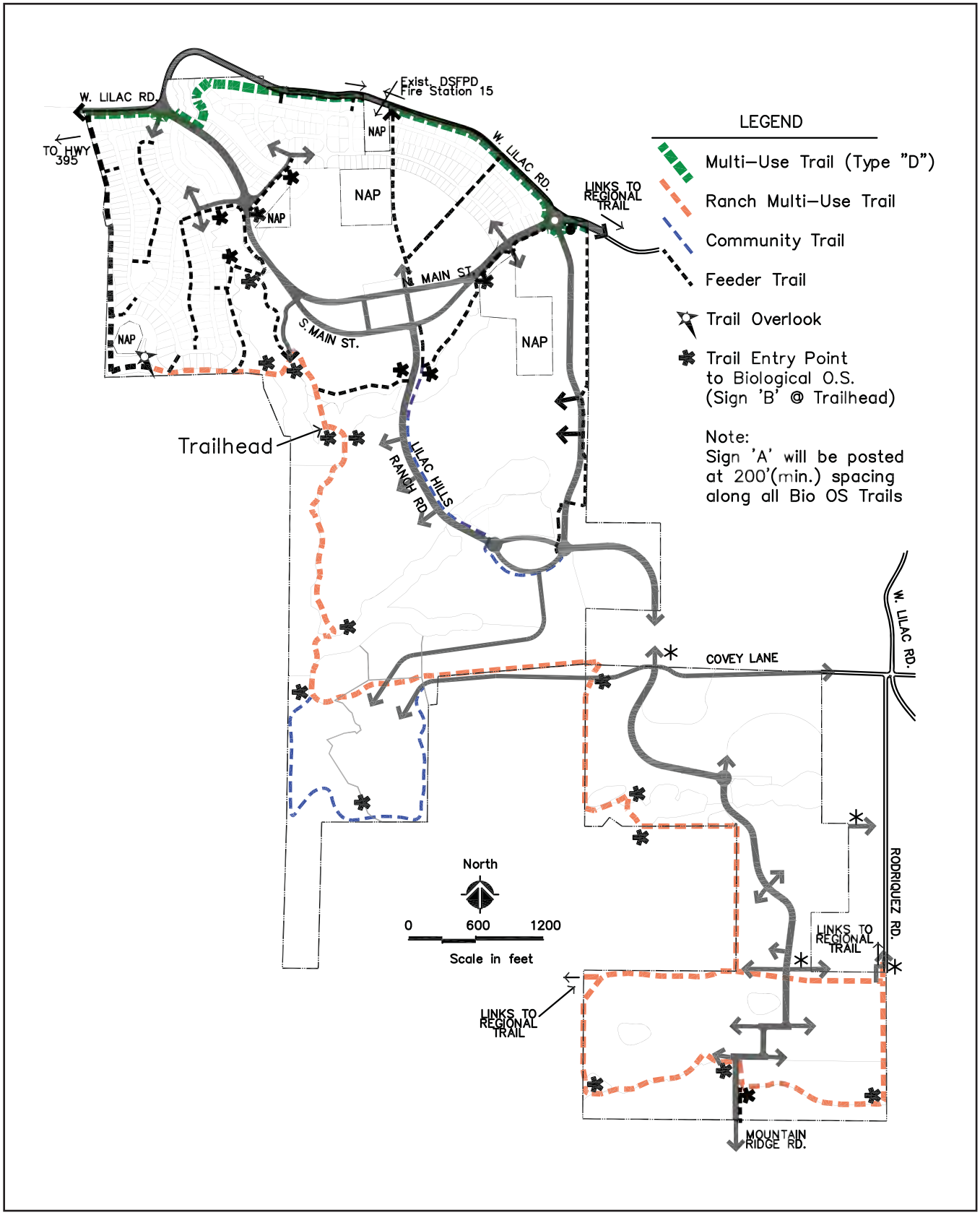

FIGURE 5
Biological Open Space Plan

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progress of the habitat development of the mitigation areas during the five-year maintenance and monitoring period.

The southern portion of the project area currently supports southern willow riparian habitat that will be adjacent to the wetland creation areas. This willow riparian habitat is appropriate to serve as the reference area for the wetland creation (see Figure 4b). Native species cover is relatively high, invasive species cover relatively low, and species diversity of native plants and animals is moderate under current conditions.

A site visit with staff from the County of San Diego will be required for final approval of the reference site. Once the reference site is approved, it will be sampled once using the same qualitative and quantitative methods to be used on the wetland creation sites with enough sample replication to adequately capture the desired habitat characteristics. Baseline data for the percent native plant cover, percent non-native plant cover, and native plant density/diversity will be collected on the reference site. This baseline information will be used for comparison to the similar data collected for the vegetation at the wetland creation site.

CHAPTER 4.0 IMPLEMENTATION PLAN FOR THE COMPENSATORY MITIGATION SITE

4.1 Rationale for Expecting Implementation Success

The rationale for expecting implementation success for the proposed revegetation project to meet compensatory mitigation requirements is based on the location and characteristics of the revegetation sites. The establishment of wetland/riparian vegetation will occur adjacent to an existing drainage course that supports similar riparian habitat. The active floodplain of the drainage course will be widened to provide the needed surface flows and these flows in conjunction with the relatively high groundwater levels at this location will provide the hydrology to support wetland/riparian vegetation growth. Soils at this location are similar to those currently supporting wetland/riparian habitat. Revegetation areas where restoration and enhancement will occur are located on existing drainage courses that support wetland/riparian vegetation. These areas contain the necessary soils and hydrology to support wetland/riparian vegetation.

4.2 Financial Assurances

The project proponent/owner at the time of implementation of this revegetation plan will be responsible for providing all necessary funds to cover costs associated with the requirements of the revegetation plan. Sufficient funds will be provided to cover the implementation of the plan (e.g., site preparation, control of non-native plants, native plant installation, etc.), the five-year maintenance and monitoring program, any remedial measures required, and report preparation. A revegetation agreement shall be signed and notarized by the property owner following approval of this revegetation plan and accompanied by the required security as agreed upon by the County of San Diego.

4.3 Schedule

The schedule for the implementation of the required mitigation outlined in this plan has yet to be determined.

4.4 Site Preparation

The planting of native riparian plants should occur in the winter or spring months to take advantage of natural rainfall and optimal native plant growing conditions. Work in each of the wetland revegetation areas will be commenced prior to or concurrent with the development phase that requires mitigation for impacts to wetlands. The final wetland revegetation plan will provide more specific start and completion dates by phase for the implementation of the wetland revegetation program.

The wetland creation areas will require minor grading to lower the existing topography to expand the active floodplain of the existing drainage course. Site preparation will require the use of standard grading equipment (i.e., bulldozer, backhoe, excavator, etc.) to recontour the revegetation areas to the desired elevations and grade. Some restoration/enhancement areas may require the use of a small bulldozer or excavator to help remove heavy infestations of non-native plants. The addition of seed to the revegetation sites will be either hand broadcast or sprayed from a hydroseed truck. Access to the wetland creation and restoration/enhancement areas will be provided by way of existing roads and/or overland travel through adjacent areas during mass grading for the project. Access will not require additional impacts to wetland vegetation.

Prior to grading for the wetland creation site and for restoration/enhancement activities in existing disturbed riparian areas, any existing sensitive biological resources not authorized for impacts will be flagged and monitored for avoidance during construction. A limit fence delineating the grading limits or limits of restoration/enhancement activities will be installed to demarcate and further protect the adjacent sensitive habitat.

Once the revegetation project is complete, the wetland revegetation sites will be part of the biological open space conserved as part of the Lilac Hills Ranch project. This open space will have an easement restricting land use within the open space areas. Perimeter barriers associated with the proposed development are expected to limit access to the habitat creation areas. Protective fencing, gates, and signage will be used to identify sensitive biological resource areas and encourage pedestrians to stay on identified trails.

During and after site preparation, appropriate best management practices (BMPs) will be used as needed to prevent sediment from moving off-site. These BMPs will be included in the revegetation site grading plans and Storm Water Pollution Prevention Plan (SWPPP) for the project. If fiber rolls or straw bales are used, rice straw is recommended over wheat straw because it is less likely to carry imported seed, which can grow and reproduce in the mitigation sites.

Control of invasive exotic weeds will be important, during both establishment and the long-term maintenance period, to achieving the final performance standards. During the revegetation site preparation stage, weeds may be removed by hand, mechanical means, or sprayed with herbicide prior to planting to eradicate and prevent the establishment of weed species prior to the installation of the native plant species. A pre-emergent herbicide will be used in the revegetation areas in order to prevent the germination of weed species contained in the topsoil. For both the site preparation stage and the plant establishment and long-term maintenance stages, the project biologist will be responsible for directing the appropriate timing and application of any herbicides. An herbicide approved for use in aquatic sites will be used when appropriate for weed

control and applied by a licensed applicator. When herbicide is used, there must be little to no wind present, as overspray may potentially harm native plants.

The wetland creation and restoration/enhancement program will make use of rooted cuttings and plant materials collected from the local vicinity, as well as nursery-grown container plants grown from locally collected seed and/or cuttings. The native plants recommended for the container stock in this plan were selected based on their presence in the reference site and their value for developing an appropriate vegetation community structure to support wildlife species.

Cuttings and seed used to produce plants for the project will be collected from existing riparian areas on the project site or within two miles of the project site when feasible. All cuttings will be rooted in one-gallon containers and inoculated with mycorrhiza prior to planting. Cuttings and container plant densities for the wetland/riparian vegetation types are presented in Tables 4 and 5. Plants shall be spaced on a 3-foot radius across the revegetation areas.

TABLE 4
WETLAND CREATION AREA CONTAINER STOCK
SOUTHERN WILLOW RIPARIAN HABITAT SPECIES AND
DENSITIES PER ACRE

Species	Size	Number/Acre
Artemisia douglasii Mugwort	1-gallon	25
Baccharis salicifolia Mule fat	1-gallon	100
Iva hayesiana San Diego marsh elder	1-gallon	50
Oenothera elata ssp. *hookeri* Hooker's evening primrose	1-gallon	25
Rosa californica Wild rose	1-gallon	25
Rubus ursinus Wild blackberry	1-gallon	25
Salix gooddingii Black willow	1-gallon	100
Salix exigua Narrow-leaved willow	1-gallon	50
Salix laevigata Red willow	1-gallon	75
Salix lasiolepis Arroyo willow	1-gallon	150
TOTAL		625

TABLE 5
RESTORATION/ENHANCEMENT AREA CONTAINER STOCK
SOUTHERN COAST LIVE OAK RIPARIAN WOODLAND SPECIES
AND DENSITIES PER ACRE

Species	Size	Number/Acre
Artemisia douglasii Mugwort	1-gallon	25
Baccharis salicifolia Mule fat	1-gallon	100
Iva hayesiana San Diego marsh elder	1-gallon	50
Oenothera elata ssp. *hookeri* Hooker's evening primrose	1-gallon	25
Rosa californica Wild rose	1-gallon	25
Rubus ursinus Wild blackberry	1-gallon	25
Salix gooddingii Black willow	1-gallon	100
Salix exigua Narrow-leaved willow	1-gallon	50
Salix laevigata Red willow	1-gallon	75
Salix lasiolepis Arroyo willow	1-gallon	150
Quercus agrifolia Coast live oak	1-gallon	150
TOTAL		775

4.5 Planting Plan

Installation of native plants will begin upon completion of site preparation (i.e., grading, initial weed control) for both creation and restoration/enhancement sites. Individual container plants will be distributed on approximately three-foot centers within a particular revegetation site under the direction of the project biologist and in a manner that approximates the natural distribution of the target vegetation community.

Installation of native plant container stock will be in holes dug to be twice the area of the container and twice as deep. The holes will be partially backfilled and then will receive approximately one gallon of water prior to planting to wet and settle the soil. Plants will then be placed in the holes, backfilled with topsoil, and watered. No fertilizers will be used.

4.6 Irrigation Plan

A temporary surface-mounted overhead spray irrigation system will be installed at each wetland creation area to improve the survival of plantings during the first two to three years of establishment. Supplemental water will be added to the revegetation sites under the direction of the revegetation monitor. The temporary irrigation system will be removed as directed by the revegetation monitor once the plants have become firmly established.

CHAPTER 5.0 MAINTENANCE DURING MONITORING

5.1 Maintenance Activities

The objective of the maintenance program is to ensure that the irrigation system functions properly, weeds are controlled in a timely and thorough manner, and repairs/remedial measures are implemented per the direction of the revegetation monitor. The long-term maintenance for all habitat creation and restoration/enhancement areas will begin when the installation of the native plants is complete and will last for a period of five years as presented. The maintenance program will ensure that debris removal, weed control, replanting and reseeding, site protection, and other tasks are adequately performed. The revegetation monitor will supervise maintenance activities for all mitigation areas.

5.1.1 Supplemental Irrigation

A temporary irrigation system will be installed to ensure survival of plantings as a supplement to natural rainfall inputs. In general, the site will be watered on an as-needed basis, but typically two to three times a week during the warmer spring and summer months. The revegetation monitor will provide recommendations for timing and duration of the application of supplemental water. It is expected that the irrigation system will be used for a period of two to three years depending on seasonal rainfall patterns and how well the target vegetation becomes established. During this time, the maintenance crews should keep the irrigation system in operating condition. Upon completion of the project, the maintenance crews shall remove all above-ground irrigation equipment. Below ground mainlines may be left in place so the soil is not disturbed.

5.1.2 Weed Control

Weed control will continue throughout the five-year monitoring period. Hand weeding or other weed control methods will be performed by maintenance workers familiar with and trained to distinguish weeds from native species. During the first three years after plant installation, weeding will be performed at each revegetation site a minimum of four times a year to keep weeds from producing seeds and to control weed competition during the establishment period of native plants. Weed control will continue up to three times a year for the last two years of the maintenance period.

Weeds will be killed or removed before they set seeds. Appropriate weed control measures will be implemented under the direction of the project biologist. Plant species also present on the Cal-IPC California Invasive Plant Inventory (Cal-IPC 2012) will be targeted for removal. In the event that additional invasive species are encountered, the revegetation monitor shall refine control measures to address the particular infestation.

5.1.3 Native Plant Replacement

The wetland creation and restoration/enhancement revegetation areas will be monitored regularly during the establishment period to identify any areas that have poor plant survival rates. These areas will have the native plants replanted with the appropriate species once or twice a year throughout the maintenance period to “fill in” these areas. Alternate native plant species may be used if it is determined by the revegetation

monitor that the site may not support the plant species originally installed in that particular location. Replanting shall occur within the growing season.

