

La Costa Collection Townhomes Preserve

Preserve Management Plan

Prepared by

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La Costa Collection Townhomes Preserve, Carlsbad, California

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1.0 Introduction

This Preserve Management Plan (PMP) details the activities necessary to preserve existing Coastal Sage Scrub and Southern Maritime Chaparral habitat within the 8.3-acre open space lot on the La Costa Collection Townhomes project site (Project). Preservation of the preserve area is to be partial compensatory mitigation for the environmental impacts from the La Costa Collection residential development project. This PMP has been prepared in accordance with the requirements of the Mitigated Negative Declaration (MND) for the original project (i.e. the Moonstone Residential Development Project), and the Carlsbad Habitat Management Plan (HMP). The Carlsbad HMP is a subarea plan of the Multiple Habitat Conservation Program (MHCP), a landscape-level habitat conservation plan developed under the auspices of the State's Natural Community Conservation Planning (NCCP) program.

1.1 Preserve Location and Historical Land Use

The preserve area comprises a significant portion of the 14.4-acre La Costa Collection site located at the northwest corner of the intersection of El Camino Real and Dove Lane, near the Dove Library (Figure 1 and Figure 2). The preserve area has never been developed; however, residential and commercial development have occurred adjacent to the property. Over time, unauthorized access to the site has resulted in a small number of unauthorized trails and patches of invasive species.

1.2 Purpose of the Plan

This PMP guides the management and monitoring of biological resources in order to support the goal of protecting and enhancing the habitat and wildlife values of the preserve, as required by the MHCP, HMP, Implementing Agreement and conditions contained in the Project's MND. This PMP also functions as an inventory of the native species and habitats currently present on the site. The Preserve Manager has been vetted and approved by the City as a Preserve Manager and has contracted with the Preserve Biologist to provide biological services for all their habitat management projects, including identifying specific areas where necessary work should be carried out. The Preserve Manager is an employee of a non-profit organization, the Urban Corps of San Diego with a revolving staff of qualified maintenance personnel working under a supervisor. The Preserve Biologist is under contract to provide biological services to the Urban Corps of San Diego.

The Preserve Manager shall be:

Director of Operations
San Diego Urban Corps Habitat Services
Urban Corps of San Diego County
3127 Jefferson Street
San Diego, CA 92110
619-235-6884

The Preserve Biologist shall be:

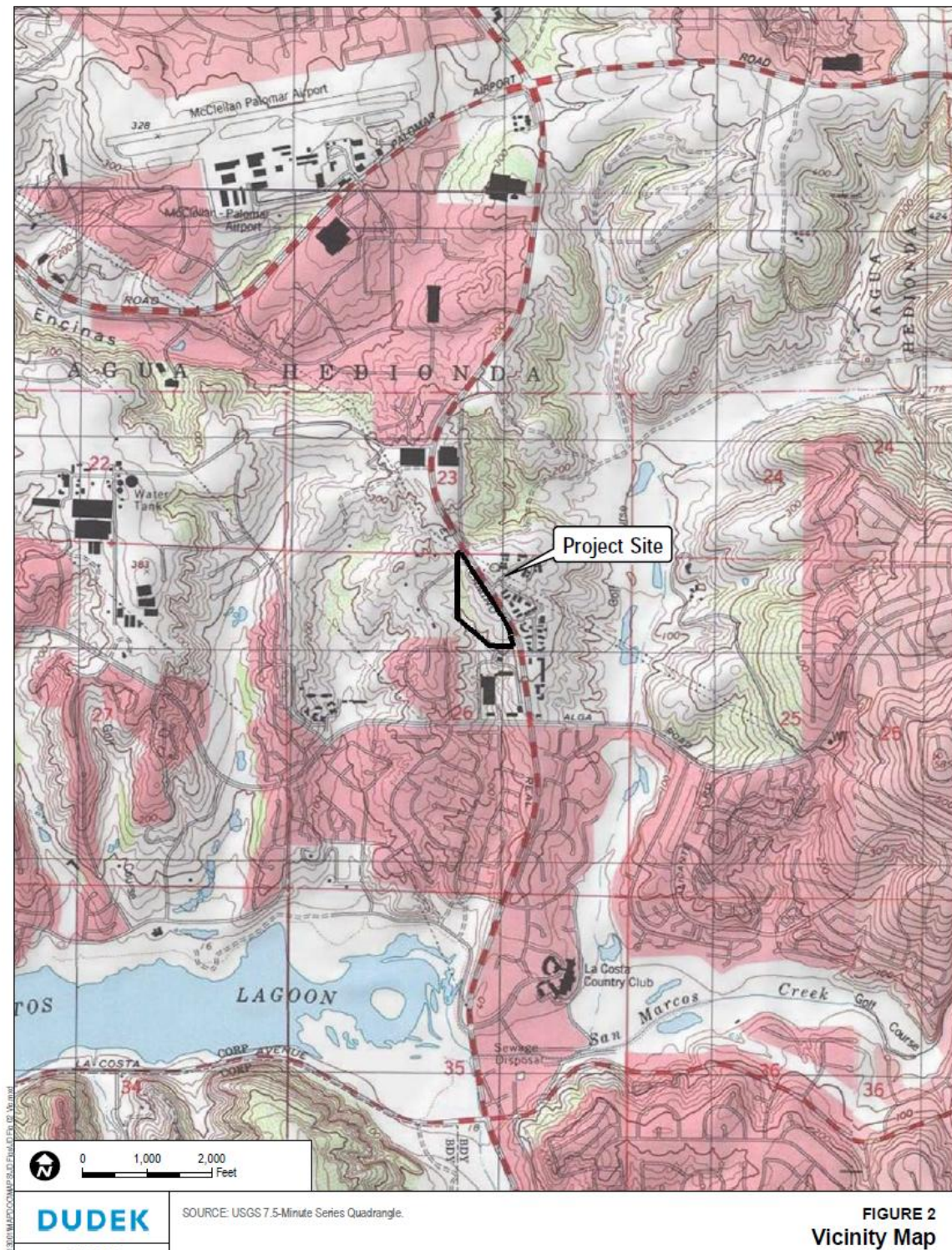
Gretchen Cummings
Cummings & Associates
P.O. Box 1209
Ramona, CA 92065
760-440-0349

