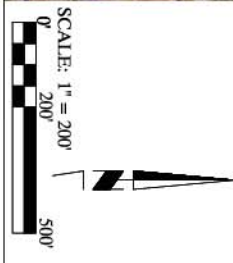




LEGEND	SYMBOL
SUBDIVISION BOUNDARY	1/4"
PARCEL SECTION LINES	1/4"
PROPOSED LOT LINES	APN 10-090-01
PROPOSED RIGHT OF WAY	1/4"
INDIAN RES. BOUNDARY	1/4"
LIMITED BUILDING ZONE & FIRE MANAGEMENT ZONE EXEMPT (MIN. 100')	1/4"
OPEN SPACE	1/4"
OPEN SPACE EASEMENT	1/4"
AGRICULTURAL OPEN SPACE	1/4"
STREET CENTERLINE	1/4"
STREET SLOPE	1/4"
PROPOSED CONCRETE DITCH PER SORS 0-75	1/4"
CURB RAMP PER STD. DWG. 0-27	1/4"
LOT DIMENSIONS	1/4"
LOT NUMBER	LOT 355
LOT SETBACKS	1/4"
PAID ELEVATION	1/4"
PAID OUTLINE	1/4"
EXISTING GROUND CONTOURS	1/4"
EXISTING GROUND SPOT ELEVATION	1/4"
WATER VALVE TEE CONNECTION	1/4"
4" x 3" DIA. SEWER MANHOLE	1/4"
8" PVC WATER LINE	1/4"
8" GRAVITY SEWER LINE	1/4"
4" FORCE MAIN SEWER	1/4"
FINISHED GROUND CONTOURS	1/4"
FILL SYMBOL 2:1	1/4"
CUT SYMBOL	1/4"
PROPOSED KEYSTONE RETAINING WALL	1/4"
FIRE HYDRANT	1/4"
CROSS GUTTERS PER SORS 0-12	1/4"
DAYLIGHT LINE	1/4"
LIMITS OF GRADING	1/4"
ROP DRAINAGE PIPE	1/4"
PROPOSED EASEMENTS	1/4"
EXISTING AGRICULTURAL ROAD & TRAIL	1/4"
12' WIDE AGRICULTURAL ROAD & TRAIL	1/4"
8' WIDE PUBLIC TRAIL	1/4"
4' WIDE PRIVATE TRAIL	1/4"
BIO-INFILTRATION POND	1/4"
BIO-INFILTRATION SWALE	1/4"
PROPOSED PAVEMENT	1/4"
EXISTING PAVEMENT	1/4"
ROCK CATCHMENT FENCE	1/4"

Exhibit "A"



APPENDIX O

Revegetation Memo

MEMORANDUM

To: Mark Hayden, WHP Warner Ranch LP
From: Vipul Joshi, Dudek
Subject: Warner Ranch—Preliminary Revegetation Plan
Date: July 19, 2013
cc: Ali Shapouri, Shapouri & Associates
Marcia Adams, Affinis
Attachment(s): Figure 1, Revegetation Plan

PURPOSE AND GOALS

The goal of this preliminary revegetation memorandum (memo) is to demonstrate the feasibility of implementing the required mitigation within the Warner Ranch project site (project site). The proposed project requires mitigation for creation of cactus scrub habitat, enhancement/creation of oak woodland and oak riparian forest, enhancement/creation of non-wetland drainage, and enhancement of Resource Protection Ordinance (RPO) wetland buffers for purposes of facilitating wildlife movement.

PROJECT SUMMARY

The proposed Warner Ranch Project (Vesting Tentative Map Tract No. 5508RPL2) is intended to provide a range of workforce housing opportunities consistent with the Job/Housing Balance goals and policies of the San Diego County General Plan. The proposed project includes the development of residential units, a neighborhood park and clubhouse for residents, a public park, a fire station, and open space, as well as associated infrastructure.

Project Site Location

The project area is located within the 513-acre Warner Ranch property in Pala, California. The project area is bordered by the city of Rainbow to the northwest, Pala–Temecula Road to the east, State Route (SR-) 76 and Pala Casino Resort and Spa to the south, and Interstate (I-) 15 approximately 4 miles to the west. The site is located within the U.S. Geological Survey (USGS) 7.5-minute Pala and Pechanga quadrangles; latitude 33°22'18" N, longitude 117°5'23" W. The project area includes a portion of Gomez Creek and its channel tributaries on the western side of the property, as well as Pala Creek on the easternmost portion of the project area. Elevations in

the project area range from 355 to 1,000 feet above mean sea level. The Assessor's Parcel Numbers (APNs) in the project area are 100-021-32-00, 110-090-18-00, 110-021-10-00, 110-040-22-00, 110-090-17-00, and 110-090-10-00.

Existing Site Conditions

The central portion of the project area, at about 350 feet in elevation, is relatively flat. The primary drainage from the site is conveyed through Gomez Creek, which occurs in a relatively steep canyon in the northern part of the property, upstream of the relatively flat terrace in the southern portion of the property. The remainder of the site consists of hills of up to 1,000 feet in elevation. The project area generally has a warm, dry climate consistent with the San Diego area, and the average temperature in the community of Pala ranges from 56 degrees Fahrenheit (°F) to 73°F, with an annual rainfall of about 11 inches (The Weather Channel 2010). Three sensitive vegetation communities are present on site that require mitigation: southern cactus scrub, southern coast live oak riparian forest, and coast live oak woodland.

Southern cactus scrub occurs on gentle south-facing slopes on the project site (Figure 1). Southern cactus scrub is not described in Holland (1986) or Oberbauer et al. (2008). It is a rare form of coastal sage scrub, occurring in relatively isolated areas throughout San Diego County (e.g., Chula Vista, San Pasqual), as well as in other portions of Southern California and Baja California, Mexico. In the project area, this community consists of over 50% cover of prickly-pear cactus (*Opuntia littoralis*) and/or cholla (*Cylindropuntia prolifera*) with associated species typical of coastal sage scrub species and non-native grasses. Coastal sage scrub species present include California sagebrush (*Artemisia californica*), flat-top buckwheat (*Eriogonum fasciculatum*), and laurel sumac (*Malosma laurina*).

Southern coast live oak riparian forest occupies portions of the northern tributary to Gomez Creek. Coast live oak (*Quercus agrifolia*) is the dominant species, and the channel also contains arroyo willow (*Salix lasiolepis*), mulefat (*Baccharis salicifolia*), and an herbaceous understory.

Coast live oak woodland is dominated by coast live oak with canopy heights reaching 10–25 meters. This community tends to occupy relatively exposed sites in the north and shaded ravines and it intergrades with other communities such as coastal sage scrub and chaparral depending on location and conditions. Coast live oak woodland occurs in a few locations in the project area, where coast live oak occurs on hillsides with moderately dense, tall structures and is not associated with a drainage. Understory species include species typical of southern mixed chaparral, such as toyon (*Heteromeles arbutifolia*) and ropevine (*Clematis pauciflora*), and non-native annuals, such as black mustard (*Brassica nigra*) and bull thistle (*Cirsium vulgare*).

Memorandum

Subject: Warner Ranch – Preliminary Revegetation Plan

Several areas were identified for potential southern cactus scrub restoration that occur on south- or southwestern-facing slopes in existing orchards and coastal sage scrub. Areas identified for potential wetlands enhancement in the form of southern coast live oak riparian forest include riparian forest along Gomez Creek and oak woodlands in adjacent extensive agriculture areas (Figure 1).

Project Impacts and Mitigation Requirements

The mitigation requirements described in this memo are summarized in Table 1.

Table 1
Mitigation Requirements

Vegetation Communities	Mitigation Ratio	Required Mitigation (acres)
Southern cactus scrub	2:1	3.50
Oak woodland (for impacts to the oak root zone ¹)	3:1	0.70
Southern coast live oak riparian forest (<i>CDFW and County jurisdiction</i>)	3:1	0.30
Unvegetated stream channel (<i>CDFW-only jurisdiction</i>)	1:1	0.03
RPO wetland buffer	1:1	1.20
Total Required Mitigation	—	5.73

¹ The oak root zone is a 50-foot buffer established around oak woodland.
CDFW = California Department of Fish and Wildlife; RPO = Resource Protection Ordinance

AGENCY CONCERNS AND REQUIREMENTS

The impacts and mitigation to southern cactus scrub, for purposes of providing habitat for the impacted cactus wren (*Campylorhynchus brunneicapillus*) pair, have been discussed with the County of San Diego (County), California Department of Fish and Wildlife (CDFW), and the U.S. Fish and Wildlife Service (USFWS). The agencies have provided guidance on southern cactus scrub restoration and prioritized areas for the Revegetation Plan (RP) as follows: (a) the on-site southeastern border in and adjacent to fuel management areas to provide connectivity with existing suitable cactus wren habitat; (b) suitable south-facing slopes in the project area for suitable cactus wren habitat; and (c) suitable RPO wetland buffers.

The RP shall be implemented prior to impacts of grading for the phase of development that includes cactus wren habitat. This timing would allow on-site cactus scrub restoration to be installed and managed/monitored before the occupied areas would be impacted and so that appropriate restored habitat for cactus wren would be available in the on-site open space for dispersal (proximal to existing occupied areas). The final RP will be subject to County and wildlife agency review and approval. The RP will include specifics on salvaging on-site cacti, clustering of

mature cacti, the proposed locations for on-site cactus scrub restoration, the appropriate plant palettes for the backyard fire-resistant revegetated areas, and the RPO buffer plantings.

RESTORATION DESIGN CONCEPT

The RP will provide design details to mitigate impacts for four resource types: southern cactus scrub, coast live oak riparian forest, oak woodland, and RPO buffer area.

Southern Cactus Scrub

A total of 3.50 acres of southern cactus scrub restoration areas are proposed, which will include one 2.40-acre site located along the parcel fence line on the northern side of the development footprint, adjacent to off-site habitat in the central portion of the site (Figure 1). Three smaller proposed restoration sites are located within pockets of open space throughout the corridor between the southeast preserve and the remainder of the site, which range in size from 0.28 to 0.52 acre.

Southern cactus scrub restoration areas will be selected based on their suitability for establishing cactus scrub with structure and density suitable for habitation by cactus wren. On site, these areas are generally south facing, with rocky outcroppings, and are surrounded by existing patches of coastal prickly pear, cholla, and coastal sage scrub species. Portions of the proposed restoration sites have been cleared of native vegetation and established as avocado orchards. Within these orchard areas, coastal prickly pear and native sage scrub species have been observed recolonizing among the avocado trees, indicating that the orchard sites are suitable for establishment of target southern cactus scrub plant species. The mitigation plan may include future clearing of avocado orchards located between southern cactus scrub mitigation sites to create more continuous habitat and reduce edge effects associated with orchard activities.

The RP will include detailed description of cactus salvage methods and transplantation onto the restoration areas. In addition to coastal prickly pear, the sites will be established with appropriate native sage scrub species found in association with cactus scrub vegetation communities.

Coast Live Oak Riparian Forest

The coast live oak riparian forest mitigation area will be located along Gomez Creek, starting downstream of the existing Arizona crossing and east of the creek. To facilitate establishment of appropriate oak riparian species, the eastern bank of the incised stream channel will be excavated and laid back, which will include removal of the berm. This grading will be located opportunistically between existing mature sycamore and coast live oak trees to avoid impacts and protect these resources in place. As described in further detail in the RP, the excavation will

tie into the stream channel corridor in the form of creating a “secondary bench,” transitioning to a gentle, upward slope leading away from the stream, and tie into adjacent upland elevations within the adjacent agricultural fields. These lower elevations will provide optimal depth to groundwater for target oak species establishment. Through expansion of the stream channel width, an additional 0.33 acre of jurisdictional wetlands will be created.

Currently, there are existing stands of native vegetation surrounding the stream channel. These stands will be protected in place and grading will be adjusted to tie into these elevations appropriately.

Planted species will include coast live oak, sycamore, arroyo willow, black willow (*S. gooddingii*), mulefat, and toyon. A seed mix of appropriate native understory species such as Palmer’s sagewort (*Artemisia palmeri*) and creeping wild rye (*Leymus triticoides*) will be applied to the mitigation site to establish a species-rich vegetation community.

Oak Woodland

Oak woodland will serve as a transition community between the coast live oak riparian forest and upland communities (RPO Buffer). This community will be located near and along the top of slope on the eastern side of Gomez Creek, paralleling the oak riparian forest site. Plantings for this area will consist of an open canopy of coast live oak and appropriate native understory species such as toyon, laurel sumac, California sagebrush, purple needlegrass (*Nassella pulchra*), and giant wild rye (*Leymus condensatus*). A seed mix of appropriate native understory species will be applied to the mitigation site to establish a species-rich vegetation community.

