

SECTION 4

PRESERVE DESIGN AND LAND USE CONSIDERATIONS

The Escondido Subarea Plan is designed to promote conservation of biodiversity and ecosystem function in the city of Escondido and the surrounding region, while allowing for continued economic development and wise land use in Escondido. Consequently, designing the preserve system involves balancing two sets of goals (which may be considered competing):

1. biological conservation goals (as defined in the MHCP, Volume II, Ogden 2000)
2. property development, property rights, and economic goals

The approach taken to designing a functional preserve system in Escondido was to identify those properties where conservation would best achieve biological goals with the least detrimental effects on other land use, property rights, or economic goals. This approach involved careful examination of opportunities and constraints relative to incorporating biologically valuable lands into the preserve system.

The city of Escondido has cooperatively designed the city's Focused Planning Area (FPA) in partnership with the wildlife agencies (USFWS and CDFG) and property owners. The FPA is the area within which the permanent Escondido preserve will be assembled and managed for its biological resources. The FPA is defined by its mapped boundaries, as shown in Figure 4-1, and is also defined by quantitative thresholds for conservation of vegetation communities and species, and goals and criteria for preserve design (see MHCP, Volumes I and II, Ogden 2000). The mapped boundaries include "hardlined" and "softlined" areas. Hardlined areas include properties that have approved land use entitlements or development agreements showing designated development and biological open space areas. For these properties, the area that has been developed or is approved for development is outside the preserve, while the open space area is in the preserve and conserved at 90 to 100 percent (depending on the types of approved activities). For softlined areas, which do not have approved land use entitlements or development agreements, onsite conservation standards and mitigation ratios will be applied to achieve the projected conservation. Conservation targets within these softlined areas range from 50 to 80 percent, with 35 percent conservation in Area II of Daley Ranch (Section 4.3.1).

Some natural habitat areas outside the FPA may also be retained over time but will not be part of the FPA and managed preserve system. These “constrained lands” (Figure 4-1) include steep slope areas greater than 35 percent, which are protected pursuant to existing city General Plan policies, and wetlands regulated by ACOE federal wetland permitting requirements and the MHCP “no net loss of wetlands” policy. Although the General Plan prohibits development on steep slope areas, nonintensive agriculture is allowed.

Some impacts to wetlands are expected outside the FPA. For example, flood control channel segments with wetland habitat that traverse developed portions of the city (e.g., Reidy Creek and Escondido Creek) are expected to require channel reconfiguration and/or periodic maintenance over time. The total wetland acreage and habitat values will be retained pursuant to the ACOE and MHCP no net loss policies, although mitigation may require revegetation of temporary impacts onsite and/or revegetation of replacement habitat offsite (i.e., within or near the city limits).

4.1 HABITATS CONSERVED

Table 4-1 estimates acreages and proportions of vegetation communities to ultimately be conserved within the city and within the BCLA. These habitat conservation acreages are based on preserve design criteria established within the FPA and target conservation goals expressed as a percent of natural habitats to be conserved. This subarea plan and its implementing agreement will demonstrate how these conservation thresholds will be achieved through development regulations, mitigation requirements, and acquisition (Section 5).

The Escondido Subarea Plan will conserve a total of 6,570 acres of natural habitats within the proposed preserve. An additional 332 acres of wetlands and 39 acres of natural habitat constrained by steep slopes is expected to remain undeveloped outside the preserve. The preserve will protect important portions of sensitive vegetation communities, including 65 percent of the coastal sage scrub and 100 percent of wetlands in the Escondido study area. This conservation is focused in the most biologically important areas, with 78 percent of the BCLA in the city conserved. Sections 5.2 and 6.3 describe the process for allowing development outside the preserve to be mitigated by conservation inside the preserve.