A map of San Diego County, California, showing major highways and cities. The Project Site is marked with a star and a black callout box labeled "Project Site" near Carlsbad. The map includes labels for Orange County to the northwest, Riverside County to the northeast, and Mexico to the south. Major cities shown include Fallbrook, Camp Pendleton, Oceanside, Carlsbad, Encinitas, Rancho Santa Fe, Del Mar, Mira Mesa, Poway, Santee, Alpine, La Mesa, Lemon Grove, National City, Chula Vista, Otay Mesa, Tijuana, Imperial Beach, Coronado, San Diego, La Jolla, Vista, San Marcos, Escondido, Ramona, Valley Center, and Encinitas. Highways are marked with shields: Interstate 5 (I-5), Interstate 15 (I-15), Interstate 805 (I-805), State Route 52 (SR-52), State Route 56 (SR-56), State Route 54 (SR-54), State Route 67 (SR-67), State Route 78 (SR-78), State Route 79 (SR-79), State Route 94 (SR-94), and State Route 163 (SR-163). A north arrow and a scale bar (0 to 8 miles) are located in the bottom left corner.

FIGURE
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2.0 Preserve Area Description

The overall Project site is 14.4 acres in size, with approximately 3.69 acres slated for residential development and 2.46 acres slated for site access improvements, including the widening of El Camino Real. Approximately 8.3 acres of the site will remain in a natural state and function as the preserve area. The preserve area is located adjacent to and north of the proposed residential development (Figure 3). It should be noted that the property is located within Local Facilities Management Zone (LFMZ) 21 in the south-central portion of Core Area 6 of the Focused Planning Area of the City of Carlsbad HMP.

Approximately 2.6 acres of the Preserve has been disturbed due to human encroachment from the nearby commercial and residential developments. The area includes several unauthorized pedestrian trails, trash and debris, and patches of invasive species. However, 5.0 acres of Coastal Sage Scrub and 0.7 acre of Southern Maritime Chaparral is still natural and undisturbed.

2.1 Ownership and Legal Description

The La Costa Collection Home Owners Association (HOA) will own the Preserve as approved by the City of Carlsbad. The Legal Description of the Preserve is provided in Appendix A, a Plat Map is provided in Appendix B and a Title Report for the subject property in Appendix C.