RPO Buffer

The RPO buffer will provide a buffer between the development area and will facilitate wildlife movement, functionally extending the width of the riparian zone of Gomez Creek. The buffer will consist of coastal sage scrub species, including California sagebrush, flat-top buckwheat, laurel sumac, and salvaged prickly-pear cactus.

PROJECT RESPONSIBILITY

Project Owner/Applicant

The project owner and permit applicant is WHP Warner Ranch LP, who will be financially responsible for design, implementation, and maintenance of all restoration efforts associated with this project.

Mitigation Project Designer

Dudek will design, oversee, and coordinate implementation of the RP, prepare the construction drawings, interpret said plans, conduct field monitoring of project installation, and perform biological monitoring throughout the maintenance and monitoring period.

Installation Contractor

The project owner will select a qualified Restoration Contractor to implement the RP. Restoration installation and associated labor shall be provided by a contractor possessing a valid California landscape contractor's license, who has previous experience with native habitat restoration in the region, and who can demonstrate at least three successful similar restoration projects in Southern California. The contractor must be able to identify California native plants and common weed species and demonstrate knowledge of habitat restoration techniques. A different contractor from the installation contractor may be selected for maintenance.

ESTABLISHMENT OF A REFERENCE SITE

Reference sites for the target vegetation communities will be selected on site. Selection will be based on the site possessing a healthy, reproducing vegetation community, containing the target plant species to be included on the restoration sites. Reference sites will be relatively undisturbed and contain a component of mature, climax vegetation community. For southern cactus scrub reference sites, a polygon will be selected that possesses mature stands of coastal prickly pear cactus capable of supporting cactus wren.

Reference sites will be quantitatively sampled using line transect methods to determine target vegetation cover by species and for each vegetation community overall. Transect data will be used to guide the restoration design by incorporating plant species cover and density into the planting palette. Reference sites will be sampled periodically throughout the 5-year maintenance and monitoring period to determine natural variation in growth and vegetative cover trends during the mitigation monitoring period. Mitigation site monitoring data will be compared to target performance standards that are based on reference site vegetation data to determine the mitigation outcome and compliance with the target vegetation standards.

MITIGATION SITE SUITABILITY ANALYSIS

A preliminary site investigation was conducted to identify potential mitigation areas. Identified areas of potential restoration were recorded on a field map, through notes, and digital photographs. This assessment took into account soils, surrounding existing vegetation communities, slope aspect, site accessibility, and existing land uses.

In preparation for generating the Final RP, additional site assessments will be conducted to make current observations on preliminarily identified potential restoration sites. These assessments will note in detail the micro-topography of the site, soil export feasibility, cactus salvage and stockpile methods, record plant species composition of reference sites for plant palette design basis, and other pertinent information relevant to generation of the RP.

PROJECT IMPLEMENTATION

The Final RP to be developed will include the following information:

- i. Existing site conditions
 - 1. Reference site vegetation data
 - 2. Soils
 - 3. Hydrology
 - 4. Existing vegetation
- ii. Restoration design concepts
 - 1. Design concepts for each vegetation community type
 - 2. Rationale for success
 - 3. Supporting technical studies and investigations
- iii. Revegetation installation
 - 1. Soil preparation/grading
 - 2. Access
 - 3. Protection of adjacent habitat (direct and indirect/noise)
 - 4. Mitigation site protection
 - 5. Installation timing
 - 6. List of container plants
 - 7. List of seed mixes
 - 8. Source of plant materials (including specific procedures for on-site and off-site cacti salvage)
 - 9. Planting/seeding methods
 - 10. Irrigation
- iv. Maintenance regime
- v. Monitoring program
 - 1. Performance standards

Memorandum

Subject: Warner Ranch – Preliminary Revegetation Plan

- 2. Data collection methods
- 3. Monitoring schedule
- 4. Annual reporting
- vi. Cost estimate
- vii. Preparation of restoration construction plans

References

- Holland, R.F. 1986. *Preliminary Descriptions of the Terrestrial Natural Communities of California*. Nongame-Heritage Program, California Department of Fish and Game. October 1986.
- Oberbauer, T., M. Kelly, and J. Buegge. 2008. *Draft Vegetation Communities of San Diego County*. March 2008. Accessed September 12, 2012.
<http://www.sdcanyonlands.org/canyon-groups/canyon-group-resources/canyon-enhancement-guide/189-canyon-enhancement-planning-guide-materials>.
- The Weather Channel. 2010. Accessed November 30, 2010. <http://www.weather.com/outlook/travel/vacationplanner/wxclimatology/monthly/graph/92059>.

APPENDIX P

CNDDDB Forms

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 06/11/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Quercus engelmannii*

Common Name: Englemann Oak

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals 13 Subsequent Visit? ☒ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Katie Dayton, Vipul Joshi

Address: 605 Third Street; Encinitas CA 92024

E-mail Address: kdayton@dudek.com

Phone: (760) 479-4241

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

Southern mixed chaparral.

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

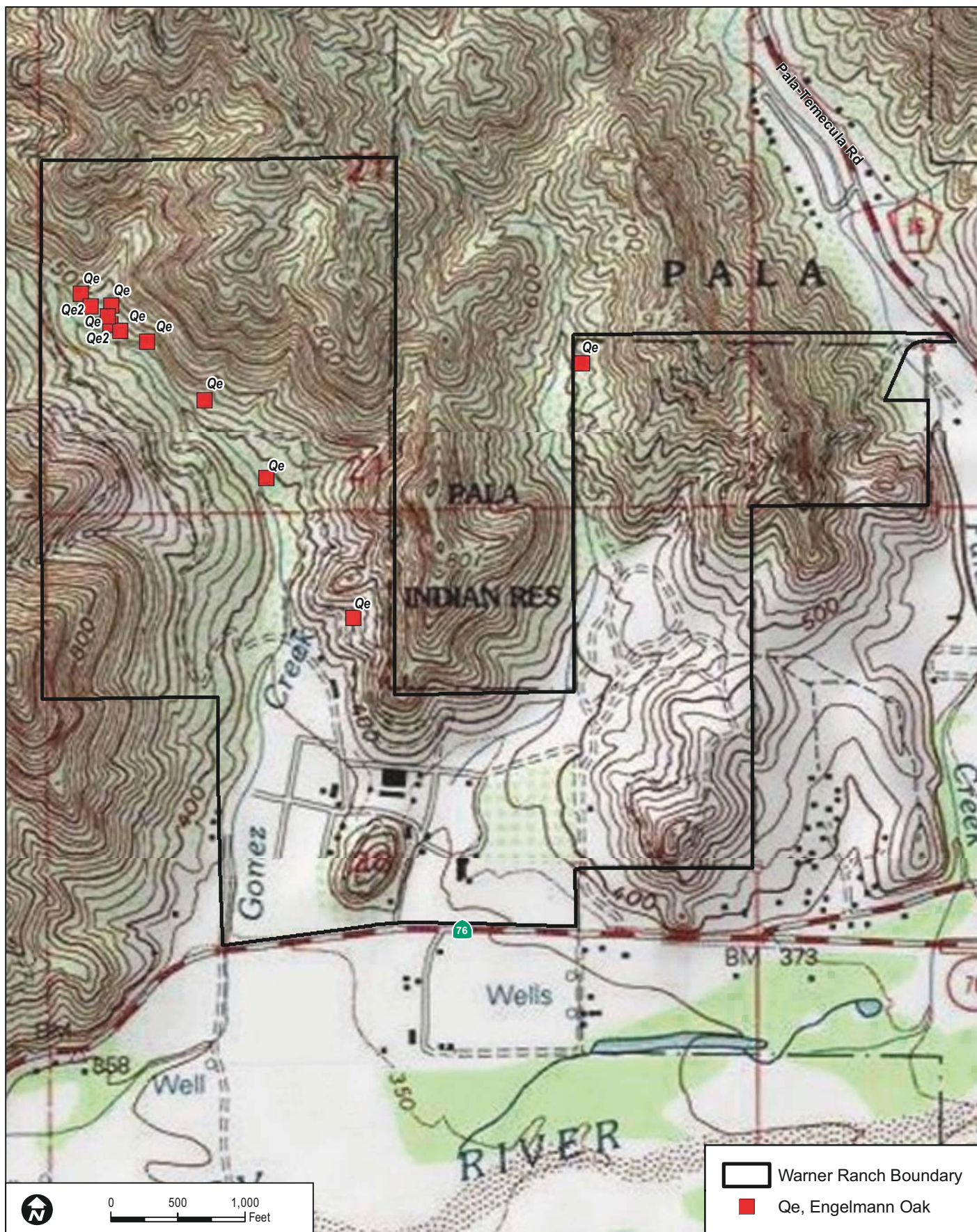
Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐



DUDEK

6653-01

SOURCE: ArcGIS Online World Topographic Map Service

Warner Ranch - Biological Technical Report

FIGURE 1
Englemann Oak

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 08/04/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Holocarpha virgata ssp. elongata*

Common Name: Graceful Tarplant

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals 23,500 Subsequent Visit? ☒ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Dudek

Address: 605 Third Street; Encinitas CA 92024

E-mail Address: _____

Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐

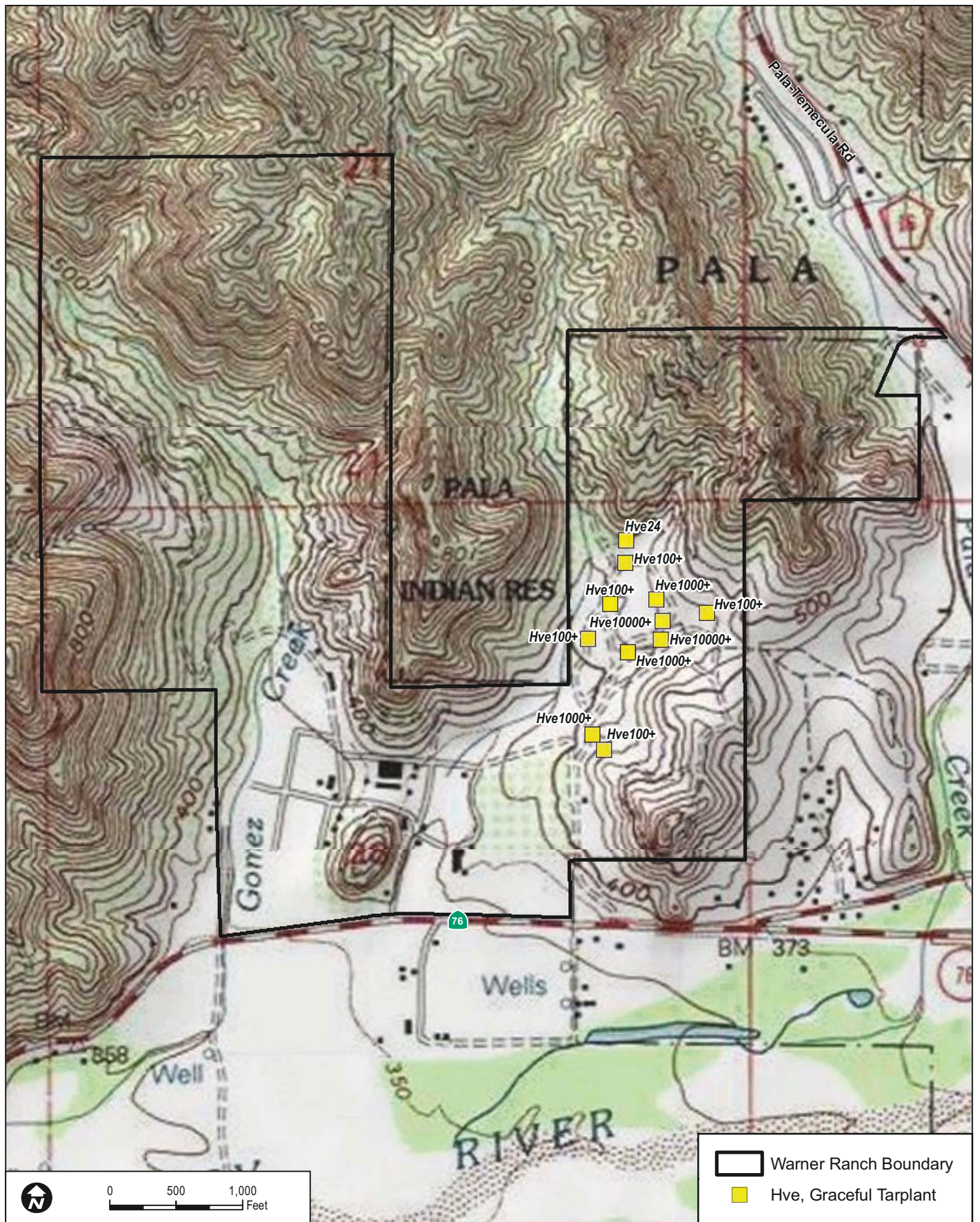


FIGURE 1
Graceful Tarplant

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 08/04/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Harpagonella palmeri*

