

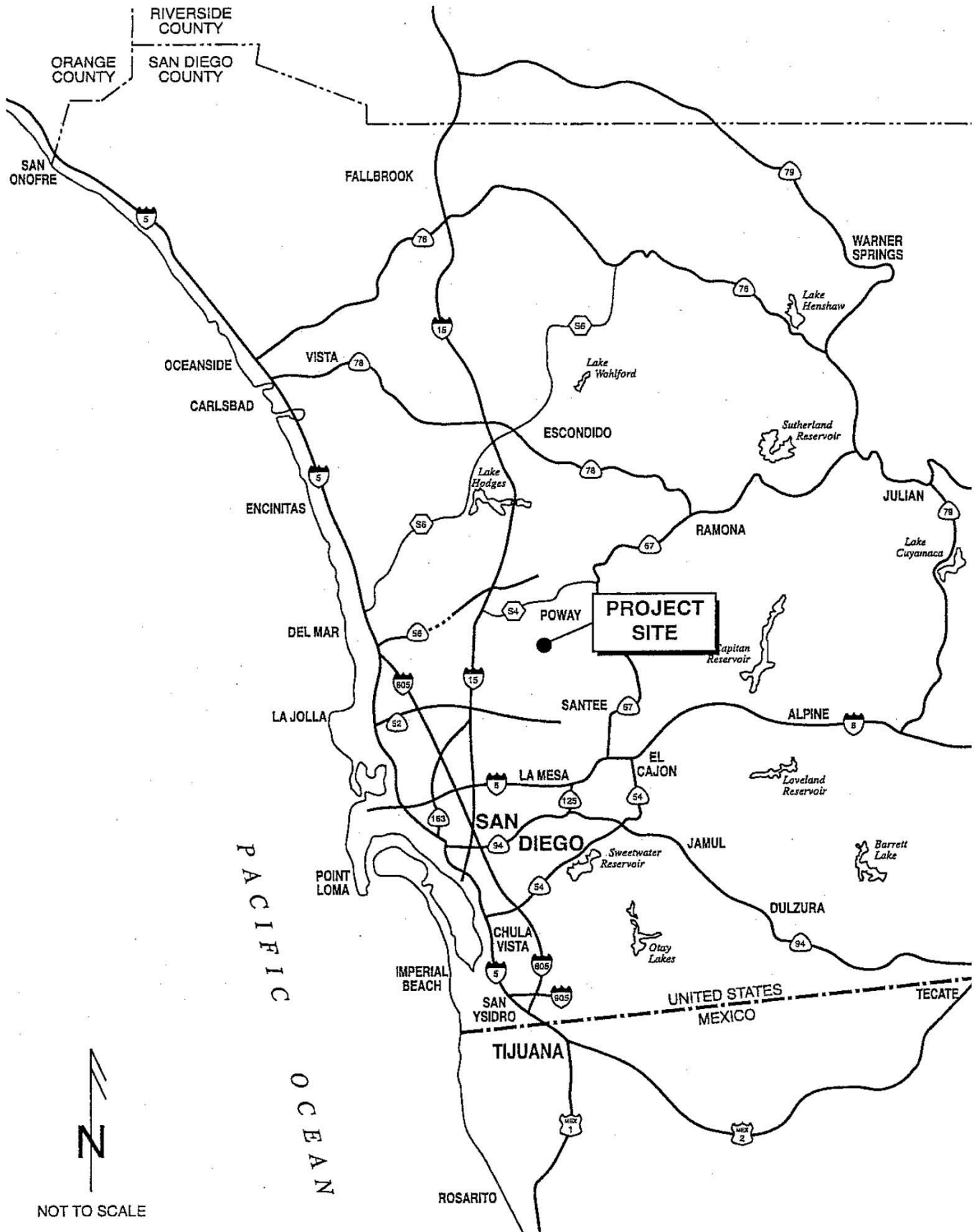
APPENDIX D SYCAMORE ESTATES HABITAT MANAGEMENT PLAN

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Regional Location Map – Sycamore Estates HMP
Rancho Encantada Precise Plan