5.1.4 Vegetation Clearing and Trash Removal

Pruning of any native vegetation or removal of dead wood and leaf litter shall generally not be allowed in the revegetation areas. Trash will be removed from the revegetation sites on an as-needed basis. Trash consists of all man-made materials, equipment, or debris left within the revegetation area that is not serving a function related to revegetation.

5.1.5 Pest Control

If during the five-year monitoring period it is determined by the revegetation monitor that herbivory is resulting in significant damage to target species, an active pest control program will be implemented. The pest control program may include any of the following measures: caging seedlings, fence installation, or trapping of pest species.

5.2 Schedule

The proposed maintenance schedule for the revegetation areas is provided in Table 6.

TABLE 6
FIVE-YEAR MAINTENANCE SCHEDULE

Tasks	Year 1	Year 2	Year 3	Year 4	Year 5
Weed control	4 times per year	4 times per year	4 times per year	3 times per year	3 times per year
Irrigation*	Two to three times per week based on season	Two to three times per week based on season	Two times per week based on season	--	--
Trash removal	4 times per year	4 times per year	4 times per year	3 times per year	3 times per year
Replanting	Twice per year	Once per year	Once per year	Once per year	--

*Temporary irrigation system is anticipated to be removed at the end of Year 3.

CHAPTER 6.0 MONITORING PLAN FOR THE COMPENSATORY MITIGATION SITE

6.1 Performance Standards for Target Dates and Success Criteria

The wetland creation and restoration/enhancement sites will be considered successful when the success criteria/performance standards have been met. If the minimum levels of native plant development shown in Table 7 are not achieved in any year, the project biologist will recommend remedial actions, such as replanting container stock, to reach the following year's expected levels. Other adaptive management actions (e.g., adjustments to site conditions, adjustment of supplemental irrigation, modifications to invasive species control) may be necessary to bring the revegetation areas into compliance with the success criteria/performance standards.

TABLE 7
FIVE-YEAR SUCCES CRITERIA/PERFORMANCE STANDARDS FOR WETLAND CREATION AND RESTORATION/ENHANCEMENT AREAS

Year	Container Plant Survival	Total Native Plant Cover[1]	Diversity[1]	Density[1]
1	80%	–	–	–
2	100%	50%	50%	50%
3	100%	60%	60%	60%
4	100%	75%	70%	70%
5	100%	80%	70%	70%

[1]Measured relative to an appropriate reference site in the project vicinity.

In order to meet the success criteria/performance standards, the wetland revegetation areas must sustain themselves for a minimum of one year (meeting the fifth-year performance standards) in the absence of significant maintenance measures during the final year of monitoring. Significant maintenance includes replanting and eradication of substantial weed infestations. Other maintenance measures, such as minor weed control, may continue until the end of the monitoring period.

The cover of non-native annuals and herbs, as identified by the project biologist, will be no more than 10 percent by the end of the five-year monitoring period. No invasive exotic perennials on the Cal-IPC lists A and B will be permitted on the revegetation sites by the end of the five-year monitoring period.

6.2 Target Functions and Values

The wetland/riparian revegetation mitigation sites will provide habitat functions and values that are equal to or greater than those affected by the project. The wetland/riparian habitat creation areas will increase habitat values (e.g., available habitat for wildlife use, plant community structure) and functions (e.g., erosion control, decrease in downstream sedimentation, increase in nutrient/pollutant uptake) by providing additional acreage of wetland/riparian habitat adjacent to existing wetland/riparian resources. These same habitat functions and values will be increased along portions of other existing wetland/riparian habitats on drainage courses preserved in biological open space through the restoration/enhancement activities that will replace non-native plant infestations and disturbances with native plant cover and restored hydrologic connections.

6.3 Target Hydrologic Regime

The target hydrologic regime for the proposed wetland/riparian revegetation creation areas is comprised of the establishment of connections to existing surface flows and site modifications to allow access to sub-surface groundwater. Minor contour elevation modifications made during site preparation will lower the ground surface in the creation areas to be closer to the existing groundwater table and will expand the active floodplain of the existing drainage course to connect surface flows to the areas.

6.4 Target Acreages

A total of 6 acres of wetland/riparian habitat will be restored on-site in the biological open space located at the southern portion of the project site. A total of 12 acres of

wetland/riparian restoration/enhancement will occur at scattered locations within the biological open space on-site.

6.5 Monitoring Methods

The revegetation areas will be monitored to assess the progress of the mitigation effort and to determine if success criteria/performance standards are being achieved. Qualitative and quantitative monitoring methods will be used.

6.5.1 Qualitative Monitoring

Evaluation of plant health and identifying and correcting any problems are necessary to ensure successful native vegetation establishment. Qualitative monitoring methods will include review of the mitigation areas by the revegetation monitor to examine plant vigor and exotic plant encroachment. Qualitative monitoring will also include observations of erosion, sedimentation, and areas at risk of being eroded. The revegetation monitor will document the findings and make recommendations to the maintenance contractor for remedial actions, if necessary.

Qualitative monitoring will also include the preparation of a list of wildlife species observed on the mitigation sites and a description of wildlife use will be included with each annual report.

6.5.2 Quantitative Monitoring

Quantitative monitoring will be used to sample variables that measure wetland habitat values (including percent native plant cover, diversity, density, survivorship) as well as wetland habitat functions (seedling recruitment and wildlife activity). Quantitative monitoring will measure the development of vegetation in the project area and document achievement of success criteria as defined by the performance standards. Different monitoring techniques (using transects or quadrats) may be employed for each revegetation type as needed to best assess the progress of each vegetation type within the project.

For the wetland revegetation areas, permanent vegetation sampling stations will be established to measure year-to-year changes in native plant cover, non-native plant cover, recruitment of native plant species, and native plant survivorship, density and diversity. Each sampling station will be used as a photo documentation point to record the progress of mitigation over the monitoring period. Results will objectively determine if the project meets the success criteria/performance standards in relation to the same data collected at the reference site.

6.6 Monitoring Schedule

The revegetation sites will be monitored according to the schedule presented in Table 8. Qualitative site assessments will be conducted at a greater frequency the first two years after native plant installation as any site modifications or adjustments to native plants and supplemental irrigation made early will increase the probability of meeting the five year success criteria/performance standards. Qualitative monitoring will be begin starting in Year 2, allowing the native plants to become established and time for sufficient growth to meet the early success criteria/performance standards.

TABLE 8
FIVE-YEAR MONITORING SCHEDULE

Task	Year 1	Year 2	Year 3	Year 4	Year 5
Qualitative monitoring	Minimum One Visit Every Month	Minimum One Visit Every Month	Minimum One Visit Every Three Months	Minimum One Visit Every Three Months	Minimum One Visit Every Three Months
Quantitative monitoring	None	Spring	Spring	Spring	Spring

6.7 Monitoring Reports

Monitoring reports will be prepared and submitted to the County of San Diego on an annual basis with the Year 1 report being a Year-End Report. The annual reports will include the results of the qualitative data (wildlife observations, qualitative evaluation of invasive species, maintenance activities, interim remedial measures) and quantitative data (sampling methods, data summary analysis, success criteria/performance standards comparison and discussion, remedial action discussion, recommendations, and photo documentation) collected during the year for the revegetation sites. Monitoring and maintenance field data shall be included in an appendix to the report. The annual monitoring reports for Years 3–5 will compare findings of the current year with those in previous years. Annual monitoring reports shall be completed at the end of the monitoring year and submitted to the County of San Diego no later than the first week of January.

Any significant issue or contingency that arises on the job site (e.g., plant survival issues, fire, or flooding) shall be reported in writing to the County of San Diego within two weeks from the date of the incident. Accompanying the report shall be a plan for remediation, with an implementation schedule and a monitoring schedule.

CHAPTER 7.0 COMPLETION OF COMPENSATORY MITIGATION

A written notification of completion will be provided to the County of San Diego once the mitigation areas have achieved the five-year success criteria/performance standards and resource agency confirmation of completion of project compensatory mitigation requirements has been issued.

CHAPTER 8.0 CONTINGENCY MEASURES

8.1 Initiating Contingency Procedures

If the success criteria/performance standards are not achieved at the end of each year or by the end of the fifth year of the monitoring program, the owner/project proponent and revegetation monitor will consult with the County of San Diego and pertinent resource agencies to develop appropriate contingency procedures. Contingency procedures may involve remedial measures such as replanting areas, continued weed control, or finding alternative revegetation sites. The project proponent understands that failure of any significant portion of the wetland revegetation areas may result in a requirement to replace or revegetate that portion of the site.

8.2 Alternative Locations for Contingency Compensatory Mitigation

If it is decided that an alternative location is required to complete compensatory mitigation requirements, then the project proponent/owner shall coordinate with the County of San Diego and pertinent resource agencies to locate an approved site. Alternative locations for mitigation sites may be found on-site in other portions of the biological open space preserve, off-site at a suitable location, or as credits purchased from an approved off-site wetland mitigation bank.

8.3 Funding

The project proponent/owner will be responsible for providing all necessary funds to cover costs associated with any required contingency compensatory mitigation. Sufficient funds will be provided to cover the implementation of the contingency mitigation plan, associated maintenance and monitoring program, and report preparation. A contingency revegetation agreement shall be signed and notarized by the property owner following approval of remedial measures and accompanied by the required security as agreed upon by the County of San Diego.

CHAPTER 9.0 REFERENCES CITED

California Invasive Plant Council (Cal-IPC)

2012 California Invasive Plant Inventory Database. 2012. Accessed July 19, 2012 at http://www.cal-ipc.org/ip/inventory/weedlist.php.

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2012 Jurisdictional/Wetland Delineation Report Lilac Hills Ranch, San Diego County, California. Specific Plan, General Plan Amendment, Rezone, EIR, Tentative Map (Master), Tentative Map (Phase 1 Implementing TM), Major Use Permit. Prepared for the County of San Diego.

2013 Biological Resource Report for Lilac Hills Ranch Specific Plan, General Plan Amendment, Rezone, EIR, Tentative Map (Master), Tentative Map (Phase 1 Implementing TM), Major Use Permit. Prepared for the County of San Diego.

ATTACHMENT 17

Conceptual Resource Management Plan for On-site Biological Open Space

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CONCEPTUAL BIOLOGICAL RESOURCES MANAGEMENT PLAN FOR ON-SITE BIOLOGICAL OPEN SPACE LILAC HILLS RANCH SAN DIEGO COUNTY, CALIFORNIA

SPECIFIC PLAN
GENERAL PLAN AMENDMENT
REZONE
EIR
TENTATIVE MAP (MASTER)
TENTATIVE MAP (PHASE 1 IMPLEMENTING TM)
MAJOR USE PERMIT

PROJECT APPLICANT:
ACCRETIVE INVESTMENTS, INC.
12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CA 92130
ATTN: JON RILLING
PH: 858-546-0700

PREPARED FOR:
COUNTY OF SAN DIEGO
5510 OVERLAND AVENUE, THIRD FLOOR
SAN DIEGO, CALIFORNIA 92123
KIVA PROJECT: 09-0112513
SP 3810-12-001
GPA 3800-12-001
REZ 3600-12-003
TM 5571 RPL4 and 5572 RPL4
MUP 3300-12-005

PREPARER:

GERRY SCHEID
COUNTY-APPROVED BIOLOGIST

RECON ENVIRONMENTAL INC.
1927 FIFTH AVENUE
SAN DIEGO, CA 92101
619-308-9333

May 14, 2014

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Terms and Acronyms

CEQA	California Environmental Quality Act
CNDDB	California Natural Diversity Data Base
CNPS	California Native Plant Society
County	County of San Diego
CRMP	Conceptual Biological Resources Management Plan
DPLU	Department of Planning and Land Use
DPR	Department of Park and Recreation
DPW	Department of Public Works
HOA	Homeowners Association
I-15	Interstate 15
MOU	Memorandum of Understanding
MSCP	Multiple Species Conservation Program
MSL	Mean Sea Level
NCCP	Natural Community Conservation Plan
PAMA	Pre-Approved Mitigation Area
RMP	Biological Resource Management Plan
RPO	Resource Protection Ordinance
SANDAG	San Diego Association of Governments
USDA	U.S. Department of Agriculture
USGS	U.S. Geological Survey

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1.0 Introduction

This Conceptual Resource Management Plan (CRMP) has been prepared for the proposed Lilac Hills Ranch project in accordance with the mitigation requirements identified in the Lilac Hills Ranch Biological Resources Report (RECON 2014). This document is consistent with the format and content requirements of the "County of San Diego Report Format and Content Requirements – Conceptual Biological Resources Management Plan" (2010). This CRMP covers the management of the habitats to remain as part of the on-site biological open space on the project site.

1.1 Purpose of Conceptual Resource Management Plan

The purpose of this CRMP is to provide direction for the permanent preservation and management of the on-site biological open space to be included in a conservation easement. This biological open space totals 104.1 acres and consists of Resource Protection Ordinance (RPO) wetlands and upland habitats that are included as part of the wetland buffer.

More specifically, the plan will accomplish the following:

1. The plan will 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. The plan will guide appropriate public uses of the property (if public uses are included).

3. The plan will provide an overview of the operation, maintenance, administrative and personnel requirements to implement management goals, and serves as a budget planning aid.

Preservation of the approximately 104 acres of biological open space on-site will be sufficient to provide in-kind mitigation opportunities for potentially significant impacts to RPO wetlands. The biological open space preserve will be conveyed with an easement to the County of San Diego. The underlying fee title will be conveyed to a non-profit entity which is acceptable to the County Department of Planning and Land Use (DPLU).

1.1.1 Conditions and/or Mitigation Measures that Require CRMP

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 Lilac Hills Ranch open space preserve, both of these parameters apply.

The details of this CRMP may be modified when the Final Resource Management Plan (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.

1.1.2 Agency Review and Coordination

This document was written in collaboration with the County of San Diego and Accretive Investments, Inc. The management of the Lilac Hills Ranch open space, as detailed in this CRMP, does not interfere with mitigation and monitoring requirements mandated by the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, or by any other permitting agency.

1.2 Implementation

1.2.1 Responsible Parties and Designation of Resource Manager

The property is owned by the following entity:

Accretive Investments, Inc.
12275 El Camino Real, Suite 110
San Diego, CA 92130

This CRMP will be implemented and managed by one of the following resource managers:

- Conservancy group
- Natural resources land manager
- Natural resources consultant
- County Department of Parks and Recreation (DPR)

- County Department of Public Works (DPW)
- Federal or State Wildlife Agency (U.S. Fish and Wildlife Service, California Department of Fish and Game)
- Federal Land Managers, including but not limited to Department of Parks and Recreation, Watershed Management or Department of Public Works.
- City Land Managers, including but not limited to Departments of Public Utilities, DPR, and Environmental Services.