Common Name: Palmer's grapplinghook

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals 650 Subsequent Visit? ☒ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Dudek

Address: 605 Third Street, Encinitas CA 92024

E-mail Address: _____

Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

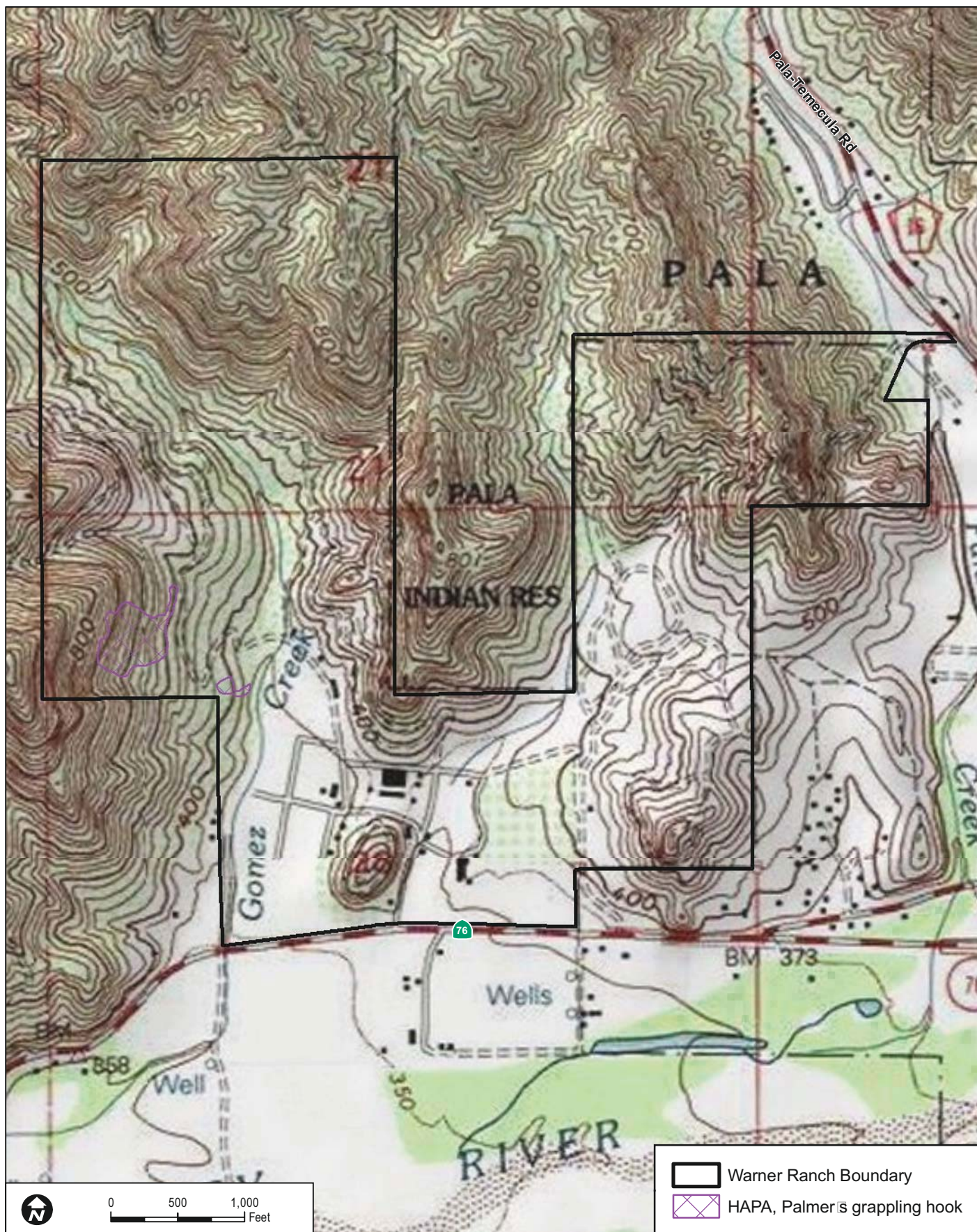
Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐



DUDEK

6653-01

SOURCE: ArcGIS Online World Topographic Map Service

Warner Ranch - Biological Technical Report

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 06/11/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Tetracoccus dioicus*

Common Name: Parry's tetracoccus

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals 524 Subsequent Visit? ☐ yes ☐ no

Is this an existing NDDDB occurrence? ☐ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Katie Dayton, Vipul Joshi

Address: 605 Third Street; Encinitas CA 92024

E-mail Address: kdayton@dudek.com

Phone: (760) 479-4241

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐

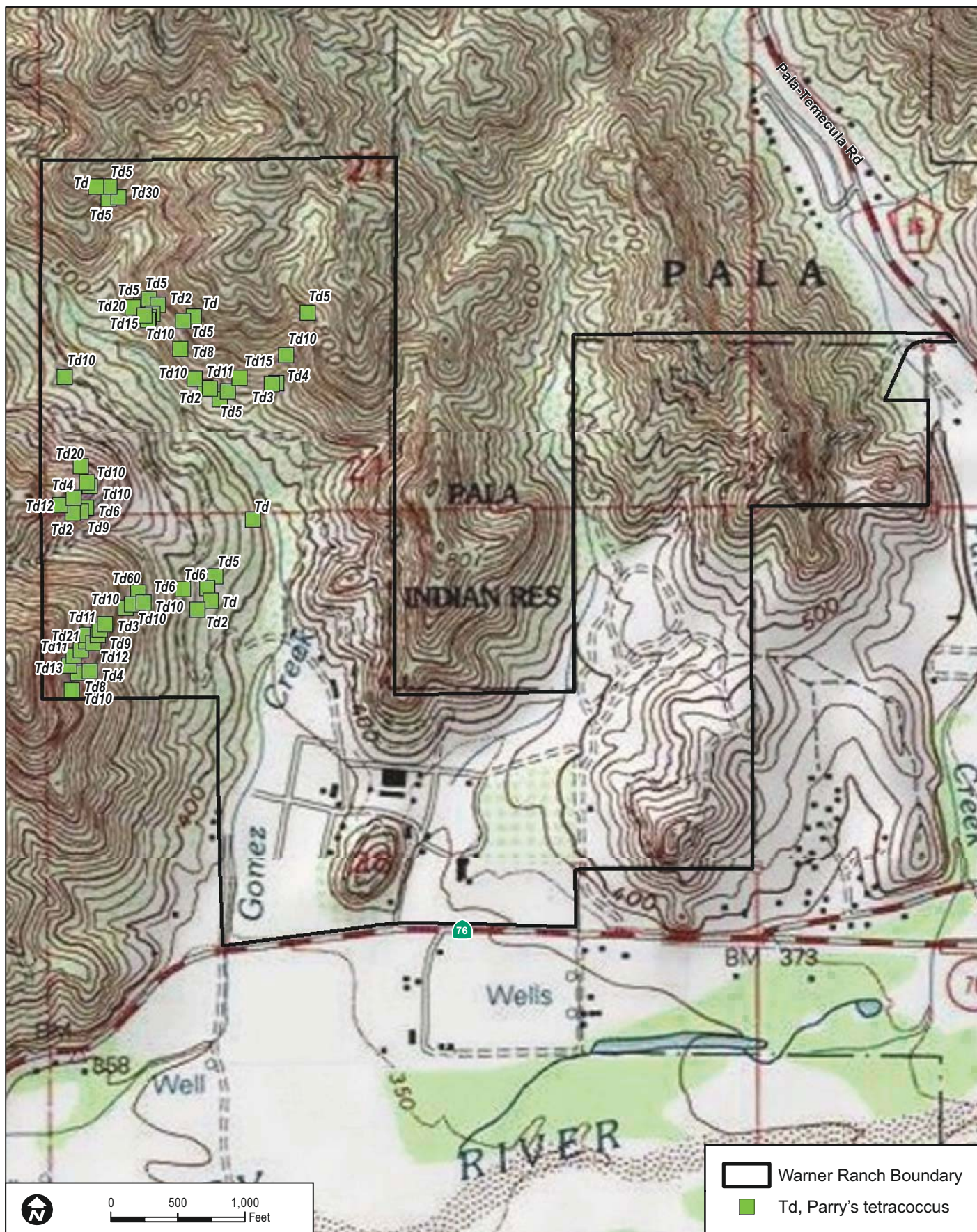


FIGURE 1
Parry's Tetracoccus

DUDEK

6653-01

SOURCE: ArcGIS Online World Topographic Map Service

Warner Ranch - Biological Technical Report

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 05/28/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Arctostaphylos rainbowensis*

Common Name: Rainbow manzanita

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals 8 Subsequent Visit? ☒ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Katie Dayton, Vipul Joshi

Address: 605 Third Street; Encinitas CA 92024

E-mail Address: kdayton@dudek.com

Phone: (760) 479-4241

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

Southern mixed chaparral.

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐

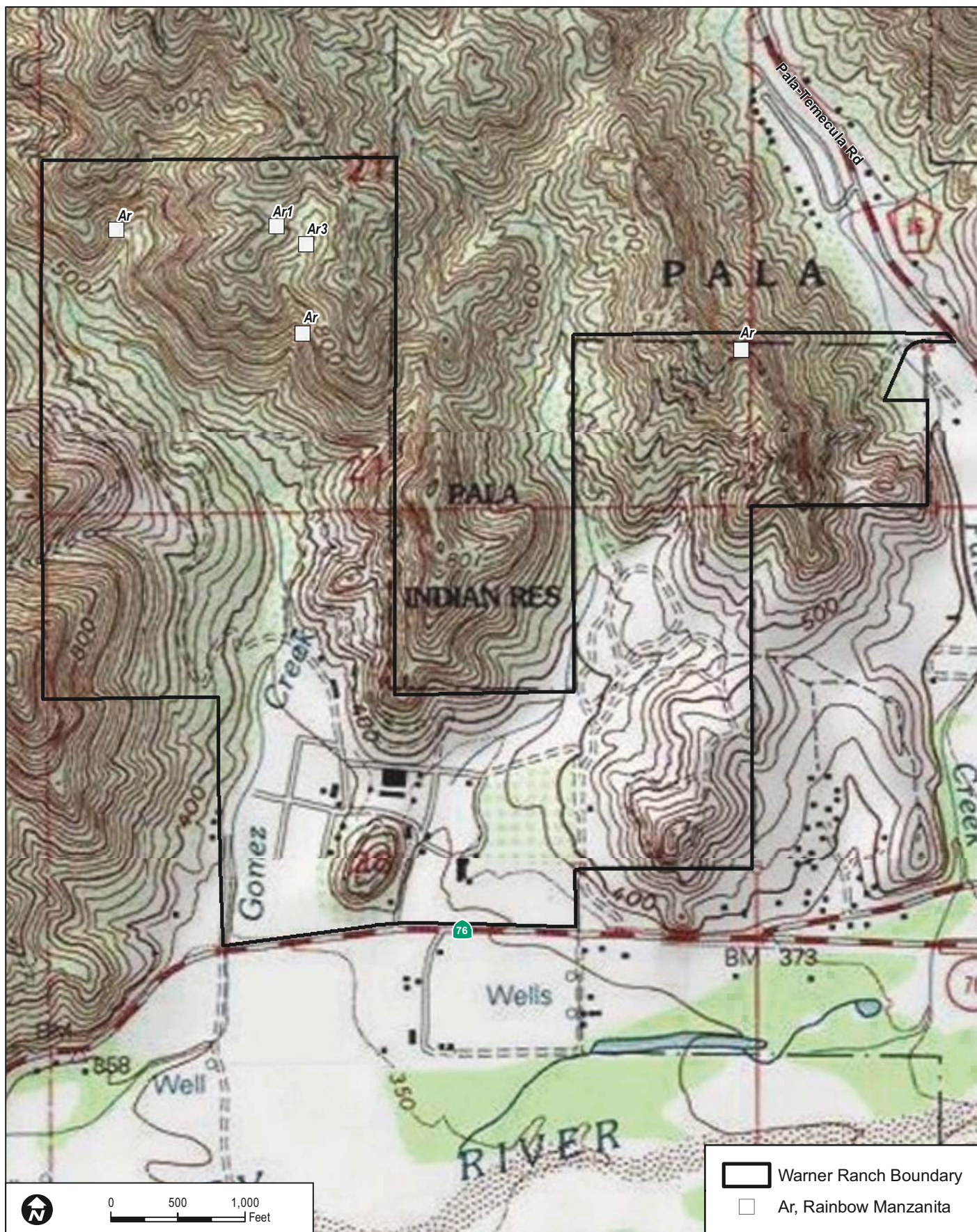


FIGURE 1
Rainbow Manzanita

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 06/01/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Xanthisma junceum*

Common Name: Rush-like bristleweed

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals 5 Subsequent Visit? ☒ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Vipul Joshi

Address: 605 Third Street; Encinitas CA 92024

E-mail Address: vjoshi@dudek.com

Phone: (760) 479-4284

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Coastal sage scrub.