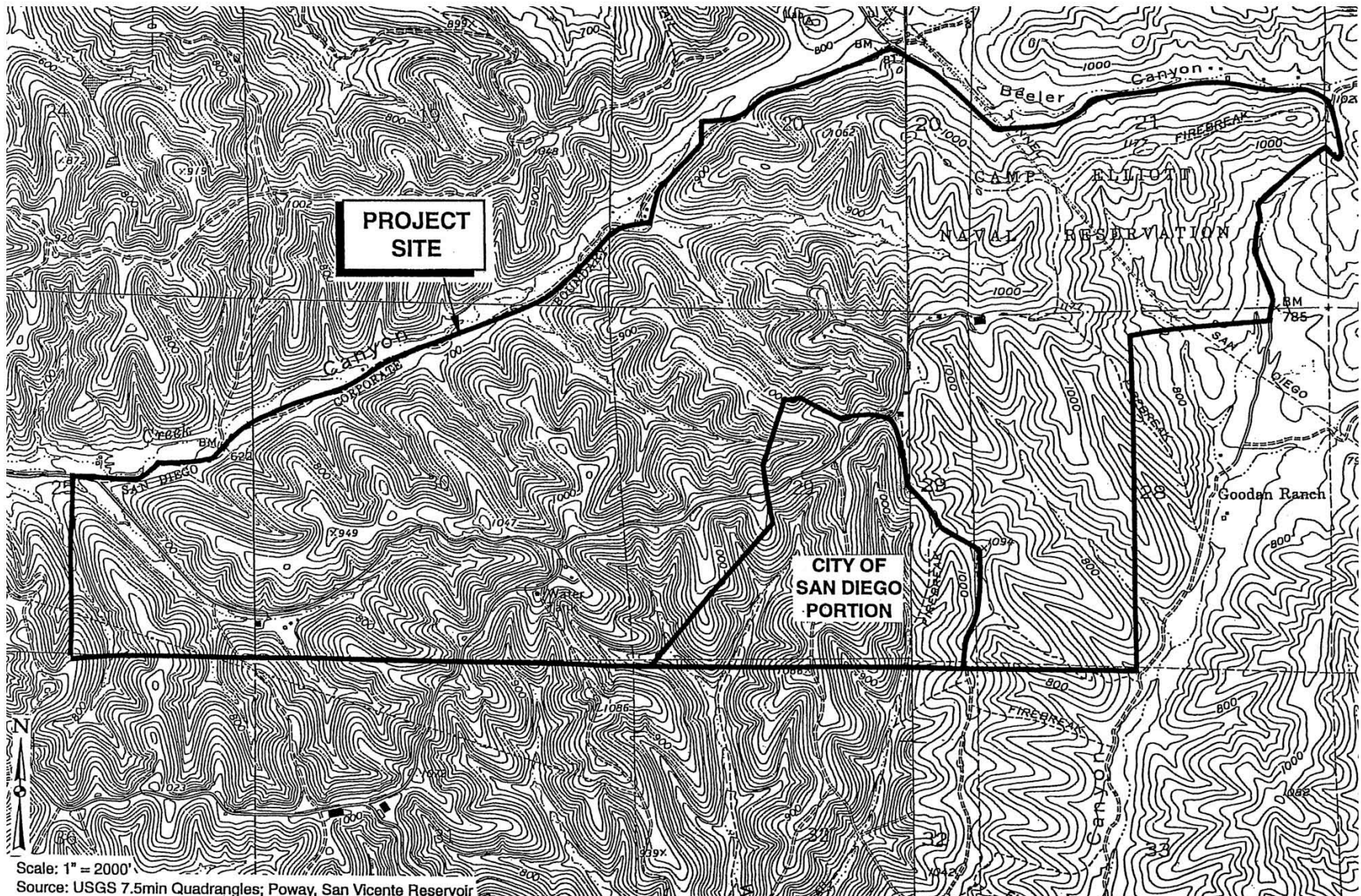
INTRODUCTION

The creation and implementation of a Habitat Management Plan (HMP) plays an integral role in conserving and preserving biological resources throughout the State of California and the City of San Diego (City). The HMP is also a vital part of a larger program: the Multiple Species Conservation Program (MSCP) and its associated Multi-Habitat Planning Area (MHPA).

The MSCP evaluates federal and state threatened and endangered species as well as species of special concern for protection, management and preservation. Under the MSCP lies the City's MSCP Subarea Plan (Subarea Plan). The Subarea Plan allows the City to implement its portion of the MSCP and gives the City the authority to issue take permits at the local level. Included in the Subarea Plan is a Framework Management Plan that incorporates both general and specific management directives that help to guide the management efforts of threatened and endangered species. While the general directives apply citywide, the specific directives apply only to specified geographic areas of the City. These directives are prioritized as Priority 1 directives, which are required elements, and Priority 2 directives, which may be implemented through research efforts, as project measures or as funding becomes available to the City.

In addition to establishing the Subarea Plan, the City has created the MHPA which works in conjunction with the MSCP and the Subarea Plan to ensure that biological resources are preserved and maintained, and that they remain viable. The MHPA also designates essential biological resource areas and earmarks specific areas for conservation.

The proposed Sycamore Estates project site is located on 2,132 acres within the Future Urbanizing Area of the City of San Diego (**Figures D1, D2 and D3**). Although the majority of the site is undeveloped, some industrial manufacturing installations are operating through leases with General Dynamics. Approximately 601.9 acres of the 2,132 acres has been designated for development as a residential community on the western portion of the site. The United States Marine Corps Air Station at Miramar (MCAS) is located to the south and the Sycamore Canyon Open Space Park is adjacent to the easternmost boundary of the project site. Residential and rural homes are located to the north of the site in Beeler Canyon. Beeler Canyon and the MHPA area on site are part of regional wildlife corridors and habitat linkages. Development of the Sycamore Estates project would include a proposed MHPA boundary adjustment and preservation of the eastern portion of the project site which is located within the City's MHPA. This MHPA area will cover approximately 1,518 acres and is the subject of this HMP. The City and Sycamore Estates project applicant will cooperate in causing the existing and new MHPA lands to be made a part of the City's MHPA and the City will revise its MHPA mapping to include these areas.



Project Vicinity Map – Sycamore Estates HMP
 Rancho Encantada Precise Plan



Eight sensitive plant species are located at the project site, including the willow monardella (*Monardella linoides ssp. viminea*), variegated dudleya (*Dudleya variegata*), San Diego goldens tar (*Muilla clevelandii*), and Mission Canyon bluecup (*Githopsis diffusa ssp. filicaulis*). In addition, ten sensitive animal species were observed on site. These include the San Diego horned lizard (*Phrynosoma coronatum blainvillei*), red diamond rattlesnake (*Crotalus exsul*) and the coastal California gnatcatcher (*Polioptila californica californica*). Four wetland/riparian habitats consisting of riparian scrub, mule-fat scrub and natural flood channel and eight upland vegetation communities which include coast live oak woodland, native grassland and Diegan coastal sage scrub were also observed at the project site.