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

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

The resource manager shall be approved in writing by the Director of Planning and Land Use, the Director of Public Works, or the Director of Parks and Recreation. Any change in the designated resource manager shall also be approved in writing by the director of the County department that originally approved the resource manager. Appropriate qualifications for resource managers include, but are not limited to:

- 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.
- 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.

Restoration Entity

If revegetation/restoration activities are required, management responsibility for the revegetation/restoration area shall remain with the restoration entity until revegetation/restoration 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.

1.2.2 Financial 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 DPLU, DPW, or DPR.
- Endowment. A one-time non-wasting endowment, which is tied to the property, to be used by the resource manager to implement the RMP.
- Other acceptable types of mechanisms including annual fees, to be approved by the Director of DPLU, DPW, or DPR.
- Transfer of ownership to existing entity (e.g., Borrego Foundation, Cleveland National Forest, City of San Diego) for management.

1.2.3 Conceptual Cost Estimate

See Table 1.

TABLE 1
BIOLOGICAL RESOURCES MANAGEMENT TASKS

Check if applies	Tasks	Frequency (times per year)	Hours Required per Year
Biological Tasks			
X	Baseline inventory of resources (if original inventory is over 5 years old)	One time	40 hrs.
X	Update biological mapping	Once every 5 years	24 hrs.
	Update aerial photography	Once every xx years	
X	Removal of invasive species	Monthly/First Year Quarterly/Next 10 years Annually/After 10 years	First year: 300 hrs.; Next 10 years: 300 hrs.; After 10 years: 150 hrs.
	Predator control	Monthly/Quarterly/ Annually	
X	Habitat Restoration/Installation	Installation	200 hrs.
X	Habitat Restoration/Monitoring and Management	Monthly/Quarterly	40 hrs. / 160 hrs.
	Poaching control	Monthly/Quarterly	
	Species Surveys	Once every xx years	
	Species management	*(add frequency)*	
	Noise management, if required	*(add frequency)*	
X	Biological Resource Monitoring	*Quarterly*	160 hrs.
Operations, Maintenance, and Administration Tasks			
X	Establish and maintain database and analysis of data	Annually	20 hrs.
X	Write and submit annual report to County	Annually	40 hrs.
X	Submit review fees for County review of annual report	Annually	
X	Review and if necessary, update management plan	Every 5 years	40 hrs.
X	Construct permanent signs	One time	200 hrs.
X	Replace signs	10 signs per year	40 hrs.
X	Construct permanent fencing/gates	One time	200 hrs.
X	Maintain permanent fencing/gates	Three times per year	60 hrs.
X	Remove trash and debris	Twice per year	40 hrs.
	Coordinate with DEH and Sheriff	*(add frequency)*	
	Maintain access road	*(add frequency)*	
	Install storm water BMPs		
	Maintain storm water BMPs	*(add frequency)*	
	Restore built structure	One time	
	Maintain built structure	*(add frequency)*	
	Maintain regular office hours	*(add frequency)*	
	Inspect and service heavy equipment and vehicles	*(add frequency)*	
	Inspect and repair buildings, residences, and structures	*(add frequency)*	
	Inspect and maintain fuel tanks	*(add frequency)*	
	Coordinate with utility providers and easement holders	*(add frequency)*	

TABLE 1
BIOLOGICAL RESOURCES MANAGEMENT TASKS

Check if applies	Tasks	Frequency (times per year)	Hours Required per Year
	Manage hydrology (as required)	*(add frequency)*	
	Coordinate with law enforcement and emergency services (e.g., fire)	*(add frequency)*	
	Coordinate with adjacent land managers	*(add frequency)*	
	Remove graffiti and repair vandalism	*(add frequency)*	
Public Use Tasks			
X	Construct trail(s)	One time	200 hrs.
X	Monitor, maintain/repair trails (unless a trails easement has been granted to the County)	Annually	200 hrs.
X	Control public access	Monthly	200 hrs.
	Provide Ranger patrol	*(add frequency)*	
	Provide visitor/interpretive services	*(add frequency)*	
	Manage fishing and/or hunting program (if one is allowed)	*(add frequency)*	
	Provide Neighbor Education – Community Partnership	*(add frequency)*	
X	Prepare and reproduce trail maps and interpretive materials	Twice per year	40 hrs.
	If HOA is funding management, provide annual presentation to HOA	Annually	
	Coordinate volunteer services	*(add frequency)*	
	Provide emergency services access/response planning	*(add frequency)*	
Fire Management Tasks			
X	Coordinate with applicable fire agencies and access (gate keys, etc.) for these agencies	Annually	20 hrs.
	Plan fire evacuation for public use areas	One time	
	Protect areas with high biological importance	*(add frequency)*	
	Hand-clear vegetation	*(add frequency)*	
	Mow vegetation	*(add frequency)*	
Post-Fire Tasks			
X	Control post-fire erosion	After each fire event	100 hrs.
X	Remove post-fire sediment	After each fire event	100 hrs.
X	Reseed after fire	After each fire event	80 hrs.
X	Replant after fire	After each fire event	200 hrs.

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 shall discuss the previous year's management and monitoring activities, as well as management/monitoring activities anticipated in the upcoming year.

The Annual Report shall provide a concise but complete summary of all 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 shall also address any adaptive management (changes) resulting from previous monitoring results and provide a methodology for measuring the success of adaptive management.

For new sensitive species observations or significant changes to previously reported species, the Annual Report shall include copies of completed California Natural Diversity Database (CNDDB) forms with evidence that they have been submitted to the State. The report shall also include copies of invasive plant species forms submitted to the State or County.

A fee for staff's review time will be collected by DPLU upon submittal of the Annual Report. The RMP may also be subject to an ongoing deposit account for staff to address management challenges as they arise. Deposit accounts, if applicable, must be 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 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 shall 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 the following milestones:

- For subdivisions, prior to the approval of grading or improvement plans, or prior to approval of the Parcel/Final Map, whichever is first;
- For permits, prior to construction or use of the property in reliance of the permit.

1.2.6 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, but are not limited to, 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.

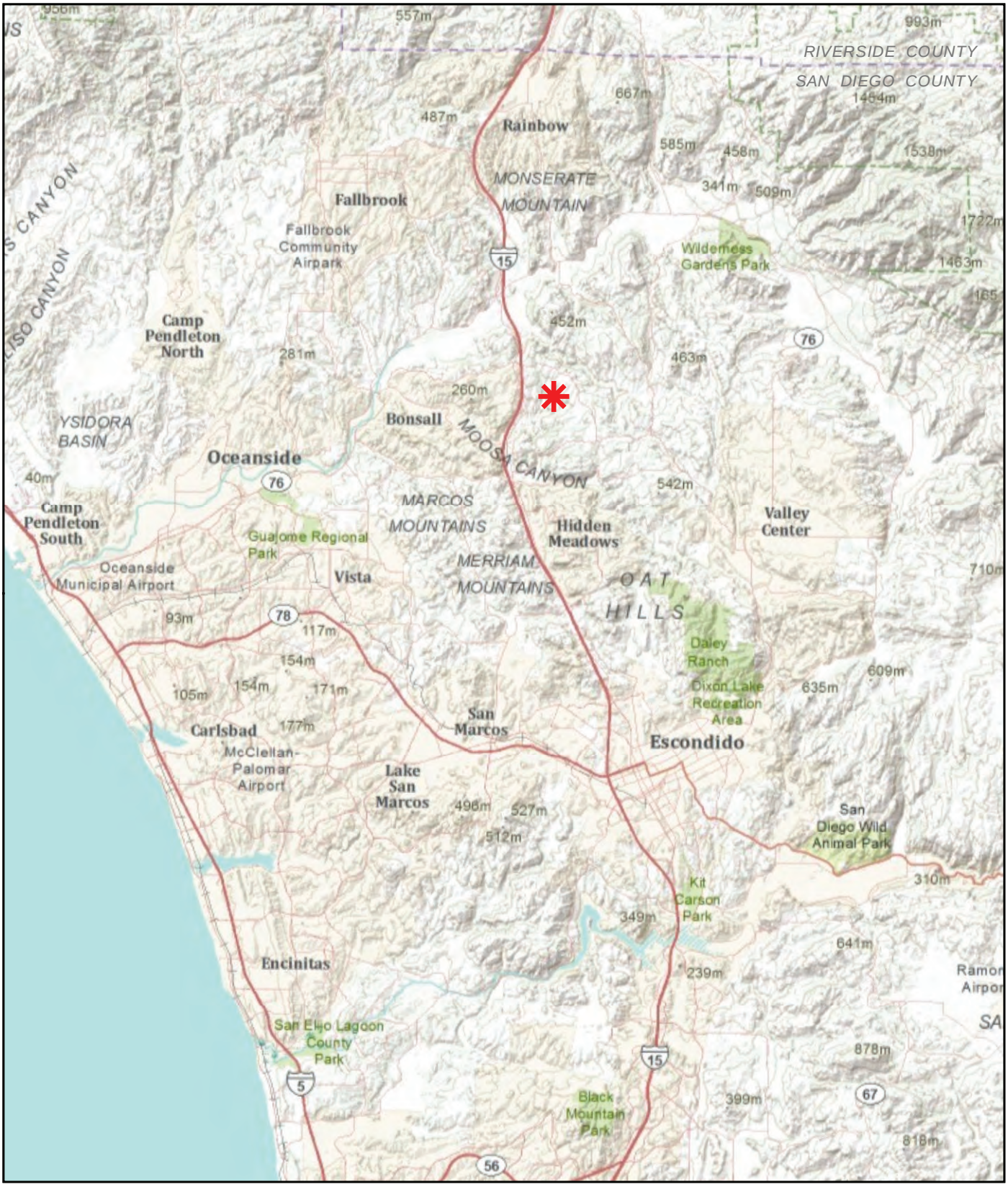
- Legal, political, or social factors which influence or mandate certain types of management; special permitting requirements (i.e., U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, archeological sites, etc.), County Ordinances (e.g., nuisance abatement), MOUs, or other special agreements 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).

2.0 Property Description

2.1 Legal Description

The proposed Lilac Hills Ranch project site is approximately 608 acres composed of 59 contiguous properties and is located in northern unincorporated San Diego County 0.25 mile from the Interstate 15 (I-15) corridor on the east side with freeway access off the Old Highway 395 Interchange (Figure 1). The project site is located to the south and west of West Lilac Road with State Route 76 to the north, downtown Valley Center 10 miles to the east, downtown Escondido 16 miles to the south, and I-15 and Old Highway 395 to the west. The Lilac Hills Ranch project is located primarily within the westernmost portion of the Valley Center Community Plan Area (CPA), although a small portion is within the Bonsall Community Plan area. From the northwest project corner, West Lilac Road serves as the northern and eastern boundary of the project site, while Circle R Drive is less than a half-mile south of the project boundary. From the southwest project corner, the western boundary of the project runs along Standel Lane, which serves as the northwestern project boundary. The project is within Township 10 South, Range 3 West, Section 24, and Township 10 South, Range 2 West, Sections 19 and 30, on the U.S. Geological Survey (USGS) 7.5-minute Pala and Bonsall quadrangles (Figure 2).



Project Location

FIGURE 1

Regional Location

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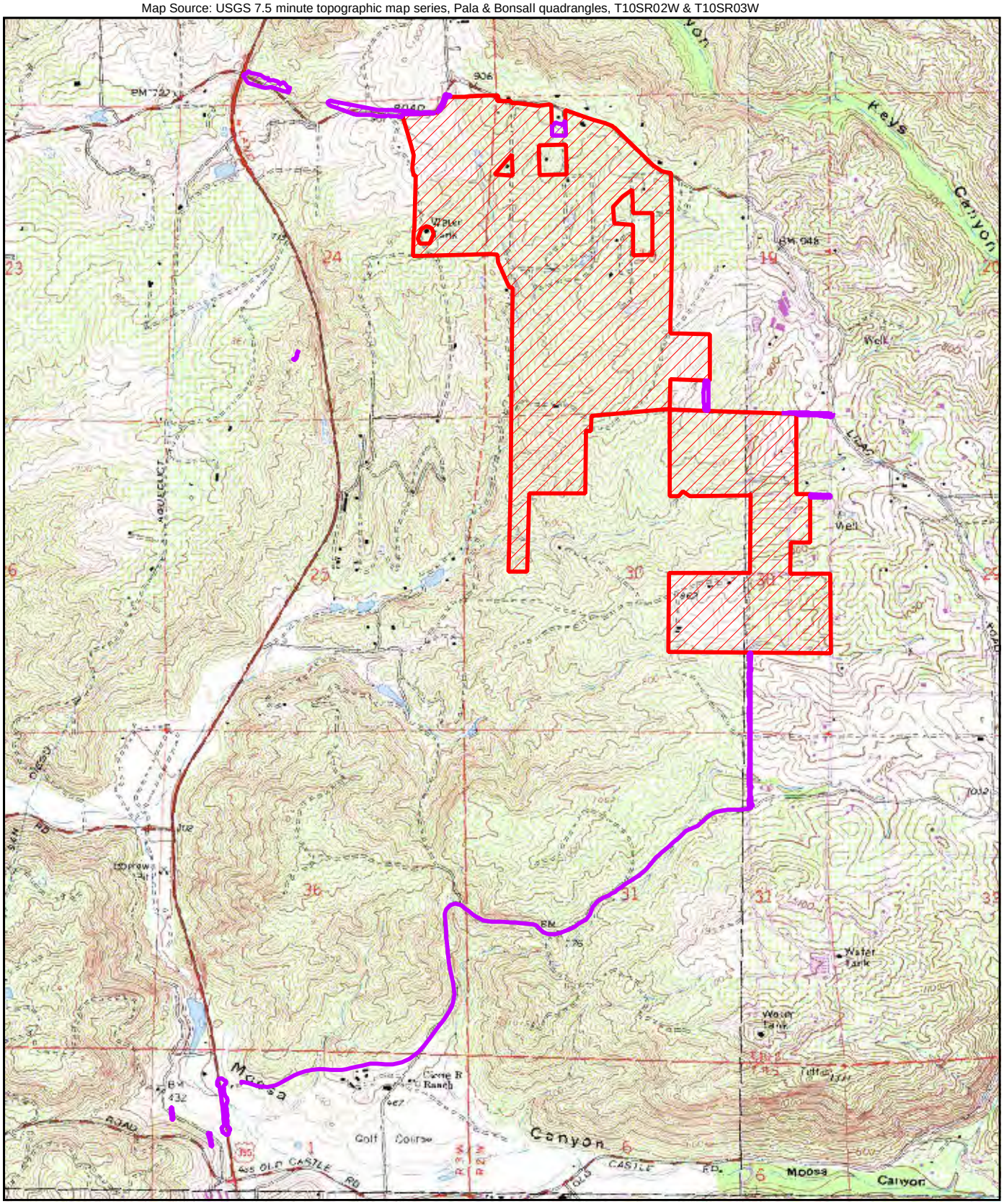
Map Source: USGS 7.5 minute topographic map series, Pala & Bonsall quadrangles, T10SR02W & T10SR03W



Project Boundary

Off-site Improvement Areas

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FIGURE 2

Project Location on USGS Map

2.2 Environmental Setting

The following information is summarized from the Biological Resource Report for the Lilac Hills Ranch project (RECON 2014). The Lilac Hills Ranch project area is part of the inland foothills and valleys of San Diego County. The project area includes topography consisting of a series of rolling hills dissected by drainage courses and a valley bottom that drain primarily to the south and southwest (see Figure 2). Elevations across the project site range from 930 feet mean sea level (MSL) at the highest to 750 feet MSL at the lowest.