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐



FIGURE 1
Rush-like Bristleweed

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 10/10/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Phrynosoma blainvillei*

Common Name: Blainville's horned lizard

Species Found? ☐ Yes ☐ No If not, why? _____

Total No. Individuals 1 Subsequent Visit? ☐ yes ☐ no

Is this an existing NDDDB occurrence? ☐ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Envira

Address: P.O. Box 2612, Ramona, CA 92065

E-mail Address: phvergne@aol.com

Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

Non-native grassland.

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

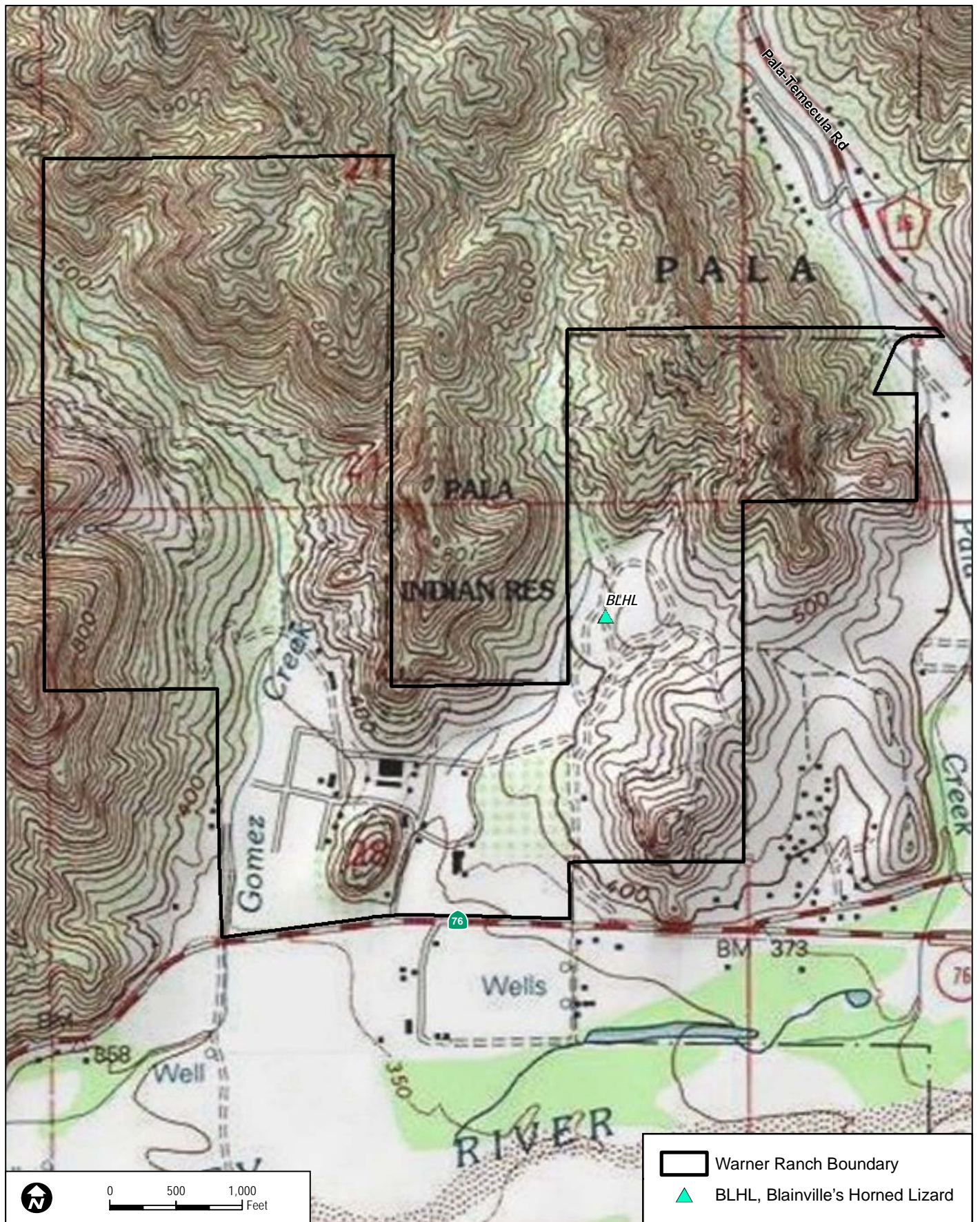
Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐



For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 09/17/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Campylorhynchus brunneicapillus sandiegensis*

Common Name: Coastal cactus wren

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals 5 Subsequent Visit? ☐ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Jeff Priest

Address: 605 Third Street; Encinitas CA 92024

E-mail Address: jpriest@dudek.com

Phone: (760) 479-4287

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐



FIGURE 1
Cactus Wren

DUDEK

6653-01

SOURCE: ArcGIS Online World Topographic Map Service

Warner Ranch - Biological Technical Report

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 08/27/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Accipiter cooperii*

Common Name: Cooper's hawk

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals 4 Subsequent Visit? ☒ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk. Yes, Occ. # _____

Collection? If yes: _____ Number _____ Museum / Herbarium _____

Reporter: Jeff Priest

Address: 605 Third Street; Encinitas CA 92024

E-mail Address: jpriest@dudek.com

Phone: (760) 479-4287

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

Southern mixed chaparral, southern coast live oak riparian forest.

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐

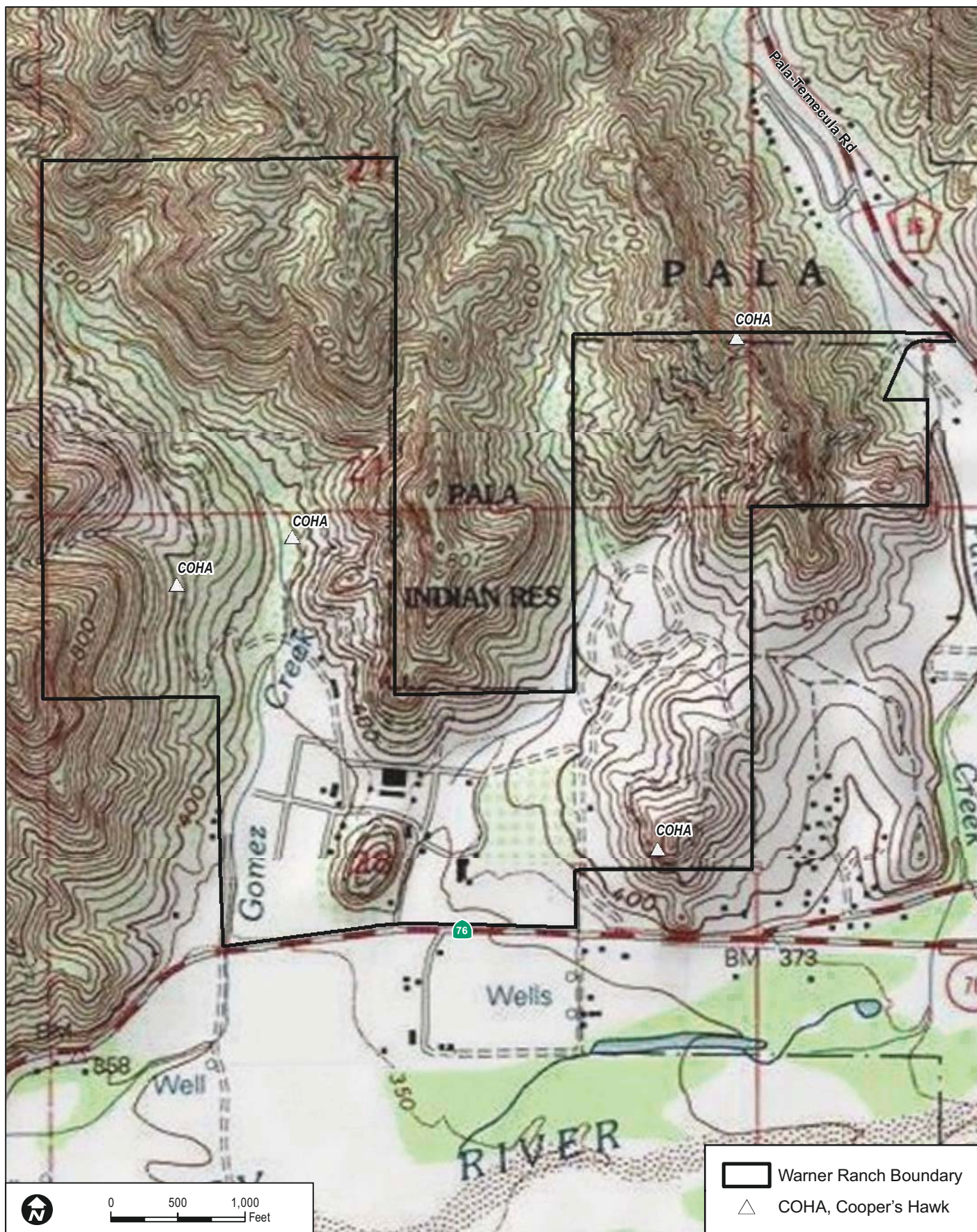


FIGURE 1
Cooper's Hawk

DUDEK

6653-01

SOURCE: ArcGIS Online World Topographic Map Service

Warner Ranch - Biological Technical Report

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 08/27/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Aspidoscelis tigris stejnegeri*

Common Name: Coastal western whiptail

Species Found? ☐ Yes ☐ No If not, why? _____

Total No. Individuals 1 Subsequent Visit? ☐ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Dudek

Address: 605 Third Street; Encinitas CA 92024

E-mail Address: _____

Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

Non-native grassland.

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{4W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

	Slide	Print	Digital
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes ☐ no ☐

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 07/28/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Ardea herodias*

Common Name: Great blue heron

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals _____ Subsequent Visit? ☒ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Dudek

Address: 605 Third Street, Encinitas CA 92024

E-mail Address: _____

Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 10/10/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Aquila chrysaetos*

Common Name: Golden eagle

Species Found? ☒ Yes ☐ No If not, why? _____
Total No. Individuals 1 Subsequent Visit? ☒ yes ☐ no
Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____
Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Envira
Address: _____
E-mail Address: _____
Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

Flyover

County: San Diego Landowner / Mgr.: Warner Ranch
Quad Name: Pala, Pechanga Elevation: 355-1000 feet
T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐
T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐
DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐
Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐
Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

	Slide	Print	Digital
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes ☐ no ☐

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 10/10/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: Vireo bellii pusillus

Common Name: Least Bell's vireo

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals 1 Subsequent Visit? ☒ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Envira

Address: _____

E-mail Address: _____

Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T 9S R 2W Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Migrant.