The MHPA for the Sycamore Canyon property is one component of the overall management plan for the MHPA, and it will be implemented upon full conveyance of the property to the City in fee title for the purpose of incorporation into Mission Trails Park. In the interim, the property owner will manage the existing habitat on the site primarily by maintaining the fence around the property to control access. The property owner will also maintain the existing firebreaks and provide any necessary trash maintenance prior to the conveyance of the property to the City. In conjunction with development of the Sycamore Estates project, the firebreaks and industrial facilities within the HMP area would be removed and restored to native habitat. However, prior to conveying this existing use property to the City, the project applicant shall demolish certain existing buildings and retain the right to perform certain improvements and related activities including installation of landscaping, severance of utilities and performance of structural alternatives to certain buildings to be retained by the City for public use. Given the remote location of and limited access to the subject property, it is anticipated that the MHPA subject to this HMP will have minimal management needs.

The following organizations will be involved in the achievement of this HMP:

- The fee title owner of the MHPA property has the ultimate responsibility for this HMP. The current property owner is General Dynamics, however, the Sycamore Estates project applicant, Sycamore Estates, LLC, will obtain ownership prior to final approval.
- The Habitat Manager will be responsible for the implementation of the HMP and will carry out the HMP's requirements and objectives. The third-party Management Entity or the City may serve as the Habitat Manager or may designate this responsibility to another entity acceptable to both the City and the project applicant.
- The Habitat Manager will work in conjunction with the Fire Marshal on issues such as controlled burns, brush management and emergency vehicle access.

PURPOSE

The purpose of the HMP is to manage, preserve and maintain habitats within the preserved areas of the project. The HMP delineates those parties responsible for the implementation and continued monitoring of the objectives of the HMP. The Habitat Manager is responsible for the overall implementation and management of the HMP and reports to the Management Entity or to the City, who has ultimate authority over the HMP and designated preserve areas.

LEGEND

Wetland/Ephemeral Drainage

- Mule fat scrub
- Riparian scrub
- Ephemeral drainage (Waters of the U.S.)
- Natural flood channel (Wetland)

Uplands

- Oak woodland
- Native grassland
- Diegan coastal sage scrub
- Diegan coastal sage scrub disturbed
- Diegan coastal sage scrub/chaparral ecotone
- Southern mixed chaparral
- Southern mixed chaparral disturbed
- Chamise chaparral
- Chamise chaparral disturbed
- Chaparral (undifferentiated)
- Non-native grassland

Other Uplands

- Eucalyptus woodland
- Road pool
- Disturbed habitat
- Developed

Sensitive Plants

- MI Willowy monardella (*Monardella linoidea* ssp. *viminea*)
- Dv Variegated dudleya (*Dudleya variegata*)
- Mc San Diego golden star (*Mulla clevelandii*)
- Gd Mission Canyon blue cup (*Githopsis diffusa* ssp. *filicaulis*)
- Fv San Diego barrel cactus (*Ferocactus viridescens*)
- Ap San Diego sagewort (*Artemisia palmeri*)
- Oc California adder's tongue fern (*Ophioglossum californicum*)

Note:
Ashy spike-moss (*Selaginella cinerascens*) occurs throughout the site and the southeast portion of the development parcel has been burned recently.

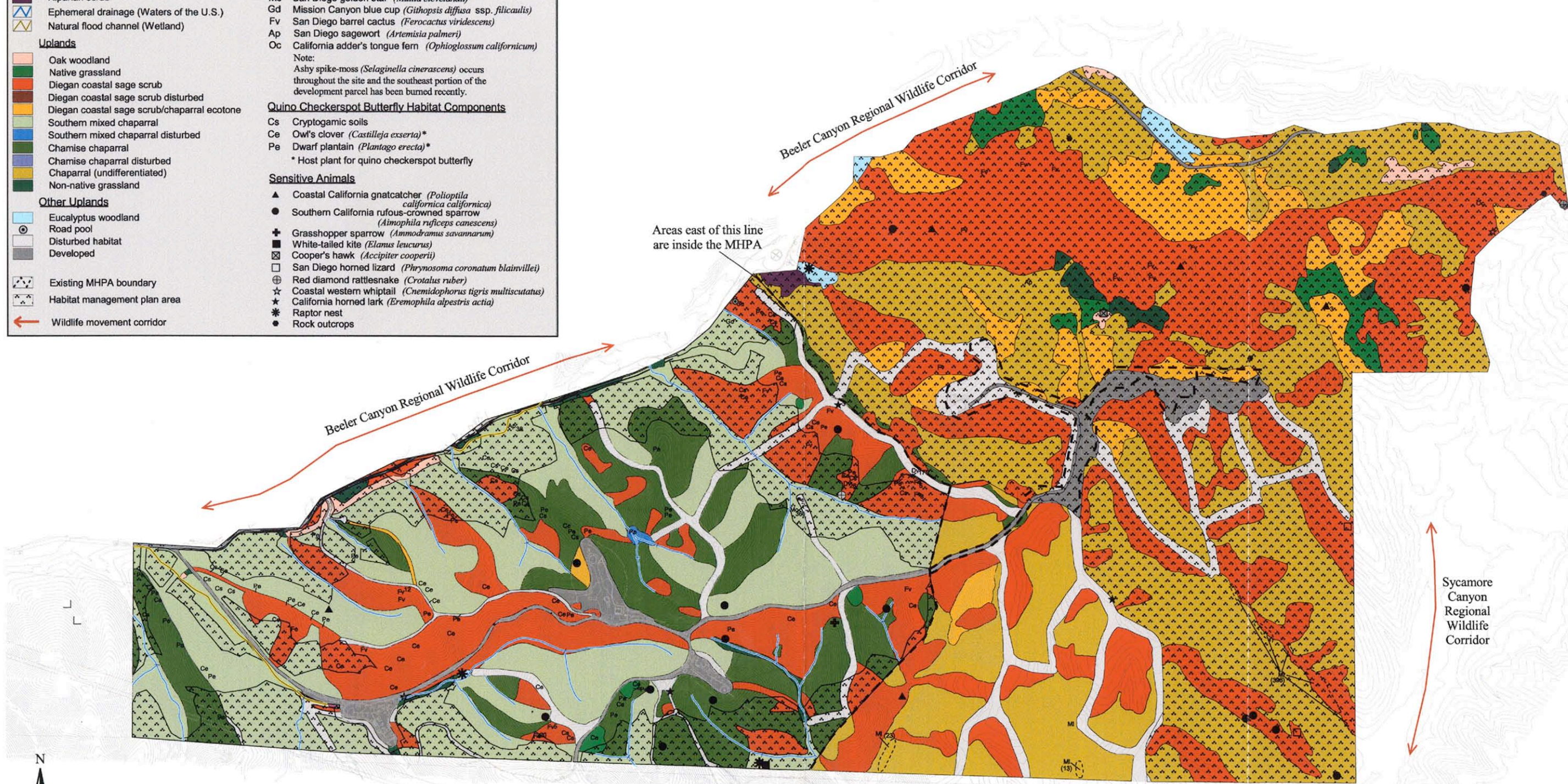
Quino Checkerspot Butterfly Habitat Components