Climate conditions for the project area are typical of a Mediterranean climate regime, with a wet winter rainy season followed by a hot, dry summer. Spring and fall months tend to be mild in temperature and variable in rainfall amounts.

The drainage courses on the site convey storm water and urban/agricultural runoff. Both intermittent and ephemeral drainages occur in the project area. Wells occur in scattered locations across the site and are used to provide water to the orchards, vineyards, and other agricultural areas. Two agricultural ponds occur in the project area that store water for irrigation purposes.

Soil types within the project area and vicinity consist of a series of sandy loam, coarse sandy loam, sand, and steep gullied land (U.S. Department of Agriculture [USDA] 1973; San Diego Association of Governments [SANDAG] 1995). Sandy loam and coarse sandy loam soils in the following soil series are present: Bonsall, Cieneba, Fallbrook, Greenfield, Placentia, Ramona, Visalia, and Vista (Figure 3). Soils on steeper slopes and in gully bottoms are characterized as steep gullied land. These soil types are derived from weathered and decomposed granite or granodiorite. Runoff is described as moderate to rapid and the erosion hazard is on average moderate for these soil types.

The Lilac Hills Ranch project area is located within the proposed North County Multiple Species Conservation Program (MSCP) area (Figure 4). It is outside of and south of the proposed PAMA that are located to north (Keys Canyon) and west (I-15 corridor). Proposed MSCP Preserve Areas occur off-site to the east, south, and north, and proposed MSCP Take Authorization Areas occur to the east, but none of these proposed MSCP areas are adjacent to the project area.

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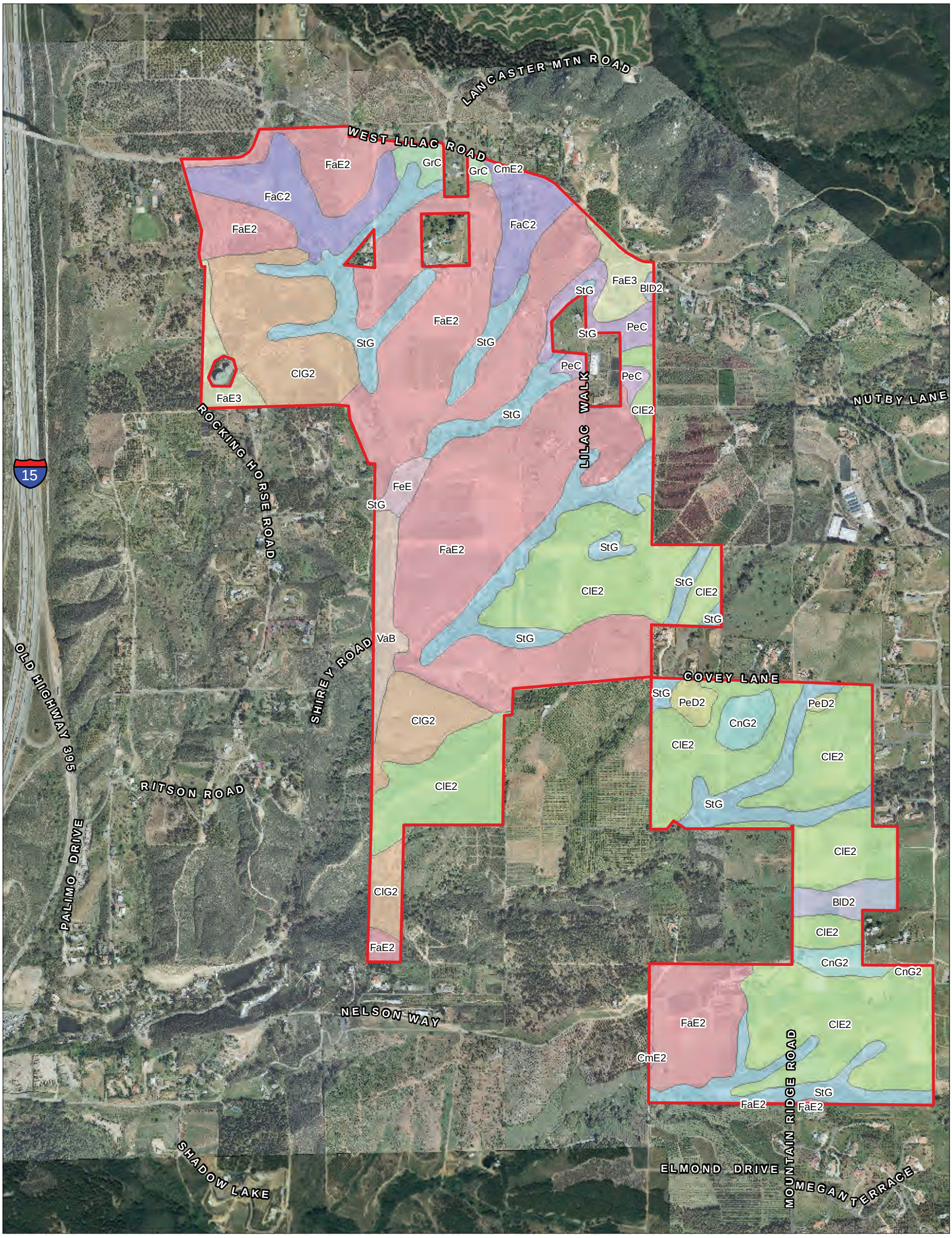

Project Boundary

Soil Classification

- BlD2 - Bonsall sandy loam, 9 to 15 % slopes, eroded
- ClE2 - Cieneba coarse sandy loam, 15 to 30 % slopes, ero ded
- ClG2 - Cieneba coarse sandy loam, 30 to 65 % slopes, ero ded
- CmE2 - Cieneba rocky coarse sandy loam, 9 to 30 % slopes , eroded
- CnG2 - Cieneba-Fallbrook rocky sandy loams, 30 to 65 % slopes, eroded
- FaC2 - Fallbrook sandy loam, 5 to 9 % slopes, eroded
- FaE2 - Fallbrook sandy loam, 15 to 30 % slopes, eroded
- FaE3 - Fallbrook sandy loam, 9 to 30 % slopes, severely eroded
- FeE - Fallbrook rocky sandy loam, 9 to 30 % slopes
- GrC - Greenfield sandy loam, 5 to 9 % slopes
- PeC - Placentia sandy loam, 2 to 9 % slopes
- PeD2 - Placentia sandy loam, 9 to 15 % slopes, eroded
- StG - Steep gullied land
- VaB - Visalia sandy loam, 2 to 5% slopes

FIGURE 3

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Soils

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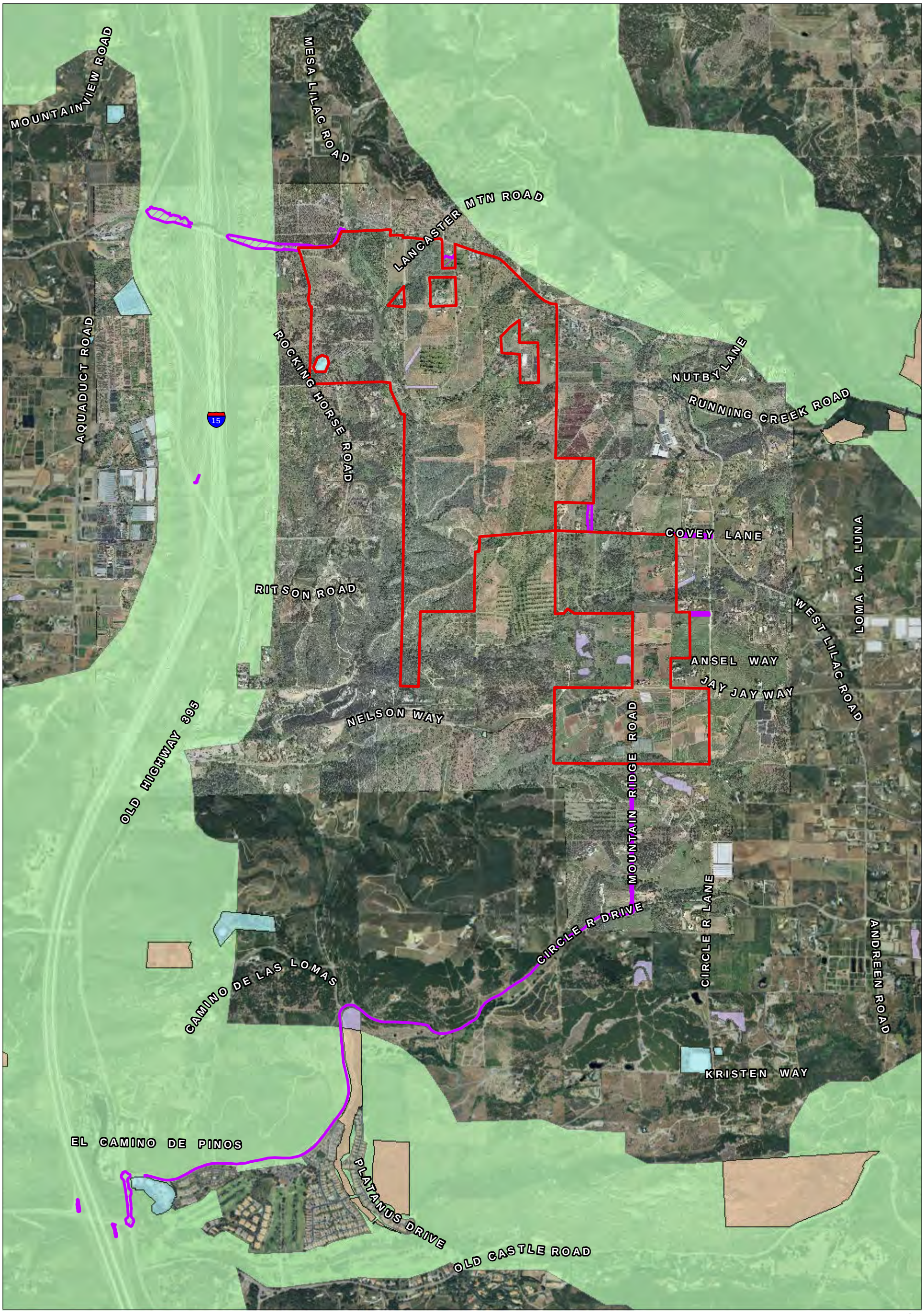

Project Boundary

Off-site Improvement Areas

Draft North County MSCP (Not Approved)

- Open Space Easement outside PAMA
- Pre-Approved Mitigation Area (PAMA)
- Preserve Areas
- Special Districts

0 Feet 1,600

FIGURE 4

Project Area in Relation to Draft North County MSCP
(MSCP Currently Not Approved)

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2.3 Land Use

Existing on-site land uses include agricultural activities, consisting mostly of citrus and avocado groves and taking up most of the central and southern portions, or about 54 percent of the site. There are several homes, sheds, and agricultural buildings scattered throughout the site, none of which is historic. Native habitat occurs primarily along the drainage courses and on some of the steeper terrain on the western and southwestern portions of the project area.

Land uses on adjacent properties are similar to that of the project site. Agricultural uses dominate the landscape with small remnant patches of native habitat occurring primarily along drainage courses and steep slopes.

No existing hiking trails occur on the project site. Public access is restricted as the land is privately owned. The project area includes two locations that are covered by relatively small open space easements that occur outside of a PAMA.

3.0 Biological Resources Description

This section is based on the biological data collected by RECON Environmental, Inc., during general and focused surveys conducted from 2011 through 2012 which is summarized below from the biological resource report prepared for the Lilac Hills Ranch project (RECON 2014).

3.1 Vegetation Communities/Habitats

The proposed on-site biological open space within the Lilac Hills Ranch project site will be comprised of 14 main habitat types (Table 2; Figures 5a and 5b). A description of each habitat type and its functions and values is given below.

TABLE 2
HABITATS AND VEGETATION COMMUNITIES WITHIN BIOLOGICAL OPEN SPACE

Habitat/Vegetation Community	Preserved On-site (acres)
Coast live oak woodland	3.3
Coastal sage scrub	2.6
Disturbed coastal sage scrub	0.3
Disturbed coastal/valley freshwater marsh	0.5
Eucalyptus woodland	0.7
Southern coast live oak riparian woodland	21.4
Disturbed southern coast live oak woodland	1.4
Southern mixed chaparral	26.0
Disturbed southern mixed chaparral	1.1
Southern willow riparian woodland	4.2
Southern willow scrub	5.8
Disturbed wetland	0.3
Extensive agriculture – row crops	6.0
Intensive agriculture – nursery	3.0
Vineyard	0.1
Orchard	15.5
Disturbed habitat	9.2
Developed	2.9
TOTAL	104.1

3.1.1 Coastal Sage Scrub (32520)

Coastal sage scrub vegetation occurs in two areas within the on-site biological open space. The largest patch of coastal sage scrub occurs in the west central part of the open space area. The second area of coastal sage scrub occurs on the east central portion of the open space adjacent to riparian habitat. Dominant plant species in all coastal sage scrub patches are California sagebrush (*Artemisia californica*), black sage (*Salvia mellifera*), California buckwheat (*Eriogonum fasciculatum*), and laurel sumac (*Malosma laurina*).

Habitat function and value is moderate for the patches of coastal sage scrub being preserved because of relatively small acreage. The coastal sage scrub habitat will provide native vegetation within the wetland buffer helping to reduce edge effects on the riparian habitats also being preserved in open space.