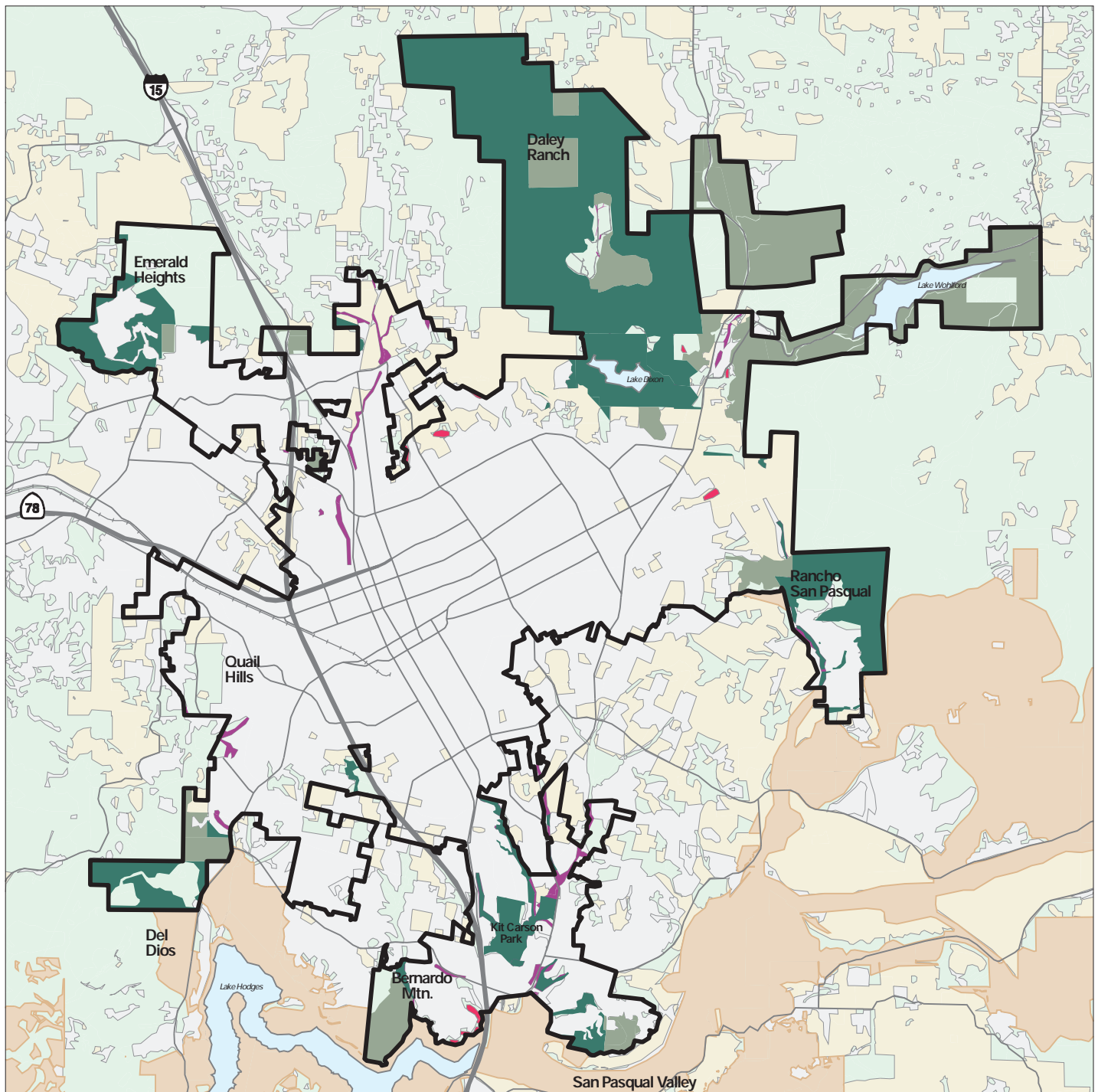
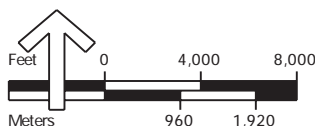


Figure 4-1
City of Escondido Subarea Plan
Focused Planning Area (FPA) and Constrained Lands Outside the FPA

- | | | | |
|------------------------------|---|---|-------------------------------------|
| Natural Habitats | Hardline Focused Planning Area (90% and greater Conservation) | Constrained Lands (Wetlands) Outside the FPA | MSCP Habitat Preserve Planning Area |
| Agricultural Land | Softline Focused Planning Area (Less than 90% Conservation) | Constrained Land (Slopes > 35%) Outside the FPA | |
| Developed and Disturbed Land | | | |