- Cs Cryptogamic soils
- Ce Owl's clover (*Castilleja exserta*)*
- Pe Dwarf plantain (*Plantago erecta*)*

* Host plant for quino checkerspot butterfly

Sensitive Animals

- ▲ Coastal California gnatcatcher (*Poliopitila californica californica*)
- Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*)
- ⊕ Grasshopper sparrow (*Ammodramus savannarum*)
- White-tailed kite (*Elanus leucurus*)
- ⊠ Cooper's hawk (*Accipiter cooperii*)
- San Diego horned lizard (*Phrynosoma coronatum blainvillei*)
- ⊕ Red diamond rattlesnake (*Crotalus ruber*)
- ☆ Coastal western whiptail (*Cnemidophorus tigris multiscutatus*)
- ★ California horned lark (*Eremophila alpestris actia*)
- ✱ Raptor nest
- Rock outcrops



Note:
This map is based on site conditions as observed at the time of our field investigations. The information presented herein was developed by visual inspection and/or aerial photograph interpretation. Note that both site conditions and applicable regulatory requirements may change.



MHPA OWNERSHIP

The MHPA within Sycamore Canyon is currently in private ownership. Title to the MHPA will ultimately be conveyed on an "as is" condition "with all faults" to a third-party Management Entity or to the City by the landowner in accordance with specific entitlements and agreements. Such conveyance shall be subject to a reservation by owner/applicant of such easements and access rights as may be reasonably necessary or appropriate to permit the proposed and existing uses in Sycamore Estates to be maintained or developed. This HMP may be incorporated into an Area-Specific Management Directive for the general area if developed as described in the City of San Diego MSCP Subarea Plan.

Until such time as the conveyance to the Management Entity or to the City of the lands covered by this HMP occurs, the landowner, using all reasonable efforts, is responsible for maintaining the existing biological value of the property. In general, this means the landowner will continue those activities that have historically occurred, including maintaining the existing fence around the perimeter of the property and around the existing industrial uses located on the "existing uses" portion of the site. The landowner will also continue to maintain the existing firebreaks on the property. No additional areas of natural vegetation will be cleared within the area addressed by this HMP.

However, prior to conveying this existing use property to the City, the project applicant shall demolish certain existing buildings and retain the right to perform certain improvements and related activities including installation of landscaping, severance of utilities and performance of structural alternatives to certain buildings to be retained by the City for public use.

RESPONSIBLE PARTIES

The Management Entity or the City may act or must hire a person or organization to act as the Habitat Manager. The Habitat Manager will report to the HMP Administrator on all issues, concerns or questions regarding the HMP. The Management Entity or the City shall be responsible for appointing the HMP Administrator from its own staff. The Habitat Manager's main responsibility will be to maintain the integrity of the preserved and restored habitats. The Habitat Manager must also:

- Maintain and monitor the restored areas (refer to Figure 3; areas depicted as "Disturbed Habitat" and "Developed" which fall within the HMP) for a period of five years.
- Perform all open space conveyances.
- Prepare reports regarding the success or failure of the HMP.
- Act as an advocate for the preserved areas.
- Be fully familiar with the HMP.
- Maintain all documents associated with the HMP.
- Educate the community about the importance of the preserved areas and be responsive to community concerns.

- Document all field visits and inform the HMP Administrator of any problems or issues regarding the preserve areas.
- Coordinate with other Habitat Managers in the surrounding areas to ensure preservation and maintenance of open space and the MSCP Subarea Plan for San Diego County.

The Habitat Manager must possess a B.S. or B.A. degree in wildlife management, natural resources, ecology, zoology, botany, biology or similar degree and have a minimum two years experience in field biology in southern California or San Diego County. The Habitat Manager must also demonstrate experience working on similar projects as well as show his or her experience working with community groups.

GENERAL MANAGEMENT DIRECTIVES

As noted above, the MSCP Subarea Plan's general management directives apply citywide. A summary of the directives affecting the subject HMP is provided below.

Public Access, Trail and Recreation

These directives generally apply to trails, including maintenance, recreational activities and the removal of homeless and itinerant worker camps. Within Sycamore Canyon:

1. Trails will be allowed in compliance with the MSCP. The exact location of trails will be determined at a future date but will be designed to avoid impacts to sensitive species—in particular, narrow endemic species—and minimize edge effects.
2. Trails will be maintained (including regrading, if necessary), cleaned, refurbished, repaired or replaced as necessary in accordance with the City's MSCP Subarea Plan.
3. Off-road vehicle use will be prohibited.