3.1.2 Southern Mixed Chaparral (37120)

Southern mixed chaparral vegetation being preserved in open space occurs along the mid-central to southern portion of the western open space areas, and along the edges of drainage courses within the central open space areas. Dominant plant species include chamise (*Adenostoma fasciculatum*), mission manzanita (*Xylococcus bicolor*), hoary-

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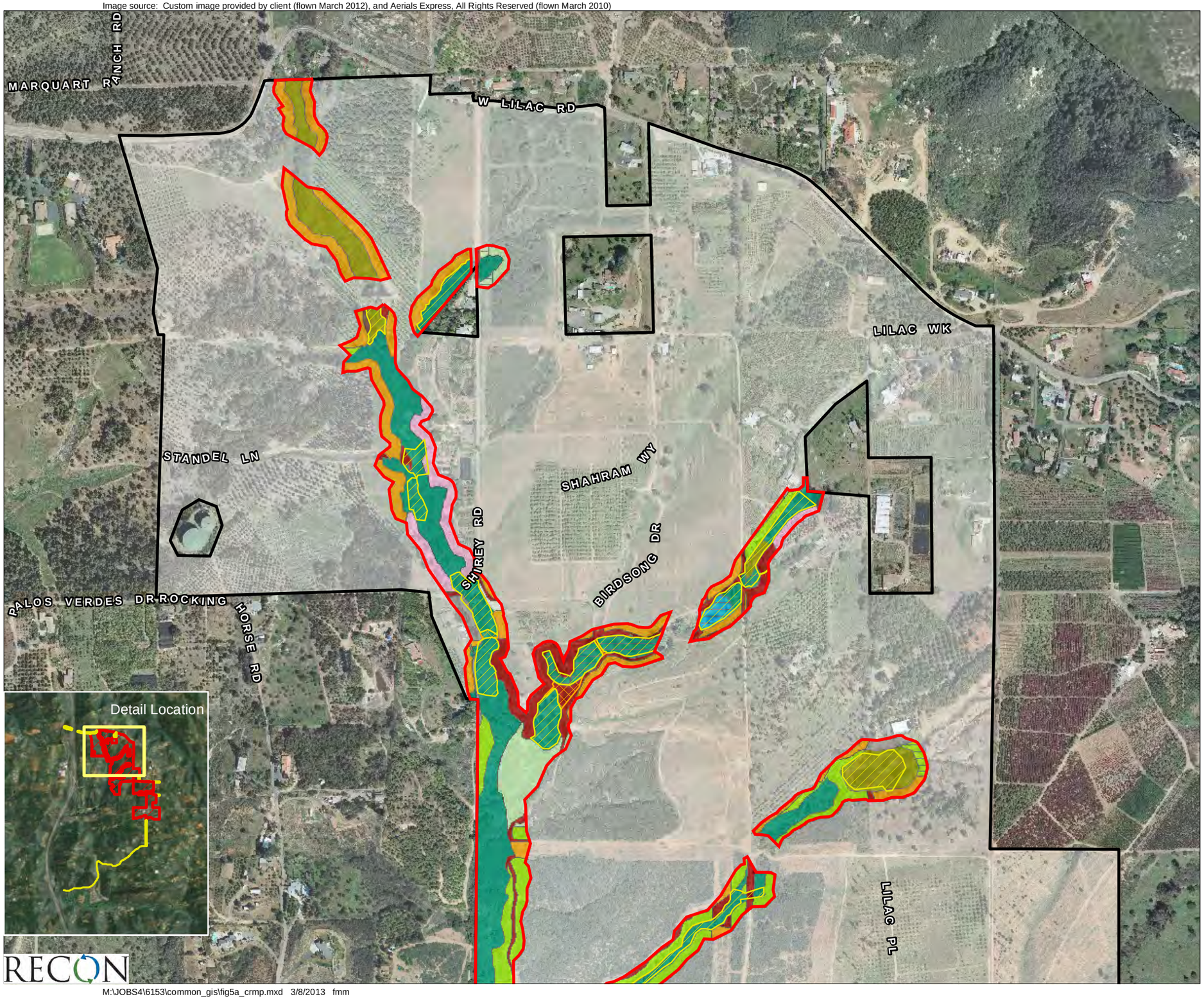

- Project Boundary
- Biological Open Space Boundary
- Wetland Creation
- Wetland Enhancement

Vegetation Communities and Landcover Type

- Coastal Sage Scrub (32520)
- Disturbed Coastal Sage Scrub (32520)
- Disturbed Coastal/Valley Freshwater Marsh (52410)
- Eucalyptus Woodland (79100)
- Southern Coast Live Oak Riparian Woodland (61310)
- Disturbed Southern Coast Live Oak Riparian Woodland (61310)
- Southern Mixed Chaparral (37120)
- Disturbed Southern Mixed Chaparral (37120)
- Southern Willow Riparian Woodland (62500)
- Intensive Agriculture - Nursery
- Orchard (18100)
- Vinyard (18100)
- Disturbed Habitat (11300)
- Developed (12000)

0 Feet 500

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FIGURE 5a

Vegetation Communities/Land Cover Types within Biological Open Space and Location of Potential Wetland Mitigation

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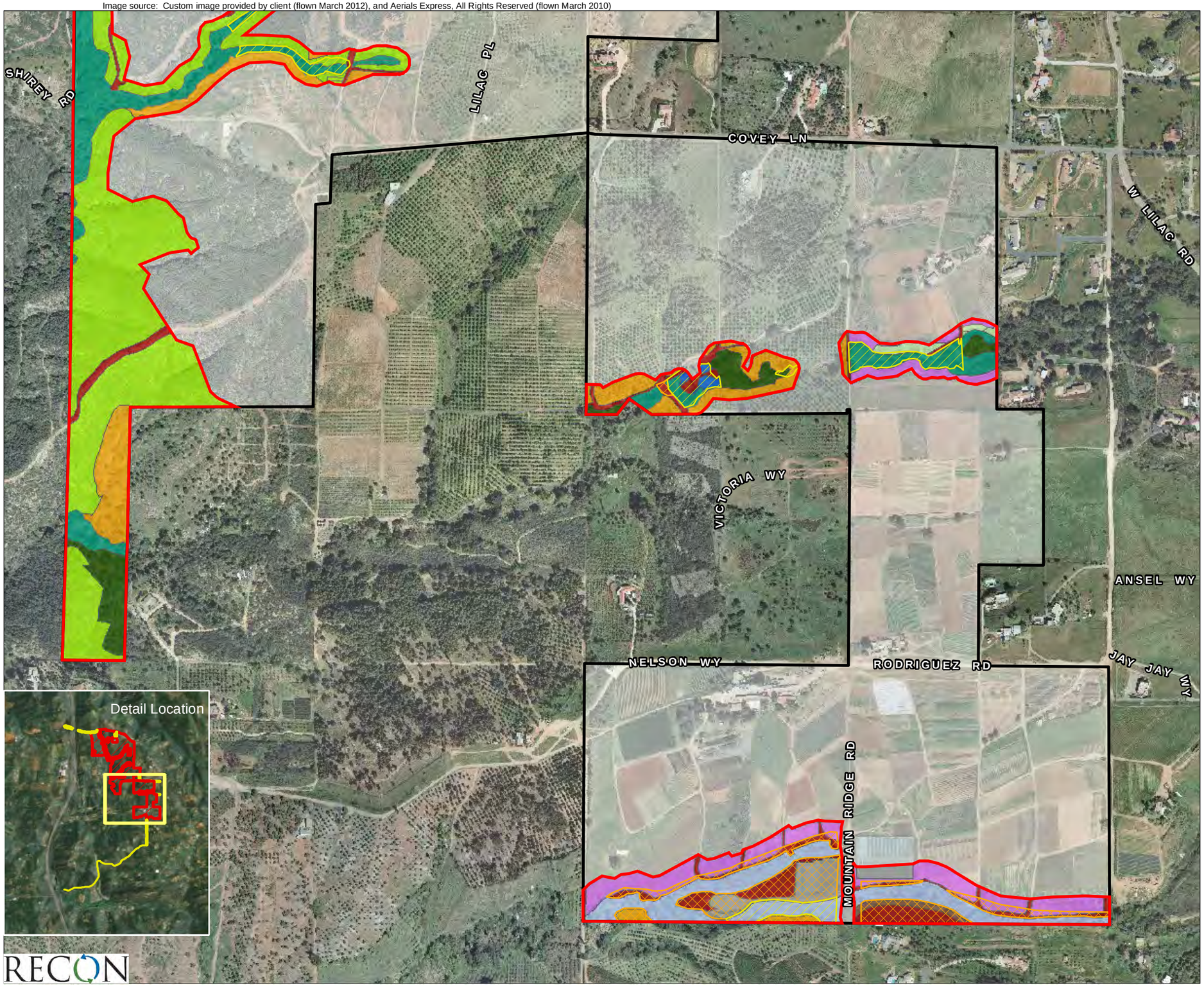

- Project Boundary
- Biological Open Space Boundary
- Wetland Creation
- Wetland Enhancement

Vegetation Communities and Landcover Type

- Coastal Sage Scrub (32520)
- Disturbed Coastal Sage Scrub (32520)
- Coast Live Oak Woodland (71160)
- Coastal/Valley Freshwater Marsh (52410)
- Disturbed Wetland (11200)
- Eucalyptus Woodland (79100)
- Southern Coast Live Oak Riparian Woodland (61310)
- Disturbed Southern Coast Live Oak Riparian Woodland (61310)
- Southern Mixed Chaparral (37120)
- Disturbed Southern Mixed Chaparral (37120)
- Southern Willow Scrub (63320)
- Extensive Agriculture - Row Crops (18320)
- Orchard (18100)
- Disturbed Habitat (11300)
- Developed (12000)

0 Feet 500

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FIGURE 5b

Vegetation Communities/Land Cover Types within Biological Open Space and Location of Potential Wetland Mitigation

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leafed ceanothus (*Ceanothus crassifolius*), black sage, California buckwheat, and laurel sumac.

The habitat quality of the southern mixed chaparral being preserved in open space is moderate to high, as the vegetation remaining on the western part of the open space area is in a relatively large contiguous patch that connects to native chaparral areas off-site to the southwest. Southern mixed chaparral occurs as narrower patches of habitat on in the central portion of the open space area. The dense cover of native shrubs contains a diverse assemblage of chaparral species that provide vegetation within the wetland buffers to help reduce edge effects.

3.1.3 Coast Live Oak Woodland (71160)

Coast live oak woodland being preserved occurs in relatively small patches in the eastern central and extreme southwestern portions of the open space areas. The largest area of preserved coast live oak woodland will occur in the southwestern portion of the project site on a north-facing slope above a small, narrow canyon. Smaller patches of coast live oak woodland occur within orchards and adjacent to riparian habitats being preserved in the eastern central portion of the open space. The dominant plant species is the coast live oak tree (*Quercus agrifolia*). Vegetation growing beneath the oak tree canopy varies from non-native grasses to open areas of native shrubs such as poison oak (*Toxicodendron diversilobum*) and mule fat (*Baccharis salicifolia*).

The habitat quality of the coast live oak woodland that occurs in the orchards or adjacent to agricultural areas is low to moderate as the small groupings of oak trees provide some habitat, but these areas lack a native understory. The coast live oak woodland on the north-facing slope in the extreme southwestern part of the open space and where it is adjacent to riparian habitat in the east central part of the open space have relatively high habitat values due to the location of the habitat adjacent to native riparian areas and an understory composed of native plant species.

3.1.4 Eucalyptus Woodland (79100)

A small, narrow stand of eucalyptus trees (*Eucalyptus* spp.) occurs in the northwest portion of the on-site open space area. The eucalyptus trees form relatively small woodlands that have low to moderate habitat values due to its proximity to roads and the potential to be used by raptor and other bird species for roosting and nesting.

3.1.5 Disturbed Coastal/Valley Freshwater Marsh (52410)

A relatively small area of coastal/valley freshwater marsh occurs upstream of a dirt road crossing of a drainage in the north central portion of the open space area. The

freshwater marsh is described as disturbed due to the heavy infestation of pampas grass (*Cortedaria* sp.). Cattail (*Typha latifolia*) and umbrella sedge (*Cyperus esculentus*) persist among the pampas grass.

The habitat value for the freshwater marsh area is currently low due to the predominance of pampas grass, but will be improved with eradication of the non-native plant species as part of the proposed restoration/enhancement of this area implemented for the on-site wetland mitigation. The restored freshwater marsh habitat value would be moderate, as the marsh will add diversity to the adjacent riparian woodland areas.

3.1.6 Southern Coast Live Oak Riparian Woodland (61310)

Southern coast live oak riparian woodland on-site is the second most predominant vegetation community being preserved in open space along the larger intermittent drainages and the main tributaries. This riparian woodland vegetation community occurs along most of the western border of the main open space area and along tributary east-west drainages in the central portions of the open space. The dominant plant species of this riparian woodland include coast live oak, red willow (*Salix laevigata*), black willow (*Salix gooddingii*), poison oak, and wild grape (*Vitis girdiana*).

Overall habitat values for the southern coast live oak riparian woodlands are high. The mature coast live oak and willow trees form tree layer with an understory of native shrubs and herbaceous species. Wild grape forms a dense covering over much of the riparian vegetation during the spring and summer months. This riparian woodland habitat supports a diverse bird population, including different raptor species, as well as, a variety of insects, reptiles, and mammals.

3.1.7 Southern Willow Scrub (63320)

Southern willow scrub vegetation occurs in the extreme southern portion of the open space areas on-site. It is associated with portions of the larger, intermittent drainage courses in these areas. Dominant plant species in this vegetation community include red willow, black willow, arroyo willow (*Salix lasiolepis*), narrow-leaved willow (*Salix exigua*), and mule fat.

Overall habitat values for the southern willow scrub being preserved are moderate due to the current edge effects associated with the adjacent agricultural activities and the relatively narrow width of the willow scrub habitat. The width of the riparian habitat would be increased with the implementation of wetland habitat creation as part of the on-site revegetation mitigation program. The wetland buffers and limited building zones provided by the project will help reduce any potential edge effects to the willow habitat

being preserved open space areas. The southern willow scrub habitat supports a diverse assemblage of bird species, insects, reptiles, and mammals.

3.1.8 Mule Fat Scrub (63310)

Mule fat scrub vegetation on-site occurs as a small patch in an intermittent drainage course in the northeastern part of the open space areas. A narrow strip of mule fat scrub occurs along a drainage course that is affected by adjacent agricultural activities. The strip of vegetation is made up of a pure stand of mule fat shrubs.

Overall, the current habitat value for the mule fat scrub is low due to edge effects associated with the agricultural activities and the relatively narrow width of the mule fat scrub habitat. Nonetheless, the mule fat scrub supports a limited assemblage of bird species, insects, reptiles, and perhaps small mammals. Habitat function and value of the mule fat scrub are anticipated to increase after implementation of the restoration/enhancement activities in this habitat as part of the on-site wetland revegetation plan.

3.1.9 Southern Willow Riparian Woodland (62500)

Southern willow riparian woodland vegetation occurs in the extreme northwestern portion of the open space areas. It is associated with portions of the larger, intermittent drainage course in this area. Dominant plant species in this vegetation community include red willow, black willow, arroyo willow, narrow-leaved willow, and mule fat.