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 May 29, 2001



Source: City of Escondido, 1999

Table 4-1

**ACREAGE THRESHOLDS FOR VEGETATION COMMUNITIES
IN THE ESCONDIDO PRESERVE**

Vegetation Type	Total in Escondido Study Area (acres)	Net Conserved in FPA (acres)	Percent Conserved Within Study Area	Percent Conserved Within Escondido BCLA
Coastal Sage Scrub	2,252	1,457	65%	78%
Chaparral	4,758	3,538	74%	76%
Coastal Sage/Chaparral Mix	52	43	82%	86%
Grassland	597	371	62%	81%
Freshwater Marsh	37	30	100% ¹	100% ¹
Riparian Forest	268	168	100% ¹	100% ¹
Riparian Scrub	132	73	100% ¹	100% ¹
Engelmann Oak Woodland	206	151	73%	81%
Coast Live Oak Woodland	601	464	77%	79%
Freshwater	239	234	100% ¹	100% ¹
Disturbed Wetland	23	-	100% ¹	100% ¹
Natural Floodchannel/Streambed	41	41	100% ¹	100% ¹
Subtotal Natural Habitats	9,206	6,570²	73%	78%
Agriculture	2,091	NA	NA	NA
Eucalyptus Woodland	94	22	NA	NA
Disturbed	105	NA	NA	NA
Subtotal Other Vacant Land	2,290			
Developed	13,127	NA	NA	NA
TOTAL	24,624			

¹ Wetland vegetation communities conserved at 100% both inside and outside the FPA due to current no net loss regulations

² In addition to the natural habitats conserved within the preserve, 195 acres of wetlands outside the FPA and 39 acres of upland habitat on steep slopes outside the FPA will remain undeveloped pursuant to federal wetland permitting requirements and existing City General Plan policies.

Note: Numbers may not sum to totals as shown, due to rounding. Totals for SANDAG Land Layers (1998) may not match totals for vegetation layers due to differences in data layers and methods of calculation.

Coastal Sage Scrub. About 1,457 acres of coastal sage scrub will be conserved, which is 65 percent of the coastal sage scrub within the Escondido study area (Table 4-1). An additional 43 acres of coastal sage/chaparral mix habitat will be conserved (Table 4-1). Of the 1,457 acres to be conserved, 1,344 acres will be conserved in the BCLA, which is 78 percent of the existing coastal sage scrub within the BCLA. An additional 29 acres of coastal sage scrub on slopes greater than 35 percent are expected to remain undeveloped outside the FPA, based on the city's steep slope policy.

Wetlands. A total of 312 acres of vegetated wetlands and natural floodchannel/streambed, and 234 acres of open freshwater (i.e., 546 acres total) will be conserved within the FPA (Table 4-1). An additional 195 acres of wetlands outside the FPA will be subject to the city's no net loss policy per this subarea plan. In some locations, wetlands are anticipated to be reconfigured and revegetated or enhanced, subject to federal and state permitting requirements and mitigation.

Oak Woodland. A total of 615 acres of oak woodland, including 151 acres of Engelmann oak woodland and 464 acres of coast live oak woodland, will be preserved (Table 4-1). This represents 77 percent of the total oak woodland within the Escondido study area and 80 percent of the existing oak woodland within the BCLA.

Grassland. A total of 371 acres of grassland will be conserved, which is 62 percent of the grassland within the Escondido Subarea Plan study area and 81 percent of the existing grassland within the BCLA (Table 4-1). An additional 3 acres of grassland on slopes greater than 35 percent are expected to remain undeveloped.

BCLA. The Escondido preserve system will conserve 6,146 acres (78 percent) of the 7,870 acres of natural habitats within the BCLA, which would maintain all important habitat linkages in the city. The projected preserve will conserve significant portions of the northeastern and southern core areas in the city. These large habitat areas contribute to regional landscape linkages that connect sensitive habitats, plants, and animals between interior foothill habitats and more coastal environments. Much of this core area includes native upland habitats on the south-facing slopes of the San Dieguito River Valley. The coastal sage scrub habitat and associated cactus scrub to be conserved within this core area will contribute significantly to this important regional east-west linkage within the valley and provide important habitat for sensitive species (e.g., coastal cactus wren).