Litter, Trash and Materials Storage

These directives address issues related to trash removal and hazardous materials storage. Due to the isolated nature of the site, it is expected that litter will be minimal. No storage of hazardous materials will be allowed on the property. All staging for equipment and materials will be located at least 25 feet from sensitive habitat areas and no temporary storage or stockpiling of materials will be allowed within the conserved habitat. This excludes any areas of the project plan which are planned to cross designated preserve areas. All staging areas and construction sites must be kept free of trash and waste and no waste dirt, rubble or trash shall be dumped on the preserved lands.

Public Awareness

It is important that the community of Sycamore Estates understands the sensitive nature of the habitat surrounding their community. Steps will be taken to educate the residents on stewardship and on how to become active participants in preserving and caring for the habitat areas. The following measures will be adopted in order to heighten public awareness of the preserve areas:

- Signs will be installed at several locations that will aid in educating the residents of the ecology of the area, the purpose of the preserve, the types of sensitive species that are present and the need for preservation.
- Meetings by the Habitat Manager will be conducted at least yearly in order to keep the community informed on the status of the preserve program and to encourage continued support and participation in the program.
- The Habitat Manager will provide a newsletter to residents informing them of important resources within the MHPA and events within and around the preserve areas such as volunteer work parties and nature hikes. These notices may also be published in local newspapers and with local organizations.

Invasive Exotics Control and Removal

These directives require that introduction of such plants and animals be prohibited, and that exotic plants be removed and areas monitored to ensure that they do not re-establish themselves. All dead plants must be removed and replaced. Sycamore Canyon currently exists in a largely natural state. Very little of the area is disturbed and there are no large areas that support exotic species or invasive non-native plants.

In order to limit the potential for the establishment of exotic species within disturbed areas (e.g., existing firebreaks) the applicant has agreed to restore the existing industrial use areas, roads, trails, and firebreaks within the HMP area to native habitat. Restoration will only occur after full conveyance of the property and cessation of the existing leases when the existing property owner would no longer be responsible for maintaining the firebreaks.

All Priority 2 directives, including trapping, regular surveys, and tree removal and replacement will be conducted by the Management Entity or the City program, provided that funding is available.

Construction Specifications

The proper disposal and use of all oil, gasoline, diesel fuel, antifreeze, and other toxic substances during and after construction will benefit all habitats and species on site. Furthermore, contractor pets will be prohibited at the construction site.

Dust Controls

Regular watering of construction areas will minimize impacts to nearby habitats. Immediate corrective measures will be taken to control any significant amounts of dust or materials that are impacting sensitive habitats.

Controlled Access

All areas proposed for conservation within and around the project site will be flagged by a biologist and silt fencing would be installed to prevent disturbance by construction vehicles. This shall take place prior to the beginning of clearing or grading activities. The silt fencing may be removed once construction is complete or upon the construction of permanent

fencing around the conserved areas. Ingress and egress of all construction equipment will be limited to designated construction zones and all construction employees will be informed of the sensitivity of conserved habitat prior to beginning construction.

Fire Control

During all phases of construction, equipment to extinguish small brush fires will be present. Trained personnel will also be provided and smoking will be prohibited in construction areas adjacent to native habitat.

Lighting

If it becomes necessary to use lighting during construction, the lights shall be shielded in order to minimize the impact of the light to the surrounding habitat.

Utility Installation and Maintenance

If maintenance or installation of utilities within the preserve area is required, the Habitat Manager will be consulted and disturbance of the preserved area shall be kept to a minimum.

SPECIFIC MANAGEMENT DIRECTIVES

There are three specific management directives that apply to Beeler Canyon and adjacent areas, within which Sycamore Canyon is located. Two of these, #1 and #3, apply to Sycamore Canyon. All of the specific management directives for this area are Priority 2 and will be accomplished, depending upon the availability of funds.

Management directive #1 is intended to provide educational and awareness programs where existing or proposed residential and industrial uses abut the MHPA pursuant to the general adjacency management guidelines in Section 1.5.2. It is anticipated that these materials will be developed by the Management Entity or the City and provided to the owners and operators of all uses adjacent to the MHPA. In addition, prior to construction, all contractors will be provided information specific to the area regarding resources to be avoided, the importance of these resources and the penalties that exist should disturbance occur.

Management directive #3 encompasses the area immediately to the north of the boundary of MCAS Miramar and includes approximately 1,100 acres of the MHPA. The area is predominately characterized by steep terrain and includes existing military/defense uses associated with the General Dynamics facility. This directive requires that all disturbed areas within the MHPA be restored to native habitat.

As noted above, there is relatively little disturbed area located on the Sycamore Canyon property. Those disturbed areas that do exist consist of dirt trails and roads as well as firebreaks, including those around existing buildings and facilities. As stated above, selected portions of the existing industrial use areas, roads, trails, and firebreaks would be restored by the applicant in conjunction with development of the Sycamore Estates project. Restoration efforts will be evaluated and prioritized based on the overall context of other uses within the MHPA including the siting of trails.

Wildlife species such as amphibians, small to medium-sized mammals and songbirds should not be significantly affected by the loss of uplands. The project has been designed to provide a minimum 100-foot buffer between developed lots and the edge of wetland habitat. At least 50 feet of this buffer, which is adjacent to existing and created wetland habitat, will be maintained in an undeveloped state. The exterior 50 feet may contain manufactured slopes. The buffer is intended to protect the existing and created wetland.