Overall the current habitat values for the southern willow riparian woodland are moderate due to edge effects associated with the agricultural activities and the narrow width of the willow woodland habitat. The wetland buffer and limited building zones being provided by the project will help reduce these edge effects and improve habitat function and value. This habitat supports a diverse assemblage of bird, insects, reptiles, and mammals common to riparian areas.

3.1.10 Disturbed Wetland (11200)

A relatively small area of disturbed wetland is being preserved along a drainage course in the east central part of the open space areas. The herbaceous wetland vegetation that grows here is characterized as disturbed due to the current periodic mowing as part of the vegetation maintenance activities associated with the adjacent orchard. Dominant plant species at this location include curly dock (*Rumex crispus*), bristly ox tongue (*Picris echioides*), and water cress (*Nasturtium officinale*).

The current habitat value of this wetland area is low due to the regular vegetation disturbance that occurs. Non-native species have invaded the area and further degrade

the habitat vales. The wetland buffer and limited building zones provided by the project will help reduce the potential edge effects in this open space area. The disturbed wetland area function and value will be increased with the implementation of the restoration/enhancement of this habitat as part of the on-site wetland revegetation plan.

3.1.11 Disturbed Habitat (11300)

Disturbed habitat was used to characterize areas where more or less permanent disturbances have inhibited the growth of native vegetation. In the on-site open space areas, the designation was used to distinguish the remaining roads that bisect the open space, as well as areas disturbed as part of the agricultural operations (i.e., wells, mulch areas). These areas are mostly devoid of vegetation, but some of the disturbed areas may occasionally support a growth of non-native annual species such as slender wild oat (*Avena barbata*), black mustard (*Brassica nigra*), star-thistle (*Centaurea melitensis*), and pigweed (*Chenopodium album*).

Habitat values for disturbed areas are considered low due to the lack of native vegetation. These areas form part of the wetland buffer provided to help reduce the potential for edge effects on the riparian habitat being preserved in open space.

3.1.12 Agricultural Areas

Agricultural lands are being preserved in the southeastern, east central, and northern portions of the open space areas. Agricultural types being preserved include the following: Extensive Agriculture – Row Crops (18320); Intensive Agriculture – Nursery (18200); Orchard (18100); and Vineyard (18100). Areas used for row crops occur in the southeastern portion of the site. Various food and nursery crops are grown on these lands. Orchards throughout the site are used to cultivate various varieties of citrus and avocado. The small area of mapped vineyard supports varieties of grape. Areas used to produce stock for the commercial nursery business are located in the central part of the open space.

Habitat values for areas used for row crops, vineyards, and nurseries are generally low due to the lack of native vegetation and continual disturbance of the land. Mature orchards have moderate habitat values as the dense tree canopy provides habitat used by raptors and other birds. Fruit dropped by the trees likely provides a food source for insects, birds, and mammals.

3.1.13 Developed (12000)

Areas mapped as developed occur in the open space areas as relatively small areas used for agricultural activities (i.e., green houses, equipment storage, etc.). These areas have low habitat values due to the lack of native vegetation. The developed areas in the

extreme southern portion of the open space areas will be used for the creation of wetland habitat as part of the wetland revegetation plan, thereby increasing the habitat function and value of these areas.

3.2 Plant Species

The habitats being preserved in the open space areas contain a diverse mixture of native and non-native plant species. Native plants occupy the riparian woodlands, coastal sage scrub, mixed chaparral, oak woodland, and wetland habitats on-site. Non-native plants are mostly found in and adjacent to the disturbed areas that include agricultural fields, orchards, cleared areas, and developed portions of the site.

The most common native plant species found on the open space areas include coast live oak, California sagebrush, chamise, hoaryleaf ceanothus (*Ceanothus crassifolius*), mission manzanita, red willow, and arroyo willow. The species diversity of native plants is highest in the southern coast live oak riparian forest and southern mixed chaparral vegetation communities.

Three sensitive plant species were observed in the project area. Prostrate spineflower (*Chorizanthe procumbens*) is not a state or federally listed species and is no longer a ranked species by the California Native Plant Society (CNPS), but is currently on List D of the County sensitive species list. Prostrate spineflower was observed in openings within and along fuel breaks adjacent to southern mixed chaparral habitat and portions of this population will be preserved with the southern mixed chaparral in the open space areas.

Southwestern spiny rush (*Juncus acutus* ssp. *leopoldii*) is not a state or federally listed species. CNPS ranks this species a 4.2, and the County places the species on List D. Approximately 20 individuals of southwestern spiny rush were observed and will be preserved in a drainage course in the northwestern portion of the open space area. Engelmann oak (*Quercus engelmannii*) is not a state or federally listed species, but it is a CNPS rank 4.2 species and on List D with the County of San Diego. Three Engelmann oak trees were observed on the site associated with coast live oak riparian woodlands and these three oak trees are being preserved in the open space area.

3.3 Wildlife Species

Invertebrates, particularly butterflies, common reptiles and amphibians, common resident birds, and mammals constitute the majority of the wildlife community within the open space. The southern coast live oak riparian woodland, southern willow scrub, coastal sage scrub, and southern mixed chaparral being preserved in open space will provide the best habitat for the majority of these wildlife species. Raptor species (e.g.,

hawks) were also commonly observed in the orchard trees. Pacific tree frogs (*Pseudacris regilla*) were most common along the intermittent drainage courses and freshwater marsh areas. Reptile species (i.e., lizards, snakes) and small and large mammals were most common in the coastal sage scrub, mixed chaparral, riparian woodland, and riparian scrub areas.

Fourteen sensitive wildlife species were observed on the property. The sensitive wildlife species observed include Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), Coastal western whiptail (*Cnemidophorus multiscultatus tigris*), Red diamond rattlesnake (*Crotalus ruber*), Cooper's hawk (*Accipiter cooperii*), White-tailed kite (*Elanus leucurus*), turkey vulture (*Cathartes aura*), loggerhead shrike (*Lanius ludovicianus*), western bluebird (*Sialia mexicana occidentalis*), yellow warbler (*Dendroica petechia*), yellow-breasted chat (*Icteria virens auricollis*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), San Diego desert woodrat (*Neotoma lepida intermedia*), southern mule deer (*Odocoileus hemionus fuliginata*), and coast horned lizard (*Phrynosoma coronatum blainvillii*). Habitat for each of these species is being preserved in open space.

4.0 Biological Resource Management

4.1 Management Goals

The management goals for the on-site biological open space include the following:

- Preserve and manage the open space lands to the benefit of the flora, fauna, and native ecosystem functions reflected in the natural communities occurring within the RMP land.
- Manage the land for the benefit of sensitive plant and wildlife species and existing natural communities, without substantive efforts to alter or restrict the natural course of habitat development and dynamics.
- Reduce, control, and where feasible, eradicate non-native, invasive flora and/or fauna known to be detrimental to native species and/or the local ecosystem.
- Maintain the character and function of certain agricultural areas within the wetland buffer and open space area.

4.2 Biological Management Tasks

See Table 1.

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 shall be submitted to the County and agencies for approval as required.

4.4 Operations, Maintenance, and Administration Tasks

See Table 1.

4.5 Public Use Tasks

See Table 1.

4.6 Fire Management Tasks

See Table 1.

5.0 Cultural Resource Management

The cultural resources on-site were analyzed by Affinis in the 2014 technical report Cultural Resources Inventory and Assessment: Lilac Hills Ranch, Escondido, San Diego County, California. Under the proposed project, 104.1 acres of the project site (17 percent) will be designated as archaeological and biological open space. Two archaeological sites will be preserved within dedicated open space on-site. Site CA-SDI-18362 contains important data related to regional prehistory and/or history and is deemed significant according to the California Environmental Quality Act (CEQA) and RPO. Site CA-SDI-20436 is a significant resource under CEQA and is of cultural importance to the Native American community.

5.1 Management Elements and Goals

5.1.1 Cultural Resources Goals and Tasks

Two sensitive cultural resource sites will be preserved within a dedicated open space area. Site CA-SDI-20436 and a portion of site CA-SDI-18362 were determined significant as they contain important regional prehistory and/or history considered under CEQA criteria. CA-SDI-20436 is of cultural importance to the Luiseño community as well. The goal is to preserve these two cultural resources sites in perpetuity. The tasks below are provided pursuant to that goal.

5.1.1 Goal: Protection of two cultural resource sites.

> Task 1: One site (CA-SDI-18362) is within open space and is adequately protected by dense vegetation. One site (CA-SDI-20436) is also in open space but not protected by dense vegetation. Natural vegetative barriers will be placed around CA-SDI-20436 to limit access to the site.
>
> Task 2: No brushing or thinning, trail development or use of mechanical equipment in the event of a brush fire or for any other purpose will be allowed within 20 meters of the rock room feature at CA-SDI-18362 or CA-SDI-20436.
>
> Task 3: Construct and maintain trail signage and fencing to limit access to the two archaeological sites (see Table 1). Signage shall not identify the location of sites or acknowledge their presence but will indicate the presence of environmentally sensitive areas.

5.1.2 Management Constraints

Management constraints include ensuring that cultural resource sites are adequately protected and do not conflict with the implementation of this plan. Coordination between the lead biological manager and the lead archaeologist will be critical to ensure that conflicts do not occur.

5.2 Cultural Resources Monitoring Element: Goals and Tasks

CULTURAL RESOURCES ELEMENT: Archaeological and Historical sites

Scheduled monitoring of cultural resources shall be conducted. An annual report summarizing these activities will be submitted to the County at the end of each year.

5.2 Goal: Monitor Archaeological Sites

Task 1: Allow Native American access annually

Task 2: Monitor and document all natural impacts annually

Task 3: Monitor and document all human impacts annually

Task 4: Monitor and document the condition of signage and fencing annually

6.0 References Cited

Affinis
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RECON
2014 Biological Resources Report for Lilac Hills Ranch.

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1995 *Vegetation GIS Data and Soil Series GIS Data*. Data digitized from USDA–1973. Soil Survey, San Diego area. Obtained from http://www.sandag.org/ resources/maps_and_gis/ gis_downloads/senlu.asp.

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ATTACHMENT 18

Conceptual Resource Management Plan for Off-site Biological Open Space

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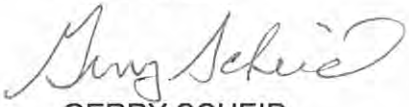
CONCEPTUAL BIOLOGICAL RESOURCES MANAGEMENT PLAN FOR OFF-SITE HABITAT MITIGATION LILAC HILLS RANCH SAN DIEGO COUNTY, CALIFORNIA

SPECIFIC PLAN
GENERAL PLAN AMENDMENT
REZONE
EIR
TENTATIVE MAP (MASTER)
TENTATIVE MAP (PHASE 1 IMPLEMENTING TM)
MAJOR USE PERMIT

PROJECT APPLICANT:
ACCRETIVE INVESTMENTS, INC.
12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CA 92130
ATTN: JON RILLING
PH: 858-546-0700

PREPARED FOR:
COUNTY OF SAN DIEGO
5510 OVERLAND AVENUE, THIRD FLOOR
SAN DIEGO, CALIFORNIA 92123
KIVA PROJECT: 09-0112513
SP 3810-12-001
GPA 3800-12-001
REZ 3600-12-003
TM 5571 RPL3 and 5572 RPL3
MUP 3300-12-005

PREPARER:



GERRY SCHEID
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MAY 23, 2013

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FIGURES

TABLES

Terms and Acronyms

CNDDB	California Natural Diversity Data Base
County	County of San Diego
CPA	Community Planning Area
CRMP	Conceptual Resources Management Plan
DPLU	Department of Planning and Land Use
DPR	Department of Park and Recreation
DPU	Department of Public Utilities
DPW	Department of Public Works
HOA	Home Owners Association
I-15	Interstate 15
MOU	Memorandum of Understanding
MSCP	Multiple Species Conservation Program
PAMA	Pre-Approved Mitigation Area
RMP	Resource Management Plan
SANDAG	San Diego Association of Governments
USDA	United States Department of Agriculture
USGS	U.S. Geological Survey

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1.0 Introduction

This Conceptual Resource Management Plan (CRMP) has been prepared for the proposed Lilac Hills Ranch project in accordance with the mitigation requirements identified in the Lilac Hills Ranch Biological Resources Report (RECON 2012). This document is consistent with the format and content requirements of the "County of San Diego Report Format and Content Requirements – Conceptual Biological Resources Management Plan" (2010). This CRMP covers the management of the habitats to be purchased at an off-site location to meet mitigation requirements for project impacts to habitats and vegetation communities.

1.1 Purpose of Conceptual Resource Management Plan

The purpose of this CRMP is to provide direction for the permanent preservation and management of the habitat purchased off-site to meet project mitigation requirements. This off-site habitat purchase would total 70.3 acres and consist of upland habitats.

More specifically, the plan will accomplish the following:

1. The plan will guide management of vegetation communities/habitats, plant and animal species, and programs described herein to protect and, where appropriate, enhance biological.

2. The plan will guide appropriate public uses of the property (if public uses are included).

3. The plan will provide an overview of the operation, maintenance, administrative and personnel requirements to implement management goals, and serves as a budget planning aid.

The off-site preservation of the 70.3 acres of native upland vegetation communities will be sufficient to provide in-kind mitigation opportunities for significant impacts to these communities from the Lilac Hills Ranch project. The off-site preservation area will be conveyed with an easement to the County of San Diego (County). The underlying fee title will be conveyed to a non-profit entity that is acceptable to the County Department of Planning and Land Use (DPLU).

1.1.1 Conditions and/or Mitigation Measures that Require CRMP

A CRMP is required for projects in the County 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 Lilac Hills Ranch project, both of these parameters apply.

The details of this CRMP may be modified when the Final Resource Management Plan (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.

1.1.2 Agency Review and Coordination

This document was written in collaboration with the County of San Diego and Accretive Investments, Inc. The management of the off-site preservation area, as detailed in this CRMP, does not interfere with mitigation and monitoring requirements mandated by the California Department of Fish and Game, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, Regional Water Quality Control Board, or by any other permitting agency.

1.2 Implementation

1.2.1 Responsible Parties and Designation of Resource Manager (RM)

The project property is owned by the following entity:

Accretive Investments, Inc.
12275 El Camino Real, Suite 110
San Diego, CA 92130

This CRMP will be implemented and managed by one of the following resource managers:

- Conservancy group
- Natural resources land manager
- Natural resources consultant

- County Department of Parks and Recreation
- County Department of Public Works
- Federal or State Wildlife Agency (U.S. Fish and Wildlife Service, California Department of Fish and Game)
- Federal Land Managers, including but not limited to Department of Parks and Recreation, Watershed Management or Department of Public Works
- City Land Managers, including but not limited to Departments of Public Utilities (DPU), Park and Recreation, and Environmental Services.