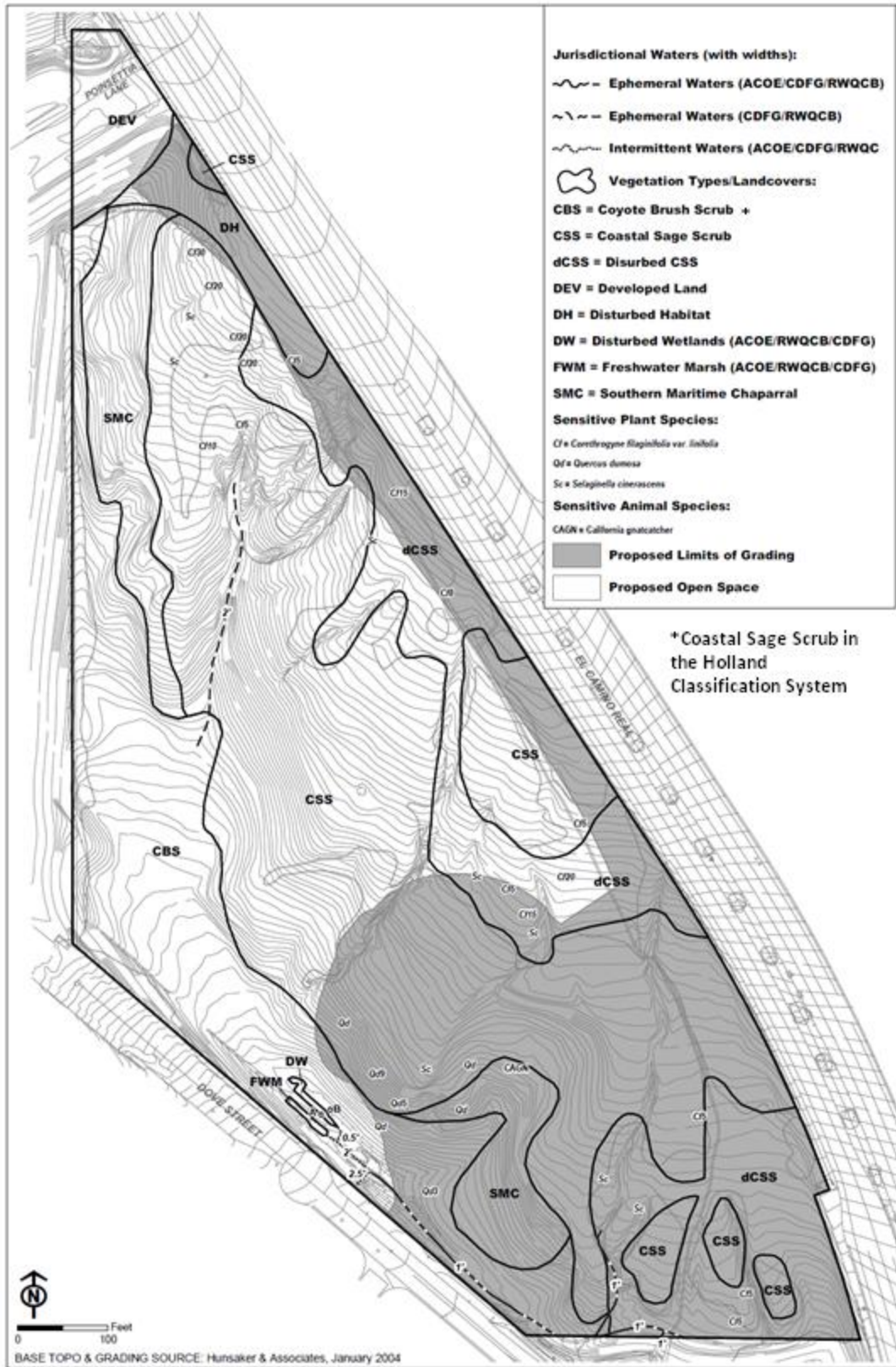
2.2 Conservation Easement

As required by the Project MND and the HMP, a conservation easement, in the form of a Restrictive Covenant, will be recorded over the preserve area, including an Irrevocable Offer to Dedicate fee title to the preserve area in favor of the City of Carlsbad. In addition, the California Department of Fish and Game will be listed as a third-party beneficiary. The entirety of the Restrictive Covenant appears in Appendix D.