SPECIES-SPECIFIC MANAGEMENT DIRECTIVES

A few of the MSCP-covered species have either been observed or may occur within Sycamore Canyon. Specific conditions or management activities may be required in order to maintain MSCP coverage. These conditions and management activities are required to be carried out within the MHPA only and are not applicable to the developable areas outside the MHPA. These requirements are to be carried out by the Management Entity or the City upon conveyance of the land. The following summarizes the management activities that may be carried out for the MSCP-covered species that occur on the property as well as those MSCP-covered species with the potential to occur.

In general, for most of the following species, it is expected that the preservation of the site as a conservation bank will result in implementation of management directives (e.g., minimize adverse edge effects). In addition, any trails planned within the MHPA will be sited using the criteria established in the MSCP Subarea Plan and would need to avoid impacts to narrow endemic species.

Sensitive Plant Species

Encinitas baccharis (*Baccharis vanessae*). Not observed. This species would have been observed if present at the site. Narrow endemic. The status of this species is FT, SE, CNPSList 1B, R-E-D 2-3-3, MSCP covered. It occurs in southern maritime and southern mixed chaparrals on sandstone. If found, avoidance of the habitat is generally required. Specific MSCP management requirements include addressing the autecology and natural history of the species, maintaining appropriate male/female plant ratios and reducing the risk of fire. At any time throughout the life of the MSCP and as part of the citywide adaptive management program, the City may include a program for prescribed burns to reduce further the risk of catastrophic fire.

Orcutt's brodiaea (*Brodiaea orcuttii*). Not observed. Little habitat exists on site. This species would have been observed if present at the site. The status of this species is regionally sensitive, CNPS List 1B, R-E-D 1-2-3, MSCP covered. Since this species was not observed on site, no management directives are recommended.

Slender-pod jewelflower (*Caulanthus stenocarpus*). Not observed. If found, specific MSCP management requirements include addressing the autecology and natural history of the species and reducing of risk of fire. At any time throughout the life of the MSCP and as part of the citywide adaptive management program, the City may include a program for prescribed burns to reduce further the risk of catastrophic fire.

Variegated dudleya (*Dudleya variegata*). Present. Narrow endemic. The status of this species is regionally sensitive, CNPS List 1B, R-E-D- 2-2-2, MSCP covered. This species is found in dry uplands of vernal pools and in arid, rocky outcrops in grasslands, coastal sage scrub and chaparral below 1,000 feet. Approximately 201 individuals were found in the eastern portion of the site in 1999. Specific MSCP management requirements include monitoring and measures to protect against detrimental edge effects, including effects caused by recreational activities.

Blochman's dudleya (*Dudleya blochmaniaespp. brevifolia*). Not observed. Narrow endemic. If found on site, MSCP specific management requirements include addressing edge effects and monitoring and maintaining surrounding habitat for pollinators inside the MHPA.

San Diego barrel cactus (*Ferocactus viridescens*). Present. The status of this species is regionally sensitive, CNPS List 2, R-E-D 1-3-1, MSCP covered species. It is found on dry slopes in coastal sage scrub within San Diego County and Baja California, Mexico. Several populations totaling approximately 57 individuals were observed within the development parcel. This species was also noted in nine locations on the eastern parcel in 1993. Specific MSCP management directives include measures to address edge effects inside the MHPA, preventing unauthorized collection and fire management. As part of the citywide adaptive management program, the City may include a program for prescribed burns to reduce further the risk of catastrophic fire for which the cost and associated risk of liability the City is responsible.

Willow monardella (*Monardella linoides ssp. viminea*). Present. The status of this species is USFWS FE, CDFG SE, CNPS List 1B, R-E-D 2-3-2, MSCP covered species. This species is endemic to San Diego County and is found in rocky washes generally associated with coastal sage scrub or chaparral. Although this species was observed within the southeastern portion of the eastern parcel in 1993, it has not been observed within the development area. The HMP's specific management requirements include protection against detrimental edge effects and uncontrolled access. Also, monitoring of the existing population during and subsequent to project construction shall be conducted.

Mission canyon bluecup (*Githopsis diffusa ssp. filicaulis*). Present. The status of this species is regionally sensitive, CNPS List 1B, R-E-D 3-3-2. This species is located in Riverside and San Diego Counties and in Baja California, Mexico. It is found on rocky, gentle hills in coarse, sandy soil. HELIX observed one population of approximately two individuals in the northeast corner of the development parcel. This species is not covered by the MSCP since its conservation level is unknown. Specific management directives should be taken, however, to ensure against detrimental edge effects and uncontrolled access.

San Diego sagewort (*Artemisia palmeria*). Present. The status of this species is CNPS List 2, R-E-D 2-2-1. This species is located in San Diego County and Baja California, Mexico and is found in streams, often within coastal serge scrub and southern mixed chaparral. Two populations within the eastern parcel were observed in 1993. Although not located in the MSCP, specific management measures should be taken to ensure against detrimental edge effects and uncontrolled access.

Felt-leaved monardella (*Monardella hypoleuca ssp. lanata*). Not observed. If found, specific measures to address edge effects and uncontrolled access inside the MHPA may be necessary. Management of the existing fence around the boundary of the property and the creation of buffer zones would limit access to the site. The installation of signs, habitat monitoring and public awareness efforts may also aid in these efforts.

San Diego goldenstar (*Muilla clevelandiz*). Present. The status of this species is regionally sensitive, CNPS List 1B, R-E-D 2-2-2, MSCP covered. This species is found in southwestern San Diego County and northwestern Baja California, Mexico, within clay soils on dry mesas and on hillsides in coastal sage scrub or chaparral. One population of approximately 360 individuals was observed in the eastern portion of the development parcel in 1999. Specific MSCP management directives include monitoring transplanted populations and addressing edge effects inside the MHPA.