4.2 SPECIES CONSERVED

Based on the Escondido subarea preserve configuration, vegetation community conservation thresholds, and proposed habitat management measures alone, approximately 20 species will be included on Escondido's initial list of covered species subject to incidental take (Table 1-1). Once the wildlife agencies have approved this subarea plan, the agencies will issue take authorizations to the city for these 20 species. Covered species subject to incidental take are those species for which the state and federal take authorization requirements are met by an individual jurisdiction's subarea plan. The larger MHCP covered species list includes those species within the entire MHCP study area for which the state and federal take authorization requirements are met by the MHCP as a subregion. Take authorization for Escondido for an additional 40 species is contingent upon conservation of those species in adjacent cities. Once other MHCP subarea plans have been approved, the city will receive take authorizations for all 60 species on the MHCP covered species list (Table 1-1). Full analyses for all species are included in the MHCP Plan (Volume II).

Listed species not on the covered species list will continue to be regulated under the state and federal ESAs. Take of listed species can be authorized separately from the MHCP under separate section 7 consultations, section 10 habitat conservation plans, and state management authorizations under section 2081 of the California Fish and Game Code. Alternatively, species can be added to the covered species list using the federal and state take authorization amendment process. This process for adding species to the covered species list may involve additional or reprioritized management practices or habitat acquisition (see Section 6.7).

4.3 LAND USES WITHIN AND ADJACENT TO THE PRESERVE

This section provides a review of compatible land uses and activities anticipated within the preserve, along with guidelines for land use activities adjacent to the preserve to maintain the biological functioning and viability of the preserve.

4.3.1 Land Uses Planned Within the Preserve

This section reviews general land uses and activities that are compatible within the preserve and a listing of existing and proposed activities for specific properties. The following land uses and activities are considered conditionally compatible with the biological objectives of the Escondido Subarea Plan and thus will be allowed within the city's preserve, as long as they are in compliance with policies provided herein:

- Passive recreation and limited active recreational uses, as listed below
- Utility lines, communication facilities, and roads as listed below
- Limited water facilities and other essential public facilities as listed below
- Brush management for existing and currently approved projects
- Habitat enhancement/restoration
- Approved mitigation banks
- Interpretive centers
- Existing land uses at the time of subarea plan adoption, provided the use is not expanded or discontinued for a period of 6 months or more (nonconforming use)

Expansion of existing permitted uses within the preserve must comply with applicable land use regulations and should provide measures to minimize impacts on the preserve, including lighting, noise, dust, or controlled access. Storage of hazardous materials or toxic chemicals are prohibited in the preserve. Mining, extraction, and processing facilities are also prohibited in the preserve.

Existing and Proposed Activities within the Preserve

The following discussion of existing and proposed activities corresponds to the geographic areas depicted in Figure 3-1.

Northeastern Area:

Daley Ranch. The Daley Ranch Master Plan implements the requirements of the Daley Ranch Conservation Bank Implementation Agreement and is intended as the long-term

management plan for the conservation of bank lands. The conservation agreement establishes three distinct land use areas:

- Area I (Recreational Park Use) is an 87-acre area intended for active park and recreational uses and associated public facilities that are compatible with adjacent natural and conservation areas.
- Area II (Natural Park Area) is a 115-acre area intended to provide limited low intensity recreational opportunities in confined locations that are compatible with and maintain the habitat value of the surrounding property, including trail use, interpretive displays, and habitat viewing areas.
- Area III (Conservation Area) is a 2,842-acre area intended as biological open space with limited public access for passive recreational uses along established trails and roads. All acreage within this area is included in the conservation bank in accordance with state and federal resource protection policies. In addition, the city's pending acquisitions of U.S. Bureau of Land Management (BLM) inholdings within the ranch and immediately adjacent to the ranch's eastern edge will increase the overall acreage of Area III.

Land uses allowable in each of these three areas are outlined in the land use compatibility matrix from the Daley Ranch Master Plan, included as Appendix B. The master plan allows emergency access and an existing SDG&E utility easement and associated minor maintenance.

Daley Ranch Master Plan proposed improvements include the following:

Area I (Recreational Park Use)

- conversion of the ranch house and outbuildings for public use
- development of caretakers' quarters
- development of concession areas for limited food and beverage sales and rental of recreational equipment
- potential development of a new parking area and trails

Area II (Natural Park Area)

- potential development of a new parking area

Area III (Conservation Area)

- potential development of two 5-acre camping sites, limited to walk-in, bicycle, and equestrian access only, and limited to no more than 20 people

Future extension of water and sewer facilities are not proposed to serve land uses anticipated by the master plan.