2.3 Habitat and Species Description

Habitats present within the preserve area include Diegan Coastal Sage Scrub and Southern Maritime Chaparral, which are occupied by the federally threatened, coastal California gnatcatcher (*Polioplila californica californica*). Other sensitive species present within the Preserve include: Del Mar Mesa sand aster (*Corethrogyne filaginifolia var linifolia*), a CNPS List 1B species and a narrow endemic species; Nuttall's scrub oak (*Quercus dumosa*), a CNPS List 1B species and HMP covered species, and ashy spike-moss (*Selaginella cinerascens*), a CNPS List 4.1 species. Less than 0.2 acre of jurisdictional waters, including wetland vegetation communities, also are present within the open space area (Table 1).

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Biological Resources Map with Proposed Limits of Grading

FIGURE
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Table 1. Acreage of Habitat Types on the Preserve

<i>Habitat Type</i>	<i>Acres</i>
Coastal and Valley Freshwater Marsh	0.01
Coastal Sage Scrub	4.1
Disturbed Coastal Sage Scrub	0.9
Coyote Brush Scrub*	2.3
Developed	0.15
Disturbed Wetlands	0.04
Disturbed Habitat	0.1
Southern Maritime Chaparral	0.7
Waters of the U.S. (unvegetated)	0.121
TOTAL	8.3

* Considered Diegan Coastal Sage Scrub in Holland classification system (Holland 1986)

2.4 Threats

Threats to the ongoing viability of the habitats and species within the preserve area include unauthorized human access and resulting trash, debris, and unauthorized trails. Initial site cleanup by the Preserve Manager will include removal of existing trash/debris piles.

3.0 Personnel and Responsibilities

<u>Item</u>	<u>Responsible Party</u>	<u>Personnel</u>
Debris Removal	Preserve Manager	Urban Corps Staff
Fence Maintenance	Preserve Manager	Urban Corps Staff
Plant Monitoring	Preserve Biologist	Gretchen Cummings, Cummings and Associates
Wildlife Monitoring	Preserve Biologist	Gretchen Cummings, Cummings and Associates
Patrolling	Preserve Manager	Urban Corps Staff
Access Control/Signs	Preserve Manager	Urban Corps Staff
Trash Collection	Preserve Manager	Urban Corps Staff

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4.0 Initial Onsite Maintenance

Prior to conveyance of the preserve area lot, the area will require some initial clean up and site preparation. The site was visited by J. Whalen Associates staff on May 4, 2011 and June 27, 2011 to assess the current condition of the site. At that time there was no evidence of any persons living on the site; however, trash and debris deposits were noted throughout the property. A majority of this trash appears to be food and beverage containers, with isolated deposits of other household trash items such as small electronics. Large trash items such as refrigerators and abandoned vehicles were not found and such debris does not appear to be a problem. Weeds are also a minor problem on the site including noticeable coverage of non-native invasive weed species within the preserve area. The main non-native invasive species that need to be controlled include hottentot fig (*Carpobrotus edulis*), pampas grass (*Cortaderia sp.*), and black mustard (*Brassica nigra*). Other weed species observed onsite are included in the plant species list in the Biological Technical Report (Dudek, 2006), included as Appendix E. This initial onsite work will be completed by the Preserve Manager.

4.1 Initial Weed Control

As noted above, there are several non-native plant species that are present or have the potential to be present onsite. Targeted non-native species selected for control in this PMP include non-native plant species that are potentially invasive, and therefore pose a threat to the establishment, or persistence of native habitat or wildlife. Exotic invasive plant species control measures will consist of the complete removal of selected non-native vegetation (i.e., seed heads, stems, roots), and all debris and slash generated from the weed removal activities will be disposed of offsite in a legally acceptable manner.

Weed control measures will include the following, and will be performed during the first year of preserve management by the Preserve Manager: (1) hand removal, (2) mechanical removal (e.g., cutting with weed whip machines, hoeing) and (3) herbicide application. The method of weed control shall be based on the most effective method for the species and stage of plant development. In general, hand removal of weeds is the preferred method of control, with other methods implemented as necessary. The preferred method of herbicide treatment will include cutting the plant and painting the severed stem or trunk with a systemic herbicide. While foliar applications may also be warranted, there is a risk of overspray and damage to non-target plants. As such, the Preserve Manager will work closely with the Project Biologist to identify specific areas of the Preserve where the use of chemical weed management would be acceptable. If possible, depending on the Project schedule, weeds shall be controlled when plants are young (i.e., 6 to 10 inches tall) and prior to the formation of seed heads. If large areas require hand weeding (e.g., areas over 0.25 acre) seeding the area with an appropriate (e.g. locally collected species consistent with surrounding habitat, etc.) native seed mix to be spread by hand, should be considered to inhibit re-colonization of the area by non-native plant species.