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

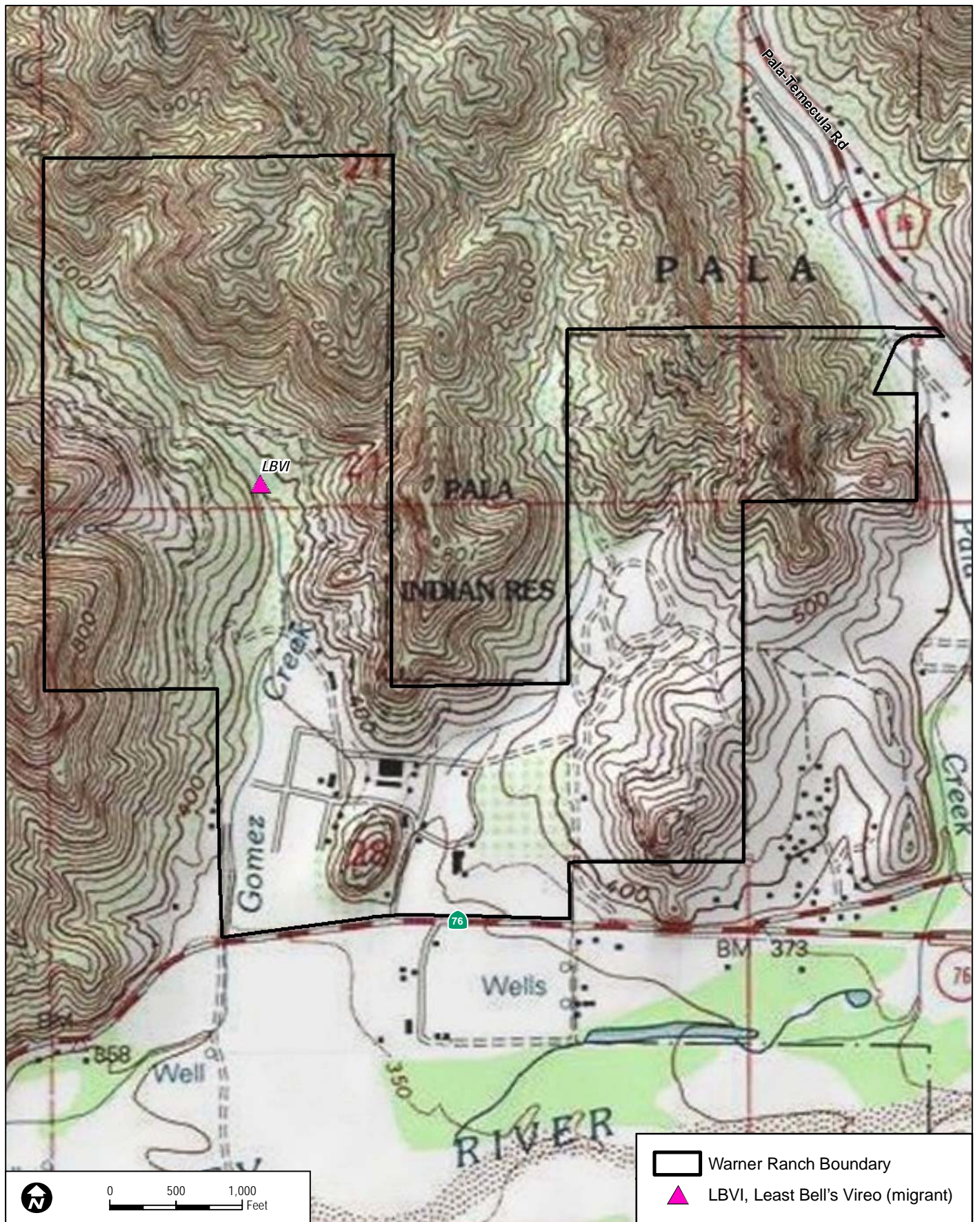
Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐



- Warner Ranch Boundary
- LBVI, Least Bell's Vireo (migrant)

FIGURE 1
Least Bell's Vireo

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 03/01/2008

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Danaus plexippus*

Common Name: Monarch butterfly

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals _____ Subsequent Visit? ☒ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Dudek

Address: 605 Third Street, Encinitas CA 92024

E-mail Address: _____

Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐

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Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 06/24/2005

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Circus cyaneus*

Common Name: Northern harrier

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals 1 Subsequent Visit? ☐ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Dudek

Address: 605 Third Street, Encinitas CA 92024

E-mail Address: _____

Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

	Slide	Print	Digital
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes ☐ no ☐

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 06/30/2005

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Crotalus ruber ruber*

Common Name: Northern red-diamond rattlesnake

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals 1 Subsequent Visit? ☐ yes ☐ no

Is this an existing NDDDB occurrence? ☐ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Dudek

Address: 605 Third Street; Encinitas CA 92024

E-mail Address: _____

Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

Coastal sage scrub.

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐



- Warner Ranch Boundary
- ▲ NORS, Northern red-diamond rattlesnake

DUDEK

6653-01

SOURCE: ArcGIS Online World Topographic Map Service

Warner Ranch - Biological Technical Report

FIGURE 1
Northern Red-diamond Rattlesnake

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Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 10/10/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Chaetodipus fallax fallax*

Common Name: Northwestern San Diego pocket mouse

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals _____ Subsequent Visit? ☐ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Envira

Address: _____

E-mail Address: _____

Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

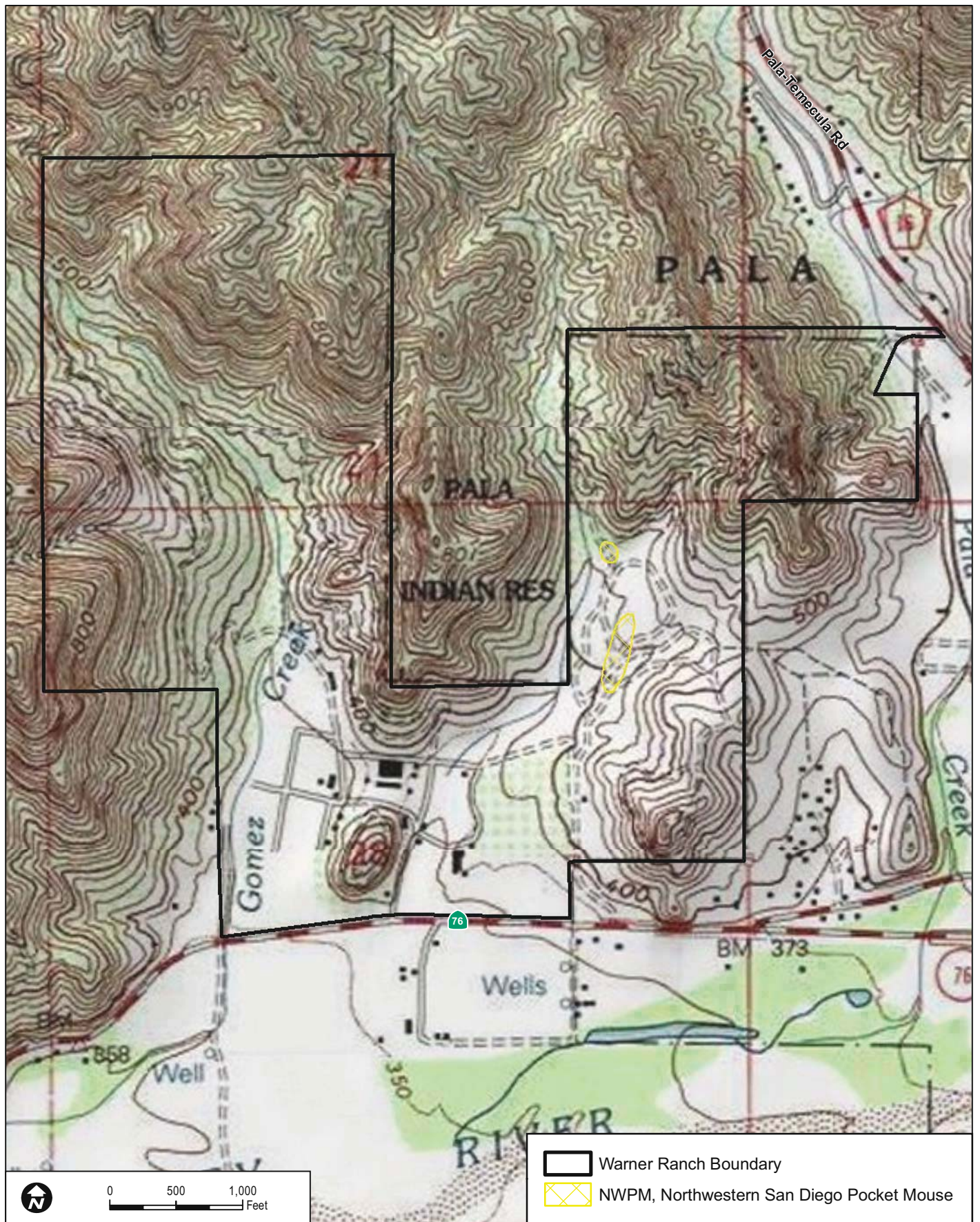
Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐



DUDEK

6653-01

SOURCE: ArcGIS Online World Topographic Map Service

Warner Ranch - Biological Technical Report

FIGURE 1
Northwestern San Diego Pocket Mouse

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 08/27/2010

Reset

California Native Species Field Survey Form

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Scientific Name: *Aimophila ruficeps canescens*

Common Name: Southern California rufous-crowned sparrow

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals 12 Subsequent Visit? ☐ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Jeff Priest

Address: 605 Third Street; Encinitas CA 92024

E-mail Address: jpriest@dudek.com

Phone: (760) 479-4287

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

Coastal sage scrub, disturbed coastal sage scrub, southern mixed chaparral, orchard.

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

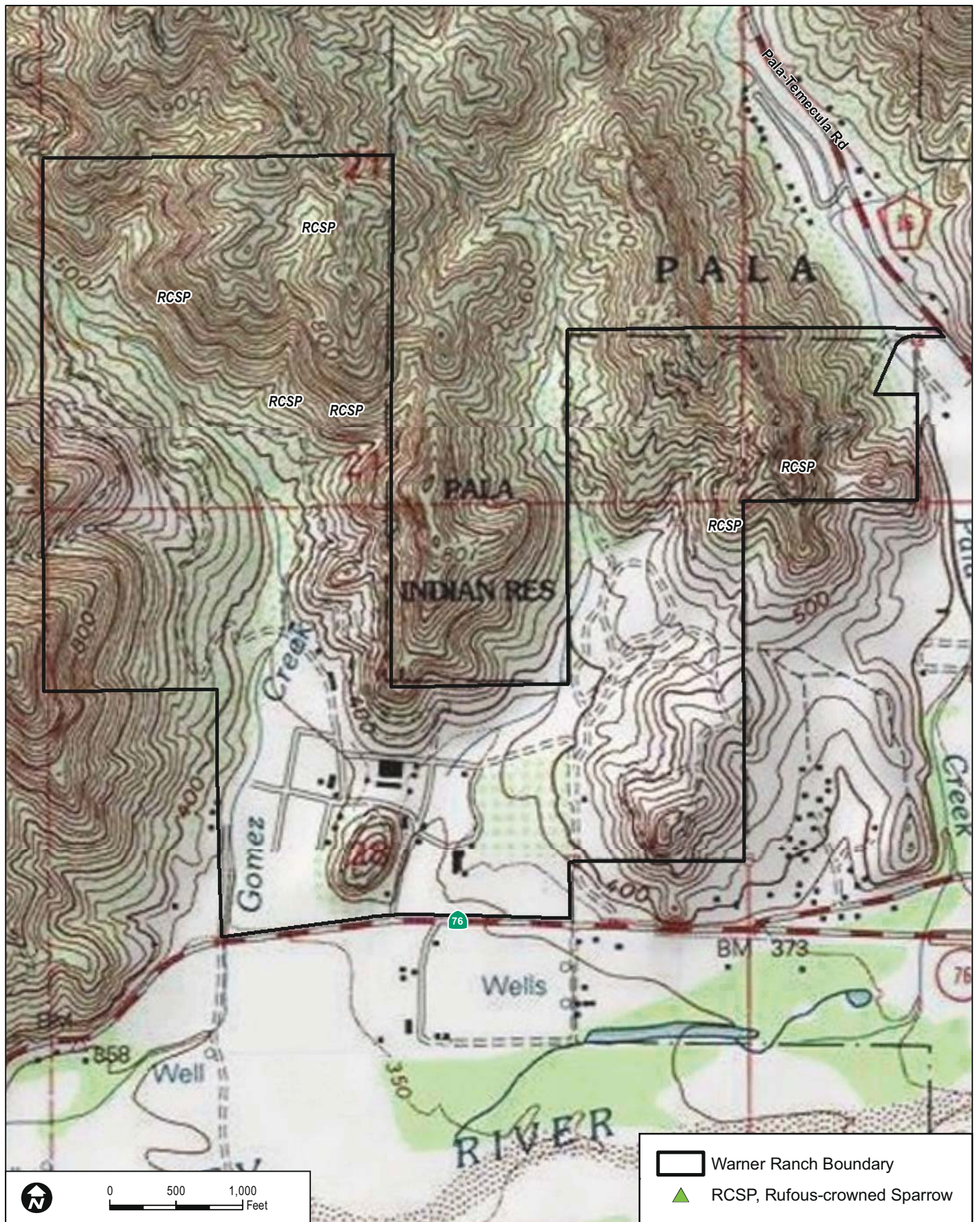
Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐



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Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 10/10/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Neotoma lepida intermedia*

Common Name: San Diego desert woodrat

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals _____ Subsequent Visit? ☐ yes ☐ no

Is this an existing NDDDB occurrence? ☐ yes ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Envira

Address: P.O. Box 2612, Ramona, CA 92065

E-mail Address: phvergne@aol.com

Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

	Slide	Print	Digital
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes ☐ no ☐

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 10/10/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Accipiter striatus*

Common Name: Sharp-shinned hawk

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals _____ Subsequent Visit? ☐ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Envira

Address: P.O. Box 2612, Ramona, CA 92065

E-mail Address: phvergne@aol.com

Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 05/01/2005

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Thamnophis hammondi*

Common Name: Two striped garter snake

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals 1 Subsequent Visit? ☐ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Dudek

Address: 605 Third Street; Encinitas CA 92024

E-mail Address: _____

Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 08/27/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Sialia mexicana*

Common Name: Western bluebird

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals 1 Subsequent Visit? ☐ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Dudek

Address: 605 Third Street, Encinitas CA 92024

E-mail Address: _____

Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 09/10/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Elanus leucurus*

Common Name: White-tailed kite

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals 1 Subsequent Visit? ☐ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Dudek

Address: 605 Third Street, Encinitas CA 92024

E-mail Address: _____

Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

	Slide	Print	Digital
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes ☐ no ☐

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 08/27/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Dendroica petechia brewsteri*

Common Name: Yellow warbler

Species Found? ☒ Yes ☐ No If not, why? _____

Total No. Individuals 1 Subsequent Visit? ☐ yes ☐ no

Is this an existing NDDDB occurrence? ☒ no ☐ unk.
Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Dudek

Address: 605 Third Street, Encinitas CA 92024

E-mail Address: _____

Phone: _____

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
☐ wintering ☐ breeding ☐ nesting ☐ rookery ☐ burrow site ☐ other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Warner Ranch

Quad Name: Pala, Pechanga Elevation: 355-1000 feet

T_{9S} R_{2W} Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H ☐ M ☐ S ☐ GPS Make & Model _____

DATUM: NAD27 ☐ NAD83 ☒ WGS84 ☐ Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☒ OR Geographic (Latitude & Longitude) ☐

Coordinates: 33°22'18" N 117°5'23" W

Habitat Description (plants & animals) plant communities, dominants, associates, substrates/soils, aspects/slope:

Animal Behavior (Describe observed behavior, such as territoriality, foraging, singing, calling, copulating, perching, roosting, etc., especially for avifauna):

Please fill out separate form for other rare taxa seen at this site.

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats:

Comments:

Determination: (check one or more, and fill in blanks)

- ☐ Keyed (cite reference): _____
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal ☐ ☐ ☐
Habitat ☐ ☐ ☐
Diagnostic feature ☐ ☐ ☐

May we obtain duplicates at our expense? yes ☐ no ☐

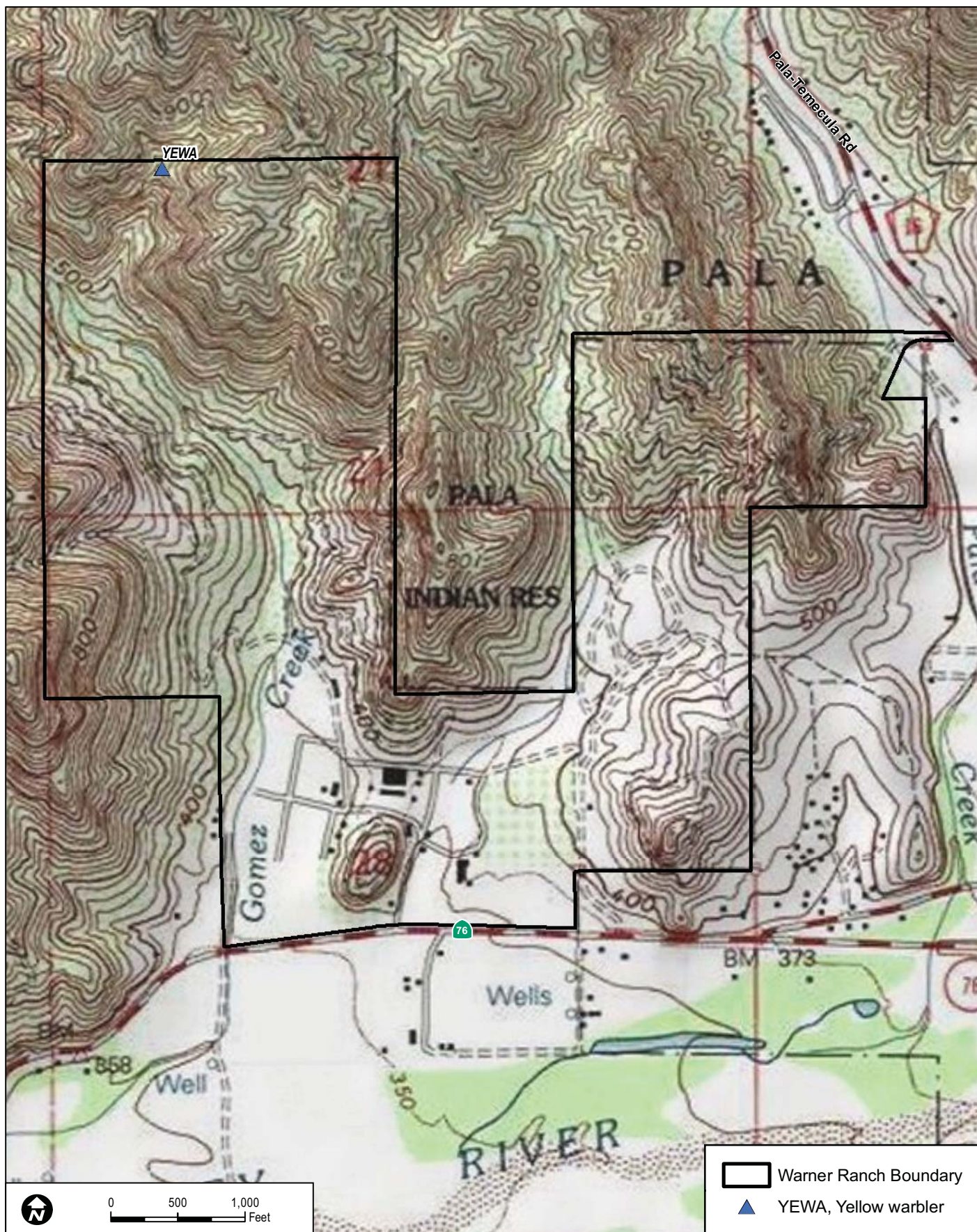


FIGURE 1
Yellow Warbler

APPENDIX E2

Conceptual Resource Management Plan

CONCEPTUAL RESOURCE MANAGEMENT PLAN FOR WARNER RANCH

**3810-06-002 (SP), 3800-06-009 (GPA), 3600-06-011 (R), 3100-5508 (TM),
3300-06-016 (MUP), 3500-11-007 (S), 3000-06-040 (AD), 3910-0602020 (ER)
County of San Diego, California**

Proponent: WHP Warner Ranch, LP

**1545 Faraday Avenue
Carlsbad, California 92008
*Contact: Mark Hayden***

Prepared for:

**County of San Diego
Department of Planning and Development Services
5201 Ruffin Road #B
San Diego, California 92123-1666**

Prepared by:

DUDEK
605 Third Street
Encinitas, California 92024


Vipul Joshi

DECEMBER 2015

Conceptual Resource Management Plan for Warner Ranch

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APPENDIX

A Property Analysis Record (PAR)

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Conceptual Resource Management Plan for Warner Ranch

1 INTRODUCTION

1.1 Purpose of Biological Resources Management Plan

This Conceptual Resource Management Plan (CRMP) has been prepared for the proposed Warner Ranch project in accordance with the mitigation requirements identified in the Final Biological Technical Report for Warner Ranch (Dudek 2015). This document is consistent with the format and content requirements of the County of San Diego (County) Report Format and Content Requirements – Biological Resources for preparing a CRMP (County of San Diego 2010a).

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.

The proposed Warner Ranch project and associated off-site components will impact approximately 158 acres of vegetation communities and land covers. Of the 158 acres, there are impacts to approximately 108 acres of vegetation communities that require mitigation based on the County's Significance Determination and Report and Format Requirements – Biological Resources (County of San Diego 2010b). The majority of these impacts will be mitigated through the open space preservation of the remaining vegetation communities and land covers.

A Deed of Conservation Easement will be dedicated in the Recorder's Office of the County of San Diego concurrently with the approval of this CRMP for establishment of the open space preserve (preserve). The Conservation Easement will govern all land use at the preserve and all management tasks shall conform to its dictates; any future owners of the property and any following management entities will be bound to the terms established in the Conservation Easement.

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 open space totals 359 acres and consists of:

1. On-site biological open space of upland vegetation communities (including disturbed habitat), totaling 299.7 acres
2. On-site biological open space of 1.1 acres of jurisdictional non-wetland waters and 23.6 acres of wetland habitat.

More specifically, the plan will accomplish the following:

- 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.

Conceptual Resource Management Plan for Warner Ranch

- The plan will guide appropriate public uses of the property (if public uses are included).
- The plan will serve as a descriptive inventory of vegetation communities/habitats and plant and animal species that occur on or use this property.
- The plan will serve as a descriptive inventory of archaeological and/or historical resources that occur on this property.
- The plan will establish the baseline conditions from which adaptive management will be determined and by which success will be measured.
- 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 359 acres of open space on site will be sufficient to provide in-kind mitigation for potentially significant direct and indirect impacts to special-status biological resources, including coastal sage scrub, southern mixed chaparral, non-native grassland, and extensive agriculture. The on-site creation of habitat and restoration/enhancement of southern coast live oak riparian forest and non-vegetated channel or the purchase of off-site mitigation credits will be sufficient to provide mitigation for impacts to these communities. The on-site creation of southern cactus scrub or the acquisition of an off-site southern cactus scrub mitigation area will mitigate for impacts to occupied southern cactus scrub.

A separate hired Resource Manager will also be tasked with managing agriculture and orchards, totaling 53.1 acres. Approximately 2.4 acres of existing orchards may be converted to southern cactus scrub, and 2.2 acres of existing extensive agriculture may be revegetated with oak riparian and woodland species as mitigation for project impacts to southern cactus scrub, cactus wren, oak root zone, southern coastal live oak riparian forest, unvegetated stream channel, and wetland buffer. Any area where agricultural or orchard lands are converted to native habitat would be subject to management per the final Resource Management Plan (RMP).

The details of this conceptual plan may be modified when the final RMP is prepared and submitted to the County for approval. The County will review the final RMP to ensure that it meets the specified purpose and objectives.

Conceptual Resource Management Plan for Warner Ranch

1.2 Implementation

1.2.1 Resource Manager Qualifications and Responsible Parties

The property is owned by the following entity:

WHP Warner Ranch, LP
1545 Faraday Avenue
Carlsbad, California 92008

Proposed Resource Manager

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 Wildlife (CDFW; formerly California Department of Fish and Game))
- Federal land manager, such as Bureau of Land Management
- City land managers, including but not limited to departments of public utilities, parks and recreation, and environmental services.

If the developer desires that the department of parks and recreation manage the land, the following criteria must be met:

- a. The land must be located inside a pre-approved mitigation area (PAMA) or proposed PAMA, or otherwise deemed acceptable by the director of parks and recreation (DPR).
- b. The land must allow for public access.
- c. The land must allow for passive recreation opportunities, such as a trails system.

Conceptual Resource Management Plan for Warner Ranch

The resource manager shall be approved in writing by the director of planning and land use (DPLU), the director of public works (DPW), or the DPR. Any change in the designated resource manager shall also be approved in writing by the direct 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
- At least one staff member with a biological, ecological, or wildlife management degree, or a Memorandum of Understanding (MOU) with a qualified person with such a degree
- If cultural sites are present, a cultural resource professional on staff or an MOU with a cultural consultant
- Experience with habitat and cultural resource management in Southern California.

Proposed Land Owner

The proposed open space lots will be owned by the proposed homeowners association for the project. Several private residential lots include open space easements, which will be subject to the CRMP; these will be individually owned by private residents of the on-site community.