Parry's tetracoccus (*Tetracoccus dioicus*). Not observed. If found, specific measures may be necessary to address edge effects inside the MHPA. The status of this species is regionally sensitive, CDFG CSC. This species is located in southern Orange County and southern San Bernadino County, south to the cape of Baja California, Mexico, and is found mainly in coastal sage scrub, edges of riparian woodlands and washes. It is also found in weedy, disturbed areas, shaded areas and abundant invertebrate prey base, particularly termites. This species is likely present over portions of the entire site. Specific MSCP management directives include maintaining and managing a 1,500-foot preserve area around known locations where this species is preserved on site. Human impacts such as noise and lighting must be minimized and physical access into the habitat area may be minimized through fencing. Non-native species that are detrimental to the species must be controlled or removed and habitat restoration, preservation and enhancement must be implemented. Edge effects must be addressed in order to ensure maintenance of food species.

Sensitive Animal Species

San Diego homed lizard (*Phrynosoma coronatum blainvillei*). Present. The status of this species is regionally sensitive, CDFGCSC, MSCP covered species. This species is located in Southern California, west of the deserts, and south into northern Baja California, Mexico. It is found in coastal sage scrub, chaparral, open oak woodlands and open coniferous forests. Basking sites, adequate scrub cover, areas of loose soil and an abundance of harvester ants, a primary prey item, constitute important habitat components. This species was observed in the southern portion of the eastern parcel in 1993, and it is likely that it occurs over much of the site. Specific MSCP management directives include maintaining native ant species, discouraging the Argentine ant and protecting against detrimental edge effects.

Ferruginous hawk (*Buteo regalis*). Not observed. If this species is observed in the future, the MSCP management directives specify that foraging habitat such as grasslands be preserved. Impact avoidance around active nests would also be required, however, this species is not known to nest within the MSCP area. No specific management measures need to be addressed at this time.

Golden eagle (*Aquila chrysaetos*). Not observed. If this species is observed in the future, the MSCP management directives specify that areas with nest sites include measures to avoid human disturbance and impact while the nest is active. This includes establishing a 4,000-foot disturbance avoidance area within preserve lands. Monitoring of nest sites to determine the use and success of programs must also be adopted.

California gnatcatcher (*Poliophtila californica californica*). Present. The status of this species is USFSW FT, CDFG CSC, MSCP covered species, Poway HCP, NCCP target species. This species is located in southern Los Angeles, Orange, western Riverside and San Diego Counties south into Baja California, Mexico and is found in coastal sage scrub. Three individuals were observed within the western portion of the eastern parcel in 1993. Two individuals, one in the eastern portion and the other in the southern portion of the development parcel, were observed in 1999. The MSCP management directive requires that edge effects be reduced and that habitat quality be enhanced. If nesting gnatcatchers are found within preserve areas prior to construction, noise at the nests shall be maintained below 60 dB(A) LEQ during the breeding season. If noise from the construction exceeds 60 dB (A) LEQ in nesting areas, then the noise must be attenuated or ceased. Grading may resume once young fledglings have left the nest. Fire protection measures should also be adopted in order to reduce potential habitat degradation from unplanned fires. At any time throughout the life of the MSCP and as part of the citywide adaptive management program, the City may include a program for prescribed burns to reduce further the risk of catastrophic fire.

Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*). Present. The status of this species is regionally sensitive, CDFG CSC, MSCP covered species, Poway HCP, NCCP target species. This species is located in Ventura County southeast through Los Angeles, Orange, Riverside and San Diego Counties to northwestern Baja California, Mexico. It is found in coastal sage scrub and on rocky hillsides and in canyons. It may also be found in open sage scrub/grassy areas of successional growth, for example, after a fire. Six individuals within the eastern parcel and two individuals within the development parcel were observed in 1993. Six individuals were observed within the development parcel in 1999. The MSCP specific management directives include development and implementation of specific measures to address maintenance of vegetation structure, including some open phases of coastal sage scrub. At any time throughout the life of the MSCP and as part of the citywide adaptive management program, the City may include a program for prescribed burns to reduce further the risk of catastrophic fire.

Burrowing owl (*Speotyto cunicularia hypugaea*). Not observed. This species would have been observed if present. The status of this species is CSC, MSCP covered species. If observed in the future, MSCP specific measures may need to be adopted. These include enhancing known habitat, managing ground squirrels (the primary excavator of burrowing owl burrows), monitoring nests, maintaining predator control and establishing an avoidance zone around active nests.

Cooper's hawk (*Accipter cooperii*). Not observed. The status of this species is CDFG CSC. This species is found throughout the continental United States, excluding parts of Montana and the Dakotas. It tends to inhabit lowland riparian areas and oak woodlands in proximity to

suitable foraging areas such as scrublands or fields within San Diego County. If observed in the future, the MSCP requires avoidance of impacts within 300 feet of active nests and minimizing impacts to oak woodland and oak riparian habitats. Foraging habitats must also be preserved within the project site if this species is observed in the future.

Grasshopper sparrow (*Ammodramus savannarum*). Present. The status of this species is San Diego County Species of Concern. It is located in Southern Canada down to the southern U.S. and from Mexico to Ecuador. It is also located in the West Indies. This species inhabits grassland that usually has a mix of coastal sage scrub. One individual was observed within the southern portion of the development parcel in 1999. It is not covered by the MSCP because insufficient information is available to determine if adequate habitat is conserved. However, if found, management of this species may occur using MSCP guidelines.