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4.2 Trash Removal

Trash and debris shall be removed from the open space area prior to the conveyance of the property to the Preserve Manager. Trash and debris were noted in numerous locations throughout the property and preserve area during site visits. Debris and trash were especially noted within the erosion channels and drainages of the site. The entire preserve area shall be cleared of trash. All trash and debris shall be disposed of legally at an offsite location in a manner that does not cause damage to native habitat or species. The Project proponent shall provide adequate trash bins and will coordinate with the Preserve Manager on removal of the bins and disposal of the contents.

5.0 Management and Monitoring

5.1 Biological Goals

The preserve area will remain in a natural condition in order to preserve its ecological, visual and educational values. The natural condition shall be defined as the overall condition of the preserve area at the time the Conservation Easement (Appendix D) is executed.

The primary goal of this PMP is to preserve the Coastal Sage Scrub and Southern Maritime Chaparral habitats and protect sensitive plants and animals within the preserve area. Therefore, only limited uses are compatible with the preserve. Specifically prohibited activities include unauthorized human access, hiking, off-road vehicle use (including bicycles, dirt bikes, and ATVs), pet access (including leashed pets), dumping, construction, vegetation clearing, and removal of natural resources. Exceptions to these prohibitions include habitat management activities as described in this PMP, including selective hand-clearing of vegetation to the extent required by written order of fire authorities for the expressed purpose of reducing an identified fire hazard.

5.2 Biological Monitoring and Management

To fulfill the goals of this Preserve Management Plan, the Preserve Manager will conduct long-term management in perpetuity within the preserve area that will include those tasks described in Table 2. The Project Biologist will conduct annual biological monitoring in the Spring. It is recommended that one of the bi-annual general monitoring visits be conducted in August in order to assist the Preserve Manager in prioritizing management tasks for the upcoming year and allow for sufficient time to compile all biological information for the Annual report, due in October of each year.

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Table 2. Schedule of Tasks

Task	Description	Frequency
Biological Monitoring	a. Monitor sensitive species and condition of habitat b. Identify non-native, invasive species c. Photo monitoring	Annually (Spring)
<i>Coastal CA Gnatcatcher Monitoring</i>	USFWS protocol survey	Every 3 years
<i>Nuttall's Scrub Oaks</i>	Survey methods per. MHCP Vol III or other City-approved methodology	Every 5 years
<i>Del Mar Sand Aster</i>	Survey methods per. MHCP Vol III or other City-approved methodology	Annually
Habitat Maintenance	Removal of Invasive Species	Bi-annually as needed (April, August)
General Site Monitoring	a. Monitor for trash and/or debris b. Report any human encroachment c. Signs/fencing repair	Bi-annually (January, August)
Trash Removal	Periodic removal of accumulated trash and debris	Bi-annually (January, August)
Annual Report	Summary of annual monitoring and management activities	Annually (October)

5.3 Adaptive Management

Adapting this PMP to the conditions on the ground may become an important part of the long term management of the preserve area. Therefore, as a part of each Annual Report, the Preserve Manager shall evaluate the effectiveness of the plan and identify any revisions that may be needed to better meet the goals of this PMP. This evaluation should take into account the best conservation management practices of the time, based on a review of the appropriate and current literature concerning preserve management.

5.4 Monitoring

Monitoring tasks will include vegetation community monitoring, plant species monitoring and wildlife monitoring. Vegetation community monitoring consists of vegetation communities mapping every five years and assessing the condition of habitat and cover of non-native species

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annually. Two plant species and one wildlife species considered sensitive were identified onsite, including Nuttall's scrub oak, Del Mar Mesa sand aster, and coastal California gnatcatcher. For Nuttall's scrub oak, it is assumed that active management of the preserve area will be sufficient to maintain the species. A baseline survey will establish the presence/absence and distribution of the species, and long-term monitoring will assess the overall condition of the habitat and on-site population. Monitoring will consist of a qualitative assessment, and may include the establishment of permanent photodocumentation stations if necessary to document the condition of the species. Because scrub oak is a slow-growing perennial shrub, monitoring can be conducted every five years. For Del Mar sand aster, surveying is best accomplished during the blooming period between May and September. As large numbers of sand asters have been previously identified on the site, it is not anticipated that an individual species count will be necessary during monitoring. Instead, it is recommended that this population be monitored qualitatively each year to document the overall condition of the species and surrounding habitat. In addition, quantitative monitoring will be conducted by establishing vegetation transects within the Preserve. The point intercept method will be used to document the percent cover of the species along the transect. Three permanent monitoring line transects will be established in representative areas within the Preserve that are currently known to be occupied by the species.