If the developer desires the County Department of Park and Recreation (DPR) to manage the land, the following criteria must be met:

1. The land must be located inside a Pre-approved Mitigation Area (PAMA) or proposed PAMA, or otherwise deemed acceptable by DPR.
2. The land must allow for public access.
3. The land must allow for passive recreational opportunities such as a trails system.

The resource manager shall be approved in writing by the Director of Planning and Land Use, Director of Public Works/Department of Public Works (DPW), or the Director of Parks and Recreation/DPR. Any change in the designated resource manager shall also be approved in writing by the director of the County department that originally approved the resource manager. Appropriate qualifications for resource managers include, but are not limited to:

- 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.
- 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.

Restoration Entity:

If revegetation/restoration activities are required, management responsibility for the revegetation/restoration area shall remain with the restoration entity until revegetation/restoration 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.

1.2.2 Financial 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 DPLU, DPW, or DPR.
- Endowment. A one-time non-wasting endowment, which is tied to the property, to be used by the resource manager to implement the RMP.
- Other acceptable types of mechanisms including annual fees, to be approved by the Director of DPLU, DPW, or DPR.
- Transfer of ownership to existing entity (e.g., Borrego Foundation, Cleveland National Forest, City of San Diego) for management.

1.2.3 Conceptual Cost Estimate

See Table 1.

TABLE 1
BIOLOGICAL RESOURCES MANAGEMENT TASKS

Check if Applies	Tasks	Frequency (Times per Year)	Hours Required per Year
Biological Tasks			
X	Baseline inventory of resources (if original inventory is over 5 years old)	One time	80 hrs
X	Update biological mapping.	Once every 5 years	40 hrs
	Update aerial photography.	Once every xx years	
X	Removal of invasive species.	Quarterly/annually	80 hrs/320 hrs
	Predator control	Monthly/quarterly/ annually	
	Habitat Restoration / Installation	Installation	
	Habitat Restoration / Monitoring and Management	Monthly/quarterly	
	Poaching control	Monthly/quarterly	
	Species Surveys	Once every xx years	
	Species management	***(add frequency)***	
	Noise management, if required	***(add frequency)***	
X	Biological Resource Monitoring	Quarterly	160 hrs
Operations, Maintenance, and Administration Tasks			
X	Establish and maintain database and analysis of data.	Annually	40 hrs
X	Write and submit annual report to County.	Annually	40 hrs
X	Submit review fees for County review of annual report.	Annually	
X	Review and if necessary, update management plan.	Every 5 years	40 hrs
	Construct permanent signs.	One time	
	Replace signs.	Xx signs per year	
	Construct permanent fencing/gates	One time	
	Maintain permanent fencing/gates.	***(add frequency)***	
X	Remove trash and debris.	Annually	200 hrs
	Coordinate with DEH and Sheriff.	***(add frequency)***	
	Maintain access road.	***(add frequency)***	
	Install storm water BMPs.		
	Maintain storm water BMPs.	***(add frequency)***	
	Restore built structure.	One time	
	Maintain built structure.	***(add frequency)***	
	Maintain regular office hours.	***(add frequency)***	
	Inspect and service heavy equipment and vehicles.	***(add frequency)***	

TABLE 1
BIOLOGICAL RESOURCES MANAGEMENT TASKS

Check if Applies	Tasks	Frequency (Times per Year)	Hours Required per Year
	Inspect and repair buildings, residences, and structures.	***(add frequency)***	
	Inspect and maintain fuel tanks.	***(add frequency)***	
	Coordinate with utility providers and easement holders.	***(add frequency)***	
	Manage hydrology (as required).	***(add frequency)***	
	Coordinate with law enforcement and emergency services (e.g., fire).	***(add frequency)***	
	Coordinate with adjacent land managers.	***(add frequency)***	
	Remove graffiti and repair vandalism.	***(add frequency)***	
Public Use Tasks			
	Construct trail(s).		
	Monitor, maintain/repair trails (unless a trails easement has been granted to the County).	***(add frequency)***	
	Control public access.	***(add frequency)***	
	Provide Ranger patrol.	***(add frequency)***	
	Provide visitor/interpretive services.	***(add frequency)***	
	Manage fishing and/or hunting program (if one is allowed).	***(add frequency)***	
	Provide Neighbor Education – Community Partnership.	***(add frequency)***	
	Prepare and reproduce trail maps and interpretive materials.	***(add frequency)***	
	If HOA is funding management, provide annual presentation to HOA.	Annually	
	Coordinate volunteer services.	***(add frequency)***	
	Provide emergency services access/response planning.	***(add frequency)***	
Fire Management Tasks			
X	Coordinate with applicable fire agencies and access (gate keys, etc.) for these agencies.	Annually	20 hrs
	Plan fire evacuation for public use areas.	One time	
	Protect areas with high biological importance.	***(add frequency)***	
	Hand-clear vegetation.	***(add frequency)***	
	Mow vegetation.	***(add frequency)***	

TABLE 1
BIOLOGICAL RESOURCES MANAGEMENT TASKS

Check if Applies	Tasks	Frequency (Times per Year)	Hours Required per Year
Post-fire Tasks			
X	Control post-fire erosion.	After each fire event	400 hrs
X	Remove post-fire sediment.	After each fire event	400 hrs
X	Reseed after fire.	After each fire event	200 hrs
X	Replant after fire.	After each fire event	400 hrs

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 shall discuss the previous year's management and monitoring activities, as well as management/monitoring activities anticipated in the upcoming year.

The Annual Report shall provide a concise but complete summary of all 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 shall also address any adaptive management (changes) resulting from previous monitoring results and provide a methodology for measuring the success of adaptive management.

For new sensitive species observations or significant changes to previously reported species, the Annual Report shall include copies of completed California Natural Diversity Database (CNDDB) forms with evidence that they have been submitted to the State. The report shall also include copies of invasive plant species forms submitted to the State or County.

A fee for staff's review time will be collected by DPLU upon submittal of the Annual Report. The RMP may also be subject to an ongoing deposit account for staff to address management challenges as they arise. Deposit accounts, if applicable, must be 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 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 shall 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 the following milestones:

- For subdivisions, prior to the approval of grading or improvement plans, or prior to approval of the Parcel/Final Map, whichever is first.

- For permits, prior to construction or use of the property in reliance of the permit.

1.2.6 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, but are not limited to, the following:

- Environmental factors such as the influence of local water availability (either surface or subsurface waters); introduction or spread of non-native species; and 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 (i.e., U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, archeological sites, etc.); County Ordinances (e.g., nuisance abatement); and 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).

2.0 Property Description

2.1 Legal Description

The proposed Lilac Hills Ranch project site is approximately 608 acres composed of 59 contiguous properties and is located in northern unincorporated San Diego County 0.25 mile from the Interstate 15 (I-15) corridor on the east side with freeway access off the Old Highway 395 Interchange (Figure 1). The project site is located to the south and west of West Lilac Road with State Route 76 to the north, downtown Valley Center 10 miles to the east, downtown Escondido 16 miles to the south, and Interstate 15 and Old

Highway 395 to the west. The Lilac Hills Ranch project is located primarily within the westernmost portion of the Valley Center Community Planning Area (CPA), although a small portion is within the Bonsall Community Plan area. From the northwest project corner, West Lilac Road serves as the northern and eastern boundary of the project site, while Circle R Drive is less than 0.5 mile south of the project boundary. From the southwest project corner, the western boundary of the project runs along Standel Lane, which serves as the northwestern project boundary. The project is within Township 10 South, Range 3 West, Section 24, and Township 10 South, Range 2 West, Sections 19 and 30, on the U.S. Geological Survey (USGS) 7.5' Pala and Bonsall quadrangles (Figure 2).

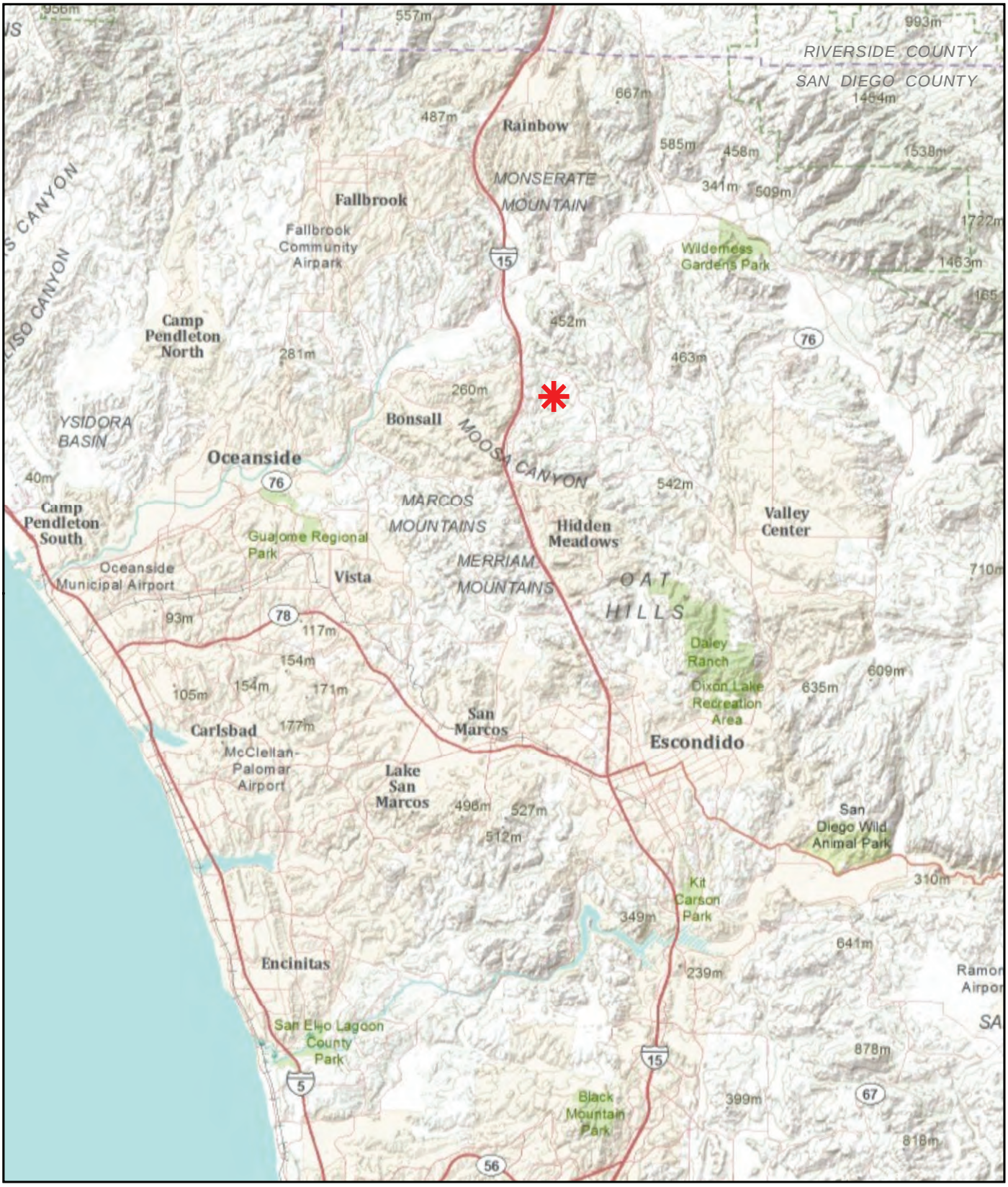
2.2 Environmental Setting

The following information is summarized from the biological resource report for the Lilac Hills Ranch project dated September 2012 by RECON (RECON 2012). The Lilac Hills Ranch project area is part of the inland foothills and valleys of San Diego County. The project area includes topography consisting of a series of rolling hills dissected by drainage courses and a valley bottom that drain primarily to the south and southwest (see Figure 2). Elevations across the project site range from 930 feet MSL at the highest to 750 feet MSL at the lowest.

Climate conditions for the project area are typical of a Mediterranean climate regime, with a wet winter rainy season followed by a hot, dry summer. Spring and fall months tend to be mild in temperature and variable in rainfall amounts.

The drainage courses on-site convey storm water and urban/agricultural runoff. Both intermittent and ephemeral drainages occur in the project area. Wells occur in scattered locations across the site and are used to provide water to the orchards, vineyards, and other agricultural areas. Two agricultural ponds occur in the project area that store water for irrigation purposes.

Soil types within the project area and vicinity consist of a series of sandy loam, coarse sandy loam, sand, and steep gullied land (U.S. Department of Agriculture [USDA] 1973; San Diego Association of Governments [SANDAG] 1995). Sandy loam and coarse sandy loam soils in the following soil series are present: Bonsall, Cieneba, Fallbrook, Greenfield, Placentia, Ramona, Visalia, and Vista (Figure 3). Soils on steeper slopes and in gully bottoms are characterized as steep gullied land. These soil types are derived from weathered and decomposed granite or granodiorite. Runoff is described as moderate to rapid, and the erosion hazard is on average moderate for these soil types.