Lake Dixon. The Lake Dixon Recreational Area is developed as a regional and community park surrounding the Dixon Lake Reservoir. Developed areas include a water treatment facility, campgrounds, picnic areas, recreational concessions, and roads and trails. The majority of the property is in natural open space. Anticipated improvements include construction of additional camping facilities for disabled visitors within the existing camping area and upgrades to the water treatment facility. A park master plan is underway for the city-owned lands east of the lake (below the dam) that will include a proposed “dog park” between the flood control channel and Valley Center Road.

Eastern Area:

Rancho San Pasqual (Tract 706-R4). The Rancho San Pasqual (formerly Eagle Crest) Specific Plan and Development Agreement were originally approved in 1988, and revised in 1989 to reduce density, and subsequently amended most recently in 1997. The 872-acre Specific Plan allows for 580 single-family residential units, a golf course and recreational center, a community facility, and approximately 447 acres of natural open space. The open space area provides a buffer between the development and the adjacent properties, and includes the steeper slope areas along the north and east perimeter as well as portions of Cloverdale Creek. Natural vegetation communities include coastal sage scrub, chaparral, and oak woodland and riparian areas. The open space is a hardlined area, owned and maintained by the homeowners association, and has been preserved in perpetuity under a conservation easement. The Specific Plan defines permitted uses within this area, including viewpoints, perimeter fencing, emergency and utility access roads, water tanks, utility lines, firebreaks, erosion control and detention facilities, and trails.

Rancho San Pasqual Public Facility Parcel: Development of the Rancho San Pasqual Specific Plan area (formerly Eagle Crest Specific Plan) included alteration of Cloverdale Creek and the dedication of a 32-acre parcel to the city of Escondido as a public facility parcel. The approved mitigation for the impacts to Cloverdale Creek included revegetation and enhancement of the portion of the creek on the city-owned parcel, immediately south of Rockwood Road.

Southern Area:

Sonata and Adjacent Parcels: East of Interstate 15, a low-density, planned residential development known as Sonata consists of single-family homes, condominiums, and patio homes on small lots overlooking Lake Hodges. A hardlined area is preserved as permanent open space owned and maintained by the homeowners association. Natural vegetation in this area consists of coastal sage scrub. Allowable uses in the open space areas include public trails in accordance with the city's Parks, Trails, and Open Space Master Plan.

Kit Carson Park: This 200-acre park is developed as a regional and community park pursuant to an approved master plan. Developed portions of the park are used for active recreation including public use buildings, skate park, lighted ball fields, picnic areas, arboretum, trails, and parking lots and internal roads. Active use areas are excluded from the preserve design. Open space areas include a riparian area and hillsides dominated by coastal sage scrub. Allowable uses in the open space area include existing trails, a 50-foot-wide perimeter firebreak adjacent to developed lots, public art pieces, interpretive kiosks, and signs. Pursuant to CDFG Streambed Alteration Agreements (Numbers 5-100-90, 5-340-92 and 5-459-92), approximately 12 acres of wetland habitat and 21.5 acres of coastal sage scrub habitat have been revegetated and conserved as mitigation for city capital improvement projects.

The Vineyard at Escondido Golf Course: This public golf course is jointly owned by the cities of Escondido and San Diego. The golf course design included the preservation and enhancement of existing riparian areas in accordance with a CDFG Streambed Alteration Agreement (Number 5-099-90).

Southwestern Area:

Montreux. The Montreux Specific Plan and tentative map encompassing 345 acres was approved in 1993 and subsequently annexed to the city. The proposed development consists of 84 custom home sites, ranging in size from 1 to 6 acres. Development would be clustered on the upper and lower mesas of the site, connected by a private roadway system, with primary access from Del Dios Highway. The natural habitats consist primarily of coastal sage scrub and chaparral. A minimum of 55 percent of the site will be retained as natural open space maintained by a homeowners association, shown as a hardlined area on the approved map. The Specific Plan defines allowable uses in the open space area, including utilities, drainage and erosion control facilities, revegetation activities, emergency and maintenance access, and fencing. Right-of-way will be preserved for the future construction of County Road #1375, connecting Del Dios Highway with the Harmony Grove area. A Habitat Loss 4d Permit has been approved for the project.