Bell's sage sparrow (*Amphispiza belli belli*). Not observed. If present, it would have been observed. The status of this species is regionally sensitive, CDFG CSC. It is located on lower slopes of northern Baja California, Mexico coast ranges, the eastern slopes bordering the Central Valley from San Francisco Bay to Trinity County and on the western slopes of the Sierra Nevada from Calaveras to Madera counties. It may be found on sunny, dry stands of coastal sage scrub and chaparral. It may occasionally be found in other arid habitats such as cismontane juniper woodland and alluvial fan scrub. If this species is observed onsite in the future, measures should be taken to avoid direct harm to nests and young during the breeding season. Conservation or preservation programs should be adopted in order to protect the habitat of this species. Educational programs for residents, fencing around habitat areas and signage would also help mitigate impacts to this species. Currently, however, no management measures are required.

Loggerhead shrike (*Lanius ludovicianus*). Not observed. Although not observed, there is a moderate potential for this species to occur on site. The status of this species is CDFG, CSC. It is widely located throughout, but its numbers are declining in North America. In California, this species is common in the central valley and throughout coastal southern regions. This species tends to winter in Central America. It is found in open habitats including grasslands, scrublands and ruderal areas with adequate perching locations. If this species is observed in the future, direct impacts to the species should be avoided during breeding season through conservation or enhancement of grassland and open space. Food sources should also be maintained by avoiding the use of chemicals that would kill its prey and by maintaining biodiversity in conserved habitat.

Northern harrier (*Circus cyaneus*). Not observed. This species would likely have been observed if present. The status of this species is CSC, MSCP covered. It is widespread throughout the temperate regions of North America and Eurasia. It winters and migrates throughout California from below sea level in Death Valley to an elevation of 9,800 feet. Its known breeding areas are San Diego County, including Torrey Pines, the Tijuana River Valley and Camp Pendleton. It is found in coastal areas and salt and freshwater marshlands. This species also inhabits grasslands and prairies. If this species is observed on site in the future, the MSCP management directives require that agricultural and disturbed lands be managed within four miles of nesting habitat in order to provide foraging habitat. A maximum 900-foot impact avoidance area should be maintained around active nests and measures should be taken by a preserver management coordination group to maintain winter foraging habitat in MSCP preserve areas.

Mountain lion (*Felis concolor*). Not observed. The status of this species is SSP. This species has a large range throughout the U.S., Canada and Mexico. It is an uncommon, but permanent resident within California. It is found in almost all habitats except xeric regions of the Mojave and Colorado deserts that do not support mule-fat populations. This species is usually found on rocky, rugged terrain with dense cover, but the species is adaptable to a variety of habitats. If this species is observed onsite in the future, potential den sites and foraging habitat should be conserved or created. Additionally, wildlife corridors should be maintained across the site in order to allow the access of prey and the continued movement of this species to its dens and foraging habitat.

American badger (*Taxidea taxus*). Not observed. This species is not included on state or federal lists. It is located from the Great Lakes region and central Texas to northern Alberta, Canada, and from the Pacific coast to the tip of Baja California, Mexico. This species inhabits grasslands, coastal sage scrub, chaparral and forests with friable soils. If observed on site in the future, specific measures to trap and relocate the animal to an area of more suitable habitat need to be made. Onsite conservation and, management measures within the preserve area would also need to be adopted and would be attained through the creation or maintenance of suitable den sites, food sources and movement corridors.

The above sensitive species are addressed in the MSCP Plan. Additional sensitive species not addressed by the MSCP Plan may also occur onsite. It is anticipated that management of these unaddressed species will occur through implementation of the MSCP and this HMP.

MONITORING AND REPORTING

Long-term monitoring of the MHPA will include the following activities:

- **General Monitoring.** The Habitat Manager will make periodic inspections (approximately four times per year) of the subject MHPA and note general site conditions such as trash dumping, trail conditions, exotic plant/ animal problems, etc.
- **General Biological Survey and Monitoring of Sensitive Species.** Every other year, qualified biologists will conduct a general botanical and zoological survey and monitor sensitive species within the MHPA, including willow monardella (*Monardella linoides* ssp. *viminea*), variegated dudleya (*Dudleya variegata*), and the coastal California gnatcatcher. Monitoring of the sensitive plant species will occur in the fall and spring and the wildlife survey will be conducted in the spring. Other species observed during these surveys will be noted.
- **Monitoring Report.** Botanical and zoological observations and remedial recommendations, if applicable, will be provided in an annual monitoring report.
- **Additional Maintenance Activities.** It may be necessary to conduct additional monitoring and/ or maintenance activities within the MHPA such as brown-headed cowbird (*Molothrus ater*) trapping. The need for additional maintenance and/or monitoring activities will be based on survey results. The costs for these additional activities (if any) are not included in the accompanying budget (Attachment A).

ATTACHMENT A
PROPOSED BUDGET FOR SYCAMORE CANYON PRESERVE

Activities	Annual Cost
General Monitoring (i.e., exotic plants, trash removal, squatters, signage)	\$5,400.00
Biological Monitoring (i.e., biological assessment and monitoring, habitat evaluation, rare plant surveys and remedial recommendations)	0.00 ¹
Maintenance of Gates/Fencing/Signs	2,300.00
Trail Maintenance	3,486.00
Educational Outreach/Public Awareness (i.e., annual newsletter, meeting with homeowners)	2,500.00
GIS/Mapping	0.00 ¹
Annual Reports and Meetings with City/Agencies	0.00 ¹
Contingency (10%)	1,314.00
Total Annual Cost	\$15,000.00²

1. This task to be completed by City utilizing grant funding or in-house staff.
2. This annual budget to be generated by an endowment to be provided by project applicant.