Proposed Easement Holder

Since the land will be held in fee title by a non-government entity, a biological open space easement or conservation easement must be recorded. This easement will be dedicated to the County.

Restoration Entity

If revegetation/restoration activities are proposed on site to mitigate impact, management responsibility for the revegetation/restoration area shall remain with the developer/applicant 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

One of the following financial mechanisms will be used:

- Special district (formation of a lighting and landscape district or zone, or community facility district as determined appropriate by the DPLU, DPW, or DPR)

Conceptual Resource Management Plan for Warner Ranch

- 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 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

Table 1 includes the resource management tasks that are proposed for the Warner Ranch CRMP. Appendix A includes the draft Property Analysis Record (PAR) for the tasks listed below.

Table 1
Resource Management Tasks

Check if Applies	Tasks	Frequency (Times per year)	Hours per Year (Average)
<i>Biological Tasks</i>			
	Baseline Inventory of resources (if original inventory is over 5 years old)		
✓	Update biological mapping	Once every 5 years.	1.6 hours (8 hours every 5 years)
✓	Update aerial photography	Once every 5 years.	See PAR
✓	Removal of invasive species	Quarterly	64 hours
✓	Predator control	Annually	16 hours
✓	Habitat Restoration/Installation	Once every 20 years.	
✓	Habitat Restoration/Monitoring and Management	Once every 20 years.	
	Poaching control		
✓	Species Surveys (include a separate line for each species) <ol style="list-style-type: none"> 1. Focused protocol surveys for arroyo toad (<i>Bufo californicus</i>) 2. Focused protocol surveys for least Bell's vireo (<i>Vireo bellii pusillus</i>) and southwestern willow flycatcher (<i>Empidonax traillii extimus</i>) 3. Focused protocol surveys for California gnatcatcher (<i>Polioptila californica</i>) 4. Focused surveys for cactus wren (<i>Campylorhynchus brunneicapillus sandiegensis</i>) 5. Focused rare plant surveys (for known populations only) 6. Focused golden eagle (<i>Aquila</i> 	<ol style="list-style-type: none"> 1. Once every 5 years 2. Once every 5 years 3. Once every 5 years 4. Once every 2.5 years 5. Once every 5 years 6. Once every 2 years over an 8-year period depending on status of nests in the vicinity 7. Once every 5 years 	<ol style="list-style-type: none"> 1. 9.6 hours (48 hours every 5 years) 2. 14.4 hours (72 hours every 5 years) 3. 9.6 hours (48 hours every 5 years) 4. 9.6 hours (48 hours every 5 years) 5. 6.4 hours (32 hours every 5 years) 6. 8 hours 7. 3.2 hours (16 hours every 5 years)

Conceptual Resource Management Plan for Warner Ranch

Table 1
Resource Management Tasks

Check if Applies	Tasks	Frequency (Times per year)	Hours per Year (Average)
	<i>chrysaetos</i>) foraging study		
	7. Golden eagle survey		
✓	Species Management (include separate line for each specific task) 1. Sensitive Plant Species 2. Cactus wren	Annually	1. 16 hours 2. 16 hours
	Noise management, if required		
	For lands within the MSCP and outside PAMA, consult Table 3-5 of the MSCP Plan for required biological resource monitoring		
✓	Monitoring visits	Monthly	96 hours
<i>Operations, Maintenance, and Administration Tasks</i>			
✓	Establish and maintain database and analysis of data	Annually	8 hours
✓	Write and submit annual report to County	Annually	24 hours
✓	Review fees for County review of annual report	Annually	See PAR
✓	Review and if necessary, update management plan	Every 5 years	3.2 hours (16 hours every 5 years)
	Construct permanent signs		
✓	Replace signs	Every 10 years	2.5 hours (25 hours every 10 years)
	Construct permanent fencing/gates of 3-rail vinyl fencing		
✓	Maintain permanent fencing/gates of 3-rail vinyl fencing	Annually	See PAR
✓	Maintain permanent fencing/gates of 3-rail vinyl fencing	Annually	See PAR
✓	Replace permanent 3-rail vinyl fencing/gates	Every 20 years	See PAR
✓	Replace permanent tubular steel fencing/gates	Every 30 years	See PAR
✓	Remove trash and debris	Quarterly	16 hours
	Coordinate with Department of Environmental Health (DEH) and Sheriff		
	Maintain access road		
	Install stormwater best management practices (BMPs)		
	Maintain stormwater BMPs		
	Restore built structure		
	Maintain built structure		
	Maintain regular office hours		
	Inspect and service heavy equipment and vehicles		
	Inspect and repair buildings, residences, and structures		

Conceptual Resource Management Plan for Warner Ranch

Table 1
Resource Management Tasks

Check if Applies	Tasks	Frequency (Times per year)	Hours per Year (Average)
	Inspect and maintain fuel tanks		
✓	Coordinate with utility providers and easement holders	Annually	8 hours
✓	Manage erosion and sediment control (as required)	As-needed (budgeted every 10 years)	see PAR
✓	Coordinate with law enforcement and emergency services (e.g., fire)	Annually	Included in "Coordinate with utility providers and easement holders" task
	Coordinate with adjacent land managers		
	Remove graffiti and repair vandalism		
<i>Public Use Tasks</i>			
	Construct trail(s)		
	Monitor, maintain/repair trails (unless a trail easement has been granted to the County)		
✓	Control public access	Quarterly	16 hours
✓	Provide ranger patrol	Monthly	This task is combined with "Monitoring visits" task
	Manage fishing and/or hunting program (if one is allowed)		
✓	Provide Neighbor Education – Community Partnership	Annually	8 hours
TBD	If homeowners association (HOA) is funding management, provide annual presentation to HOA	Annually	
✓	Coordinate volunteer services	Quarterly	8 hours
✓	Provide emergency services access/response planning	Annually	Included in "Coordinate with utility providers and easement holders" task
<i>Fire Management Tasks</i>			
✓	Coordinate with applicable fire agencies and access (gate keys, etc.) for these agencies	Annually	2 hours
	Plan fire evacuation for public use areas	Annually	
✓	Protect areas with high biological importance	Every 5 years	This will be covered with the adaptive management for cactus wren and rare plants.
	Hand-clear vegetation		
	Mow vegetation		
<i>Post-Fire Tasks</i>			
✓	Control post-fire erosion	Every 15 years	Assumes lump sum budget of \$5,000 every 15 years
✓	Remove post-fire sediment	Every 15 years	Included with erosion task
✓	Reseed after fire	Every 15 years	Assumes that there will be a fire every 15 years that will require a response that may include 1 acre of revegetation

Conceptual Resource Management Plan for Warner Ranch

Table 1
Resource Management Tasks

Check if Applies	Tasks	Frequency (Times per year)	Hours per Year (Average)
			every 15 years (\$2,500 lump sum))
	Replant after fire	Every 15 years	
<i>Cultural Resources Tasks</i>			
✓	Archaeologist and Native American Monitor Ground Disturbance Within 50 ft. Cultural Resources	As Needed When New Ground Disturbance Occurs	Dependent on Duration of Work
✓	Monitor Preservation Enhancement of Preserved Cultural Resources	Every 5 Years or As Needed If Damage Evident	16 hours every five years
✓	Remove rubbish from preserved cultural sites	Annually	Embedded in biological rubbish removal task
✓	Monitor avoidance of archaeological site in open space	Every 5 years	8 hours per year
✓	Report to County on cultural resources management activities and findings	Every 5 years	Embedded in biological report
✓	Retain qualified archaeologist to implement appropriate treatment of unanticipated discoveries of archaeological sites, or unanticipated impacts to known archaeological sites	As needed	Embedded in monitoring of preservation enhancement tasks

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 management and monitoring methods, identify any new management issues, and address the success or failure of management approaches (based on monitoring). The report shall include a summary of changes from baseline or 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 special-status species observations or significant changes to previously reported species, the annual report shall include copies of completed California Natural Diversity Database forms

Conceptual Resource Management Plan for Warner Ranch

with evidence that they have been submitted to the State of California (State). The report shall also include copies of invasive plant species forms submitted to the State or County.

A fee for staff review time will be collected by the Department of Planning and Land Use 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 a 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 on the permit.

This agreement will be provided once the County approves the final RMP.

1.3 Limitations and Constraints

Management constraints that may affect meeting the RMP goals could include environmental factors; legal, political, or social factors; or financial factors.

Human Presence. The proposed and existing trails are located within the fire buffer and open space areas. Although the trails will be defined, and parts of the trails are located on existing roads, there are possible indirect impacts to surrounding vegetation. These include illegal trails, trampling of vegetation, littering, and introduction/expansion of non-native plants (e.g., bromes (*Bromus* spp.)). Human presence can also disturb wildlife species, particularly during the breeding/nesting season.

Orchards. There will be 44.2 acres of orchard remaining in open space, but it will be managed separately in common open space easement. These orchards are currently active; however, they are located adjacent to native habitats. Excessive use of fertilizers, pesticides, and irrigation could alter surrounding vegetation.

Conceptual Resource Management Plan for Warner Ranch

Altered Fire Regime. This area has experienced periodic fires over the years. The proposed development and subsequent removal of vegetation could alter the natural fire regime. A catastrophic fire within the open space could alter the existing vegetation, convert vegetation communities, and reduce habitat for species.

Urbanized Environment. Although the open space area is designed as large, contiguous blocks of habitat, the associated residential development could have indirect impacts on the open space environment. These include the disturbance of plants and wildlife by humans and domestic pets, exotic species introduction and altered hydrology through landscaping and irrigation, disturbance of wildlife from lighting associated with the residences and cars, and increased noise impacts on wildlife.

These are some examples of potential constraints with respect to obtaining the open space goals and objectives.

At this time, no legal, political, or financial constraints are known.

Conceptual Resource Management Plan for Warner Ranch

2 PROPERTY DESCRIPTION

2.1 Legal Description

The Warner Ranch study area is located within the 513-acre Warner Ranch property in Pala, California. The Assessor Parcel Numbers (APNs) on site are 100-021-32-00, 110-090-18-00, 110-021-10-00, 110-040-22-00, 110-090-17-00, and 110-090-10-00.

2.2 Environmental Setting

2.2.1 Site Description

The project site is bordered by the city of Rainbow to the northwest, Pala-Temecula Road to the east, State Route (SR) 76 and Pala Casino Resort and Spa to the south, and Interstate 15 to the west (Figure 1). The site is located within the U.S. Geological Survey 7.5-minute Pala and Pechanga quadrangles, 33°22'18" N, 117°5'23" W (Figure 2). The project is located in Sections 21, 22, and 28, Township 9 South, Range 2 West. The project site is located within the proposed North County Multiple Species Conservation Program (NCMSCP) planning area; however, this plan has not yet been adopted, and the current project will not be analyzed under this plan.

2.2.2 Climate and Soils

Warner Ranch generally has a warm, dry climate consistent with the San Diego area, and the average temperature in the community of Pala ranges from 56°F to 73°F, with an annual rainfall of about 11 inches (weather.com).

According to the Web Soil Survey (2010), there are eight soil types found on the Warner Ranch project site, and descriptions based on those by Bowman (1973) appear below.

Las Posas stony fine sandy loam, 9%–30% slopes: This soil is a well-drained soil with a clay loam subsoil, formed from basic igneous rock. Occurring on moderately steep hillsides, with runoff speed of medium to rapid and an erosion hazard of moderate to high, this soil supports upland species such as chaparral-oak, chamise (*Adenostoma fasciculatum*), laurel sumac (*Malosma laurina*), ceanothus (*Ceanothus* spp.), California sagebrush, annual grasses, and a few scattered oaks (*Quercus* spp.) in mountainous areas.

Las Posas stony fine sandy loam, 30%–65% slopes: This is a well-drained soil with a clay loam subsoil, originating from sandstone and shale. Occurring on fairly steep hillsides, with runoff speeds of rapid to very rapid and an erosion hazard of high to very high, this soil supports the same upland floral species as the Las Posas stony fine sandy loam 9%–30% slope soil. Las Posas

Conceptual Resource Management Plan for Warner Ranch

series soils can support mafic-endemic plant communities due to the presence of gabbro/metavolcanic soil inclusions.

Cieneba coarse sandy loam, 30%–65% slopes, eroded: This is an excessively drained soil resulting from weathered granite and granodiorite. Occurring on fairly steep hillsides, with runoff speeds of rapid to very rapid and an erosion of hazard high to very high, this soil supports flat-top buckwheat, chamise, California sagebrush, and annual grasses and forbs.