Project Location

FIGURE 1

Regional Location

RECON

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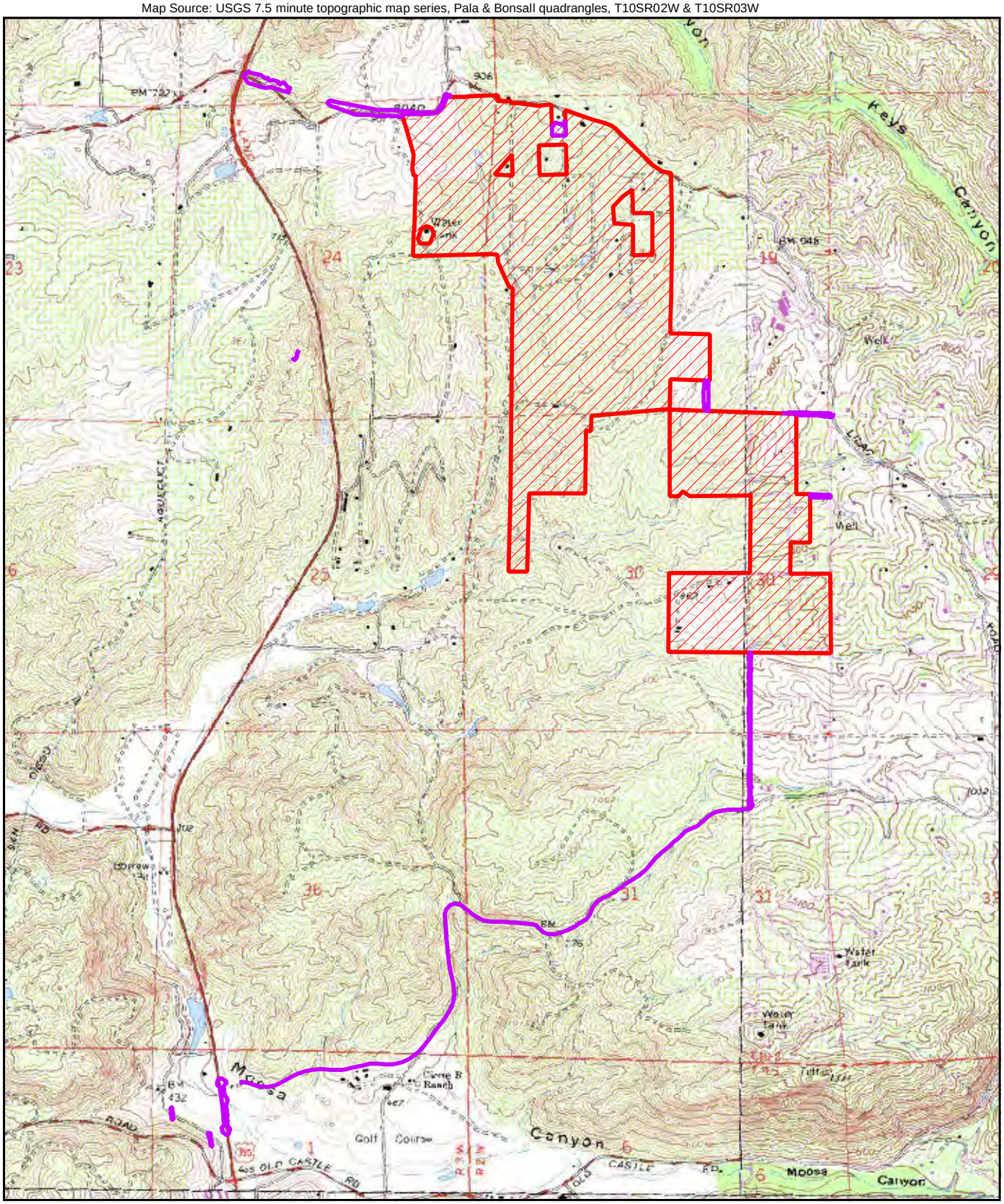
Map Source: USGS 7.5 minute topographic map series, Pala & Bonsall quadrangles, T10SR02W & T10SR03W



Project Boundary

Off-site Improvement Areas

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FIGURE 2

Project Location on USGS Map

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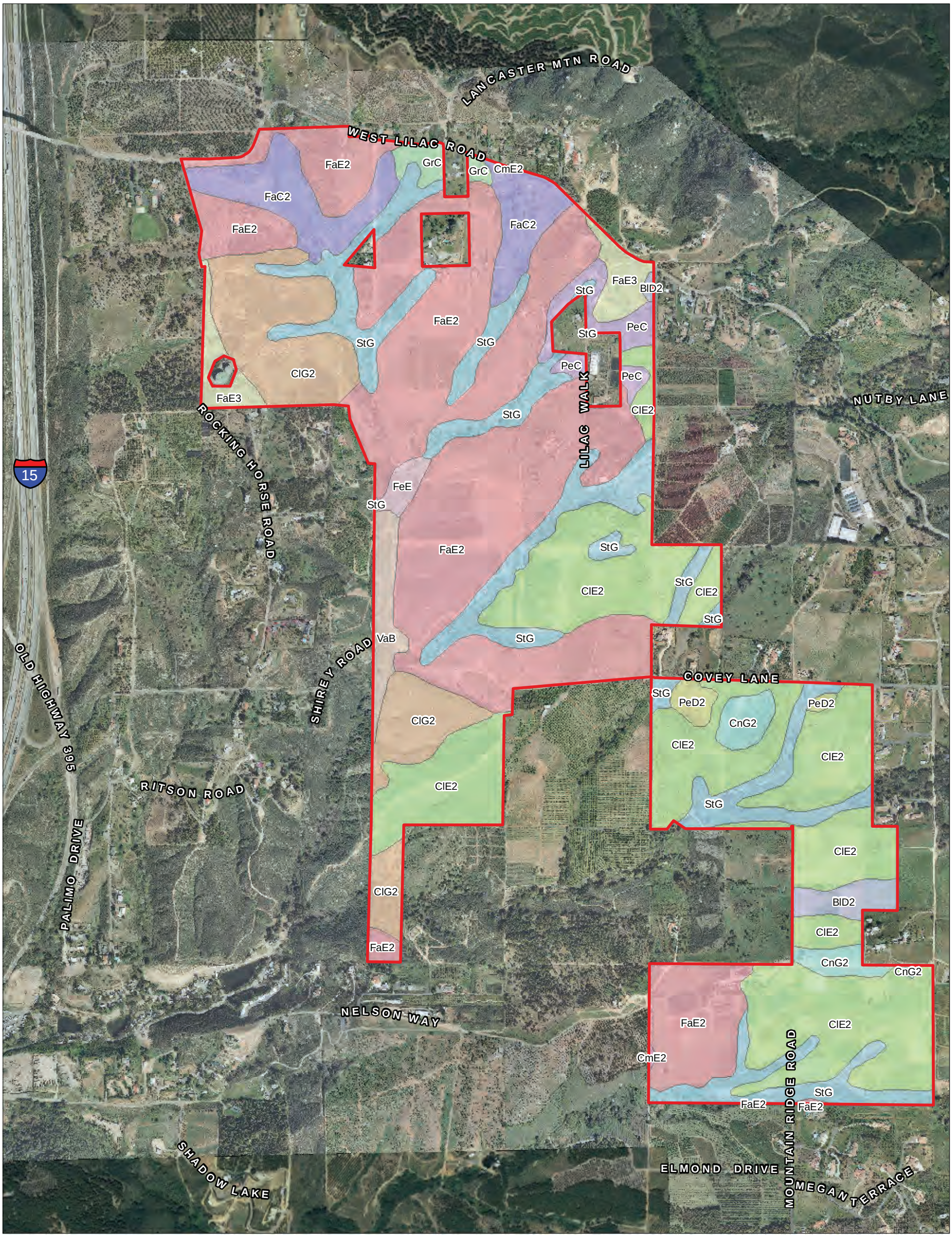

Project Boundary

Soil Classification

- BlD2 - Bonsall sandy loam, 9 to 15 % slopes, eroded
- ClE2 - Cieneba coarse sandy loam, 15 to 30 % slopes, ero ded
- ClG2 - Cieneba coarse sandy loam, 30 to 65 % slopes, ero ded
- CmE2 - Cieneba rocky coarse sandy loam, 9 to 30 % slopes , eroded
- CnG2 - Cieneba-Fallbrook rocky sandy loams, 30 to 65 % slopes, eroded
- FaC2 - Fallbrook sandy loam, 5 to 9 % slopes, eroded
- FaE2 - Fallbrook sandy loam, 15 to 30 % slopes, eroded
- FaE3 - Fallbrook sandy loam, 9 to 30 % slopes, severely eroded
- FeE - Fallbrook rocky sandy loam, 9 to 30 % slopes
- GrC - Greenfield sandy loam, 5 to 9 % slopes
- PeC - Placentia sandy loam, 2 to 9 % slopes
- PeD2 - Placentia sandy loam, 9 to 15 % slopes, eroded
- StG - Steep gullied land
- VaB - Visalia sandy loam, 2 to 5% slopes

FIGURE 3

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Soils

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The Lilac Hills Ranch project area is located within the proposed North County Multiple Species Conservation Program (MSCP) area (Figure 4). It is outside of and south of the proposed Pre-Approved Mitigation Areas (PAMA) that are located to north (Keys Canyon) and west (I-15 corridor). Proposed MSCP Preserve Areas occur off-site to the east, south, and north, and proposed MSCP Take Authorization Areas occur to the east, but none of these proposed MSCP areas are adjacent to the project area.

2.3 Land Use

Existing on-site land uses include agricultural activities, consisting mostly of citrus and avocado groves and taking up most of the central and southern portions, or about 54 percent of the site. There are several homes, sheds, and agricultural buildings scattered throughout the site, none of which is historic. Native habitat occurs primarily along the drainage courses and on some of the steeper terrain on the western and southwestern portions of the project area.

Land uses on adjacent properties are similar to that of the project site. Agricultural uses dominate the landscape with small remnant patches of native habitat occurring primarily along drainage courses and steep slopes.

No existing hiking trails occur on the project site. Public access is restricted, as the land is privately owned. The project area includes two locations that are covered by relatively small open space easements that occur outside of a PAMA.

3.0 Biological Resources Description

The location of the off-site habitat preservation area has not been determined at this time. Once an appropriate habitat area is identified, a biological resource survey will be required to document the condition of the biological resources on-site and evaluate the consistency of these resources with the required mitigation.

3.1 Criteria for Off-Site Selection of Vegetation Communities/Habitats

The selection of off-site lands for preservation to meet mitigation for habitat/vegetation community impacts must meet the following criteria:

1. The off-site habitat lands must be located within a proposed North County MSCP PAMA or within an approved mitigation bank located within northern San Diego County.

2. Every attempt will be made to provide mitigation at a single site within the Valley Center Community Plan area.

3. The off-site preserve area will consist of the habitat types and acreages provided in Table 2.

TABLE 2
OFF-SITE HABITAT/VEGETATION COMMUNITIES REQUIREMENTS

Habitat/Vegetation Community	Off-site Mitigation Acreage
Coast live oak woodland	1.2
Coastal sage scrub	41.4
Southern mixed chaparral	27.7
Total	70.3

4. A biological resource survey must be conducted on the proposed preserve area to document and verify that the habitats are similar or better in quality to those being impacted and that they support similar plant and wildlife species.

5. The mitigation land will be managed and maintained according to the Final Resource Management Plan for the off-site preserve area.

4.0 Biological Resource Management

4.1 Management Goals

The management goals for the on-site Biological Open Space include the following:

- Preserve and manage the open space lands to the benefit of the flora, fauna, and native ecosystem functions reflected in the natural communities occurring within the RMP land.

- Manage the land for the benefit of sensitive plant and wildlife species and existing natural communities, without substantive efforts to alter or restrict the natural course of habitat development and dynamics.

- Reduce, control, and where feasible, eradicate non-native, invasive flora and/or fauna known to be detrimental to native species and/or the local ecosystem.

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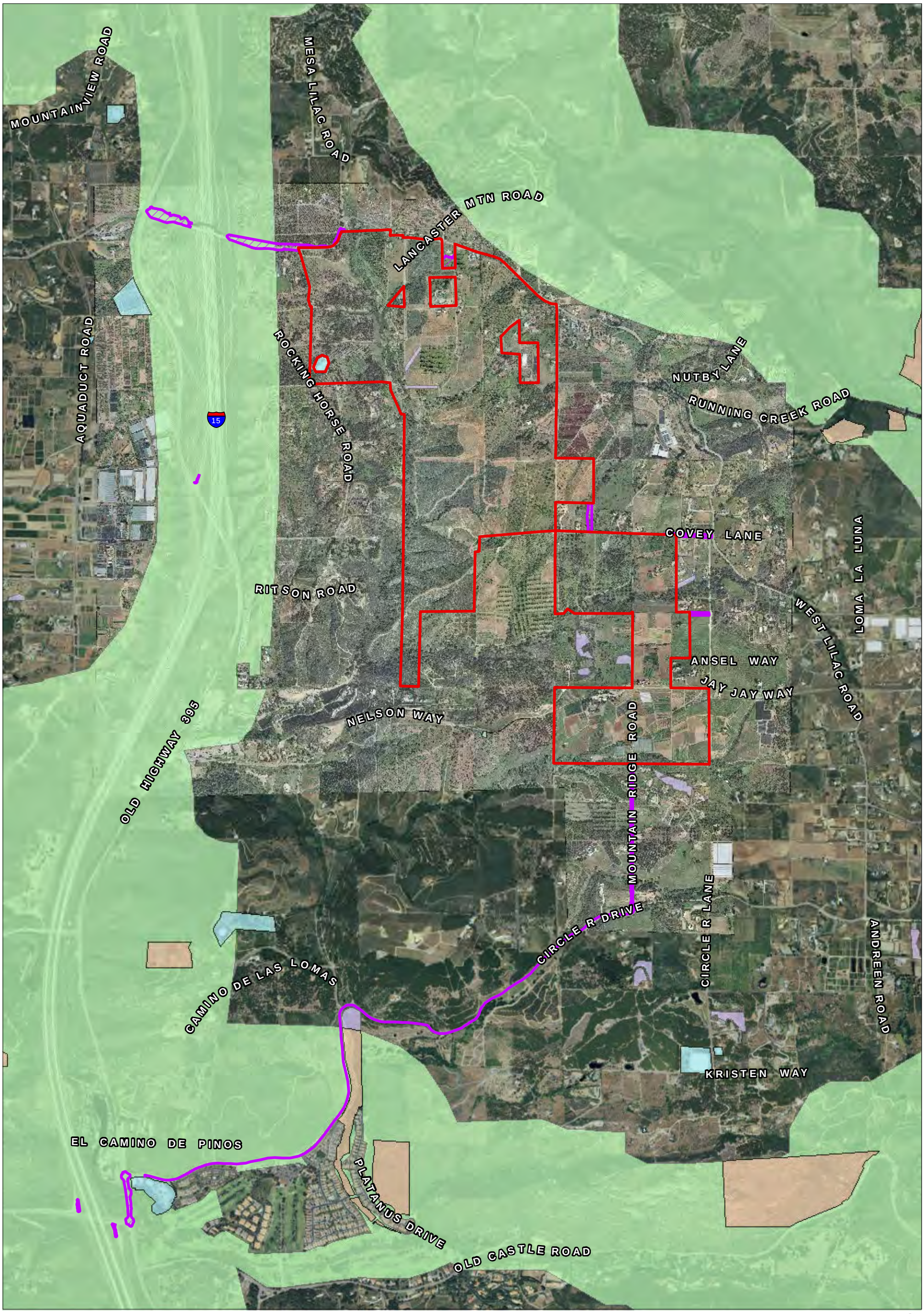

Project Boundary

Off-site Improvement Areas

Draft North County MSCP (Not Approved)

- Open Space Easement outside PAMA
- Pre-Approved Mitigation Area (PAMA)
- Preserve Areas
- Special Districts

0 Feet 1,600

FIGURE 4

Project Area in Relation to Draft North County MSCP
(MSCP Currently Not Approved)

RECON

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4.2 Biological Management Tasks

See Table 1.

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 shall be submitted to the County and agencies for approval as required.

4.4 Operations, Maintenance, and Administration Tasks

See Table 1.

4.5 Public Use Tasks

See Table 1.

4.6 Fire Management Tasks

See Table 1.

5.0 References Cited

RECON Environmental, Inc.
2012 Biological Resources Report—Lilac Hills Ranch, Escondido, California. September.

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