Dorn: A tentative subdivision map (Tract 761-R) has been approved for 34 units on the 80-acre property located northwest of Montreux. The property consists primarily of coastal sage scrub and chaparral. Approximately 46 percent of existing natural habitat area will be conserved, partially contiguous to the open space in Montreux. Right-of-way will be preserved for the future construction of County Road #1375 through the site.

HARRF-Related Improvements: Improvements are underway at the city's wastewater treatment plant (known as the HARRF), to upgrade the facility to provide tertiary treatment and water reclamation. The Regional Water Quality Control Board has also approved the potential use of livestream discharge of tertiary treated wastewater during heavy rainfall periods when outfall capacity is exceeded. In order to provide flood protection to the HARRF and enhance Escondido Creek, portions of the creek from the Harmony Grove bridge southwest approximately one-half mile will be excavated within the existing levee and revegetated with riparian vegetation. The Regional Water Quality Board 401 Certification for the Escondido Creek Enhancement Project was issued in February 2000. A CDFG Streambed Alteration Agreement No. 5-073-00 was issued in September 2001. The Army Corps of Engineers Permit No. 972014300-TCD was approved in January 2001. With the issuance of all state and federal permits, construction of the creek enhancement project commenced in February 2001.

Northwestern:

Escondido Highlands. The Palos Vista Specific Plan was approved in 1987 for 980 acres in northwestern Escondido; the area has since been renamed Escondido Highlands. The Specific Plan allows development of up to 730 units in three neighborhoods. Neighborhood 1 is completely developed with 691 single-family residences on small lots surrounded by approximately 289 acres of open space maintained by the homeowners association. Neighborhood 2 is a 63-acre parcel dedicated to the city for park and open space purposes. Natural habitats in these areas include chaparral and coastal sage scrub. Neighborhoods 1 and 2 are hardlined, consistent with the approved Specific Plan. Neighborhood 3 in the northeast portion has an approved tentative map and development agreement for 39 agricultural estate lots. Agricultural uses are permitted on all portions of the lots, with the exception of a conservation easement on a 3.3-acre area containing archaeological resources. Due to development agreement entitlements extending until 2007, no conservation is proposed in Neighborhood 3. However, opportunity for additional conservation may occur in the event a modification to the approved entitlements is proposed.

Roads and Utilities - Construction and Maintenance Policies

1. All proposed public or private utility lines (sewer, water, etc.) shall be designed to avoid or minimize intrusion into the preserve. These facilities shall be routed through developed or developing areas rather than the preserve, where possible. If no other routing is feasible, then the lines shall follow existing roads, easements, rights-of-way, and disturbed areas, and the construction width corridor shall be narrowed from existing design standards to minimize habitat fragmentation.
2. All new development for utilities and facilities within or crossing preserve areas shall avoid disturbing (i.e., permanent or temporary impacts) habitat of Escondido Subarea Plan-covered species and wetlands to the maximum extent feasible. All unavoidable impacts shall be fully mitigated.

3. Construction and maintenance in wildlife corridors shall avoid disruption of corridor usage. Environmental documents and mitigation monitoring and reporting programs covering such development shall clearly specify how this will be achieved. Construction crews and field workers shall be trained to ensure all conditions are met. A responsible party shall be specified.
4. Roads in the preserve shall be limited to those identified in the General Plan Circulation Element, approved Specific and Master Plans, and necessary maintenance/emergency access roads. A list of anticipated Circulation Element projects is provided in Appendix A. Local streets shall not cross the preserve. Development of roads in softline preserve areas should be minimized to reduce negative impacts to the hardline (current and future) preserve areas. Development of new roads in canyon bottoms is prohibited, and roads shall be designed to cross the shortest length possible of the preserve. If roads cross the preserve, they shall provide for fully functional wildlife movement capability. Bridges are the preferred method of providing movement, although large culverts in selected locations may be acceptable (at least 30 feet wide by 15 feet high with a maximum 2:1 length-to-width ratio). Fencing, grading, and plant cover shall be provided where needed to protect and shield animals and guide them away from roads to appropriate crossings.