For coastal California gnatcatcher, focused surveys will be conducted every 3 years. All surveys will be conducted in accordance with the most current USFWS focused-species survey protocol and the requirements of the MHCP Monitoring and Management Plan. The focused surveys will be conducted by a biologist holding a valid 10(a) permit, who will coordinate with other Preserve Managers in the City for City-wide monitoring. A report detailing the results of the survey will be prepared and submitted to the appropriate wildlife agencies within 45 days of completion for each survey.

5.5 Public Use

The preserve area will be protected from all uses other than active management and monitoring by the Preserve Manager. All other human encroachment will be prohibited. The installation of temporary construction fencing to prevent encroachment during construction activities will be constructed by the Project proponent. Following the completion of Project construction, a permanent three-wire fence will be installed around the perimeter of the Preserve to prevent human access to the preserve area. This fencing will also be installed by the Project proponent. Ongoing maintenance will include the removal of any trash and debris not less than twice per year.

The Preserve Manager will take the following measures to maximize public awareness and acceptance of the preserve area:

- Permanent signs to inform the public of the status of the preserve area will be installed at 300-ft intervals around the preserve area boundary. All signs will be corrosion resistant, 8 x 11 minimum size, at least 3 feet above ground level on a metal post, providing notice in both Spanish and English that the area is an ecological preserve area with trespassing prohibited.

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- Signs will be installed and replaced by the Preserve Manager. The signs shall state the following or other specific wording provided by the City:

Environmentally Sensitive Resources
City of Carlsbad Protected Preserve Area
Disturbance Beyond this Point is Restricted
NO TRESPASSING
Violators May Be Prosecuted
For Additional Information Contact:
“PRESERVE MANAGER”
(current cell phone number)

5.6 Fire Management

The Preserve does not include any areas slated for brush control or fire/fuel management. Fire management, if it becomes necessary, is assumed to be the ongoing responsibility of the property owner or HOA. Therefore, fire management between the Preserve and the development edge is not a requirement of this PMP.

Although it is not anticipated that a catastrophic fire may occur due to the location within an urbanized setting, if a fire occurs within the Preserve, either burning all or a portion of the site, the vegetation will be allowed to naturally regenerate. In some cases, the Project Manager may need to use contingency funds for extra invasive species removal and or re-seeding.

5.7 Fencing, Gates, Signs, and Lighting

Upon completion of the construction of the approved development area, all temporary fencing will be removed and a permanent fence will be installed by the Project proponent. A total of 1,100 lineal feet of fencing is required along El Camino Real, including the small segment along Poinsettia Lane. A total of 450 feet of fencing is required along Dove Lane. No fencing is required along the western edge of the property as the existing development at the western boundary includes both cinder block and chain-link fencing. Signs will be installed for access control and public education around the perimeter of the Preserve as outlined in the Public Use Goals section of this PMP. A single gate will be installed along the perimeter of the preserve area, at a location convenient for access by the Preserve Manager.

Artificial lighting is not permitted within the Preserve, and any such lighting adjacent to the Preserve is required to be directed away from the preserve area as outlined in the MND for the Project.

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6.0 Administration and Reporting

The Preserve Manager shall compile an annual report by October 31st of each year, based on observed results from the previous year's management and monitoring activities. The report will include reporting on the current condition of the site along with those management and monitoring activities performed during the year and recommendations for future management and monitoring activities. Specifically, the Annual Report should include the following information:

- Summary of all activities performed on the property for the prior year
- Reporting of the viability and distribution of target plants and animals based on the latest monitoring
- Issues and challenges presented during the previous year
- Identify actions to be taken in next year to address the most current needs of the property
- Financial summary including status of the endowment, accounting of expenses and revenues, and the budget for the coming year

7.0 Perpetual Funding Mechanism and Budget Management

The annual budget for management and monitoring of the preserve area in perpetuity has been calculated in the Property Analysis Record (PAR) included as Appendix F. In perpetuity funding will be provided through a non-wasting endowment or other mechanism acceptable to the City and wildlife agencies. In order to fulfill all conditions the Project proponent will deposit the full endowment amount, as shown in the PAR, with the San Diego Foundation.