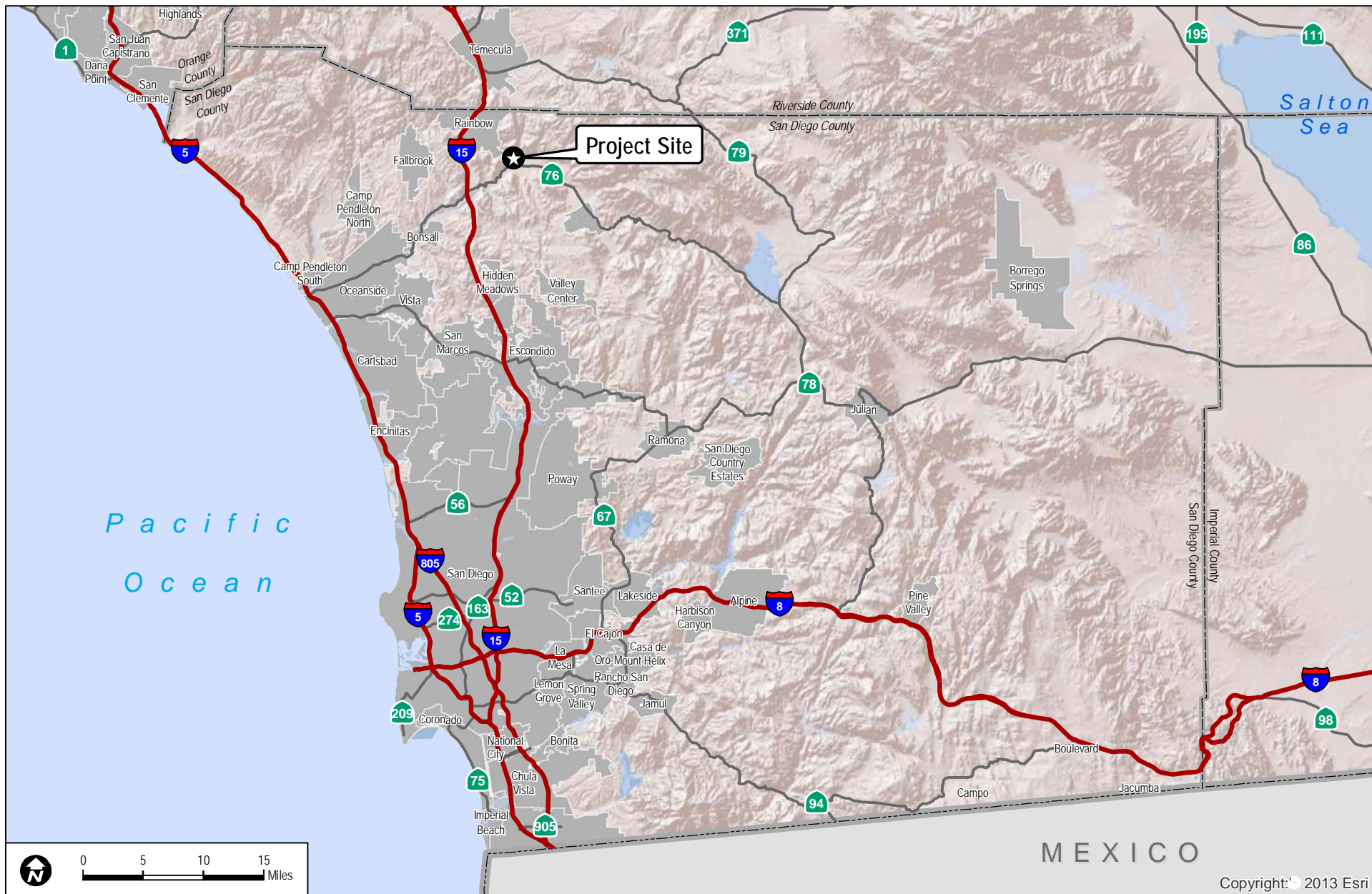
Cieneba-Fallbrook rocky sandy loams, 30%–65% slopes, eroded: This is a well- to somewhat-excessively drained soil with a sandy clay loam subsoil, resulting from weathered granite and granodiorite. Occurring on fairly steep hillsides, with runoff speeds of rapid to very rapid and an erosion of hazard high to very high, this soil supports oak, broadleaf chaparral, and intermittent areas of chamise in addition to those listed for Cieneba coarse sandy loam.

Ramona sandy loam, 2%–5% slopes: This is a well-drained soil with a sandy clay loam subsoil and granitic origins. Occurring in alluvial fans and on terraces, with slow runoff speeds and a slight erosion hazard, this soil supports mouse barley, wild oats, filaree (*Erodium* spp.), soft chess (*Bromus hordeaceus*), chamise, and a few scattered oaks and annual forbs.

Ramona sandy loam eroded, 5%–9% slopes: This soil has the same characteristics as the Ramona sandy loam of 2%–5% slope, except that runoff speeds are slow to medium and the erosion hazard is slight to moderate.

Ramona gravelly sandy loam, 15%–30%: This is a well-drained soil with a gravelly sandy clay loam subsoil and granitic origins. Occurring in alluvial fans on moderately steep grades, with medium to rapid runoff speeds and a moderate to high erosion hazard, this soil supports mouse barley, wild oats, filaree, soft chess, chamise, and a few scattered oaks and annual forbs.

Visalia sandy loam, 0%–2% slopes, 10.3% of land: This is a well-drained soil with a fine sandy loam subsoil and granite origins. Occurring in alluvial fans and nearly level with flood plains, with very slow runoff speeds and a slight erosion hazard, this soil supports chamise, annual grasses, flat-top buckwheat, California live oak, and scrub oak (*Quercus dumosa*). This soil type may be subject to flooding for short periods of time.



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FIGURE 1
Regional Map

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Conceptual Resource Management Plan for Warner Ranch

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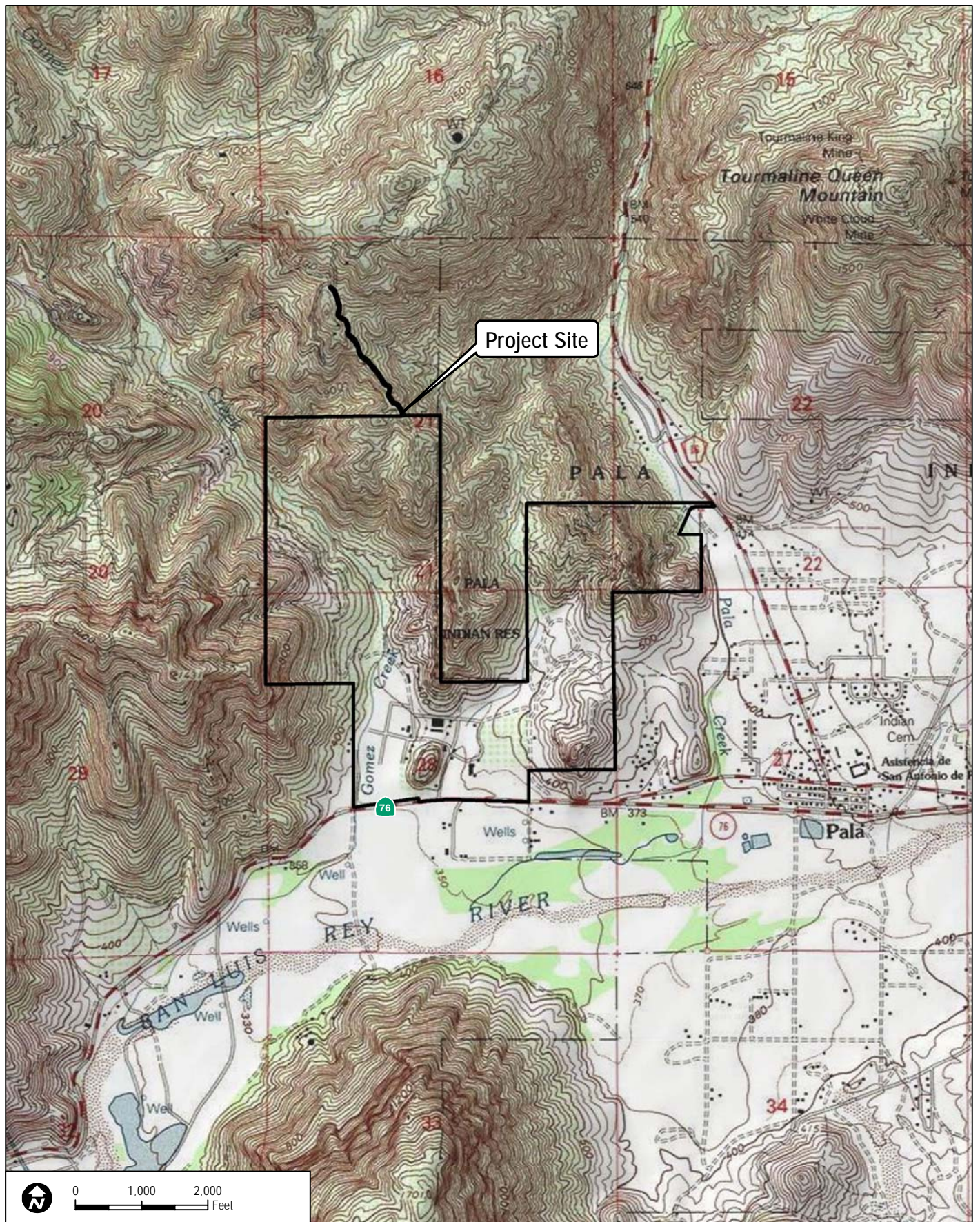


FIGURE 2
Vicinity Map

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6653-01

SOURCE: ArcGIS Online World Topographic Map Service

Warner Ranch - Conceptual Resource Management Plan

Conceptual Resource Management Plan for Warner Ranch

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Conceptual Resource Management Plan for Warner Ranch

2.2.3 Topography and Hydrology

The central portion of the project area, at about 350 feet in elevation, is relatively flat. The primary drainage from the site is conveyed through Gomez Creek, which occurs in a relatively steep canyon in the northern part of the property, upstream of the relatively flat terrace in the southern portion of the property. The remainder of the site consists of hills of up to 1,000 feet in elevation.

The project area includes a portion of Gomez Creek and its channel tributaries on the western side of the property, as well as Pala Creek on the easternmost portion of the project area. Gomez Creek is a wide, incised, earthen-bottom channel surrounded by mature riparian vegetation with relatively unobstructed flow into the San Luis Rey River to the south. The Pala–Temecula Creek in the eastern portion of the site is a wide (10–20 feet), moderately incised, sandy bottom channel that also has a relatively unobstructed flow into the San Luis Rey River to the south. The San Luis Rey River is a traditional navigable water that flows into the Pacific Ocean.

2.2.4 Fire Factors

Portions of the project area have burned in the last 20 years. In 1997, the Pala Fire burned the northeast corner of the site; in 2004, the Warner Fire burned the north–central portions of the project site, including the off-site area in between the northern project boundary; in 2009, another Pala fire burned 122 acres within and near the project site; and in August 2011, there was a Pala fire that burned 223 acres just east of Pala-Temecula Road (CAL FIRE 2011). The rural areas of the County have been prone to increased fire risk due to drought conditions in the region.

2.3 Land Use

Warner Ranch is a privately owned ranch. Existing land uses include agricultural activities and associated residences. Warner Ranch is a working ranch with citrus and avocado groves, as well as livestock and horses. There is an office and housing for ranch employees.

Warner Ranch is located within an unincorporated area of the County within the community of Pauma–Pala, southeast of Rainbow, along the San Luis Rey River. The project site is located within the proposed NCMSCP planning area; however, this plan has not yet been adopted, and the current project will not be analyzed under this plan. Existing conserved lands in the area include Mount Olympus, approximately 2 miles north of the site, and Wilderness Gardens, located approximately 2.5 miles east of the site; both are properties owned and managed by County Department of Parks and Recreation. The U.S. Forest Service boundary is approximately 4.5 miles northeast of the site. The region where the property lies consists primarily of agricultural and undeveloped lands with the exception of the Pala tribal lands to the east of the site and the community of Rainbow to the northwest.

Conceptual Resource Management Plan for Warner Ranch

Following development, open space uses will be limited to agricultural activities related to maintenance of existing orchards, private use of designated trails (as shown on Figure 3 and the Tentative Map), and management and monitoring related to conservation of biological resources.