Flood Control

1. Floodplains within the preserve, and upstream from the preserve if feasible, should remain in a natural condition and configuration in order to allow for the ecological, geological, hydrological, and other natural processes to remain or be restored.
2. No berming, channelization, or man-made constraints or barriers to creek, tributary, or river flows should be allowed in any floodplain within the preserve. Review of such activities shall include impacts to upstream and downstream habitats, flood flow volumes, velocities, configurations, water availability, and changes to the water table level.

3. Except under an extreme emergency situation to protect public safety, no riprap, concrete, or other unnatural material shall be used to stabilize river, creek, tributary, and channel banks within the preserve. River, stream, and channel banks should be natural and stabilized where necessary with willows and other appropriate native plantings. Rock gabbions may be used where necessary to dissipate flows and should incorporate design features to ensure wildlife movement.

4.3.2 Land Uses Planned Adjacent to the Preserve (Adjacency Guidelines)

Planned or existing land uses adjacent to the preserve include single and multiple family residential, active recreation, commercial, industrial, and agricultural uses. Land uses adjacent to the preserve will be monitored to ensure minimal impacts to the preserve. The following adjacency guidelines will be addressed during either the planning (new development) or management (new and existing development) stages of preserve assembly. Many of these issues will be identified and addressed through the CEQA process. See also Section 7.

Drainage and Toxics. All new and proposed parking lots and developed areas adjacent to the preserve shall not drain directly into the preserve. All developed and paved areas, agricultural uses, golf courses, and other recreational uses shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, and other elements that might degrade or harm the natural environment or ecosystem processes within the preserve. This can be accomplished using a variety of methods, including natural detention basins, grass swales, or mechanical trapping devices. These systems shall be placed within the development footprint and be maintained by the property owner as often as needed to ensure proper functioning. Maintenance may include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds when necessary and appropriate).

Erosion and Sedimentation. All new development adjacent to preserve areas shall be required to adhere to measures to avoid degradation of habitats from erosion and sedimentation. These include restrictions on slope height and inclination, and requirements for drainage improvement and revegetation, as well as timing of such activities. For example, grading or vegetation removal adjacent to preserve areas shall be

prohibited during the rainy season, unless determined to be allowable on a site-specific basis. Where possible, vegetation clearing adjacent to the preserve should involve brushing rather than discing. Grading and clearing activities should occur outside the breeding season of sensitive species. In addition, all necessary erosion control devices shall be placed within the development footprint and in place, and appropriate monitoring and maintenance shall be implemented during the grading period.

Lighting. Lighting of all developed areas adjacent to the preserve shall be confined to areas necessary for public safety and directed away from the preserve. Low-pressure sodium fixtures and shielding shall be used, where feasible, in accordance with the City of Escondido outdoor lighting ordinance (Zoning Code ch. 107, § 1072.10). Where necessary, development shall provide adequate shielding, berming, and/or other methods to protect the preserve and sensitive species from night lighting.

Noise. Uses adjacent to the preserve shall be designed to minimize noise impacts. Berms and sound walls shall be constructed adjacent to commercial areas and any other area uses that may introduce noises that could impact or interfere with wildlife utilization of the preserve. Excessively noisy uses or activities adjacent to breeding areas shall incorporate noise reduction measures, such as limits on hours of operation, and be curtailed during the breeding season of sensitive species. Siting facilities that generate excess noise adjacent to preserves should be avoided.

Barriers. New development adjacent to the preserve may be required to provide barriers (e.g., noninvasive vegetation, rocks/boulders, fences, walls, and/or signs) along the preserve boundary to direct public access to appropriate entrance locations and reduce domestic animal predation.

Landscaping Restrictions. When landscaping is adjacent to the preserve, the following guidelines shall be followed. In general, landscaping palettes for areas adjacent to the preserve should be composed of native species similar to, and compatible with, the adjacent habitat in the preserve. Prohibit the use of nonnative, invasive plant species in landscaping palettes within 1,000 feet of preserve. Revegetate areas of exotic species removal with species appropriate to the adjacent preserve area. Table 4-2 provides a partial list of attractive native landscaping plants that are tolerant of some summer irrigation and are compatible adjacent to preserve areas. See also Table 7-1 in Section 7

Table 4-2

**NATIVE LANDSCAPING SHRUBS SUITABLE FOR USE
ADJACENT TO PRESERVE AREAS**

Scientific Name	Common Name
<i>Atriplex lentiformis</i> ssp. <i>lentiformis</i>	big saltbush
<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i>	summer holly
<i>Encelia californica</i>	coastal sunflower
<i>Heteromeles arbutifolia</i>	toyon
<i>Malosma laurina</i>	laurel sumac
<i>Mimulus aurantiacus</i>	red monkeyflower
<i>Prunus ilicifolia</i> ssp. <i>ilicifolia</i>	hollyleaf cherry
<i>Rhus integrifolia</i>	lemonadeberry
<i>Rhus ovata</i>	sugar bush
<i>Sambucus mexicana</i>	Mexican elderberry

for a list of landscaping plants prohibited within 1,000 feet of preserve areas. Control and monitor horticultural regimes (irrigation, fertilization, pest control, and pruning) that can alter site conditions in natural areas, to prevent shifts in species composition from native to nonnative flora. In general, irrigation should be directed away from the preserve as this may foster conditions favorable to Argentine and fire ants. Irrigation runoff, for example, can alter natural areas that are adapted to xeric (dry) conditions, thereby promoting establishment of nonnative plants and displacement of native species. Irrigation can also carry pesticides into natural areas, adversely affecting both plants and wildlife. Finally, fertilizer management programs shall be implemented that apply the minimal amount of fertilizer required for all public horticultural areas adjacent to the preserve.

Fire and Brush Management. Fire and brush management plans shall be enforced so that both biological and safety goals are met, consistent with the recommendations of the Wildland/Urban Interface Task Force in the Wildland/Urban Interface Development Standards (1997). Brush management to reduce fuel and protect urban uses will occur where existing development is adjacent to the preserve. New residential development located adjacent to the preserve must be set back to incorporate brush management zones on the development pad and outside the preserve. For existing projects and approved projects, the brush management zones, standards and locations, and clearing techniques will not change from those required under existing regulations.

4.4 GUIDELINES FOR PRESERVE DESIGN (ONSITE CONSERVATION) IN SOFTLINED AREAS

The following softlined areas support resources of particular importance to the MHCP preserve and hence require site-specific guidelines for preserve design and onsite conservation. The citywide conservation actions described in Section 5.2 also apply to these areas.

Schooler et al. These three properties in the southern portion of the FPA contain high quality coastal sage scrub and cactus scrub that support core populations of California gnatcatchers and cactus wrens (Figure 3-1). This has been identified as a critical location for cactus wrens. Conservation of contiguous patches of coastal sage scrub and cactus scrub in this area, on the slopes above San Pasqual Valley, is important to connectivity of

gnatcatcher and wren populations in San Pasqual Valley. For this reason, any development on these three properties must be planned as a single unit to ensure conservation of contiguous blocks of habitat along the southern boundaries of the properties. A maximum of 25 percent of the habitat in this area may be developed, with development on all three properties sited on the northern portions of the properties. All gnatcatchers and cactus wrens must be avoided unless such avoidance results in a “taking” of property. In addition to onsite conservation of coastal sage scrub and cactus scrub, mitigation will require restoration of cactus scrub onsite, suitable to support cactus wrens. Mitigation for impacts to coastal sage scrub elsewhere in the city should be directed toward acquisition of this site. Mitigation for impacts to coastal sage scrub on this property should be accomplished by onsite conservation. If mitigation cannot be met onsite, offsite mitigation should be directed toward conservation of like habitat containing a core population of gnatcatchers of equal (or greater) number.

Bernardo Mountain Phase II. This site is also important to the conservation and persistence of core cactus wren and gnatcatcher populations in San Pasqual Valley and has been identified as a critical location for cactus wrens (Figure 3-1). Although the Phase I property has an approved tentative map and development agreement, there is a pending application for a revised tentative map that would adjust the boundaries of open space and may propose establishment of a conservation bank on the Phase II portion. Any development on Phase II should be planned to ensure conservation of contiguous blocks of habitat along the southern boundary of the site. A maximum of 25 percent of the habitat onsite may be developed, with development sited on the northern portions of the site. All gnatcatchers and cactus wrens must be avoided unless such avoidance results in a “taking” of property. In addition to onsite conservation of coastal sage scrub and cactus scrub, mitigation will require restoration of cactus scrub onsite, suitable to support cactus wrens. Mitigation for impacts to coastal sage scrub elsewhere in the city should be directed toward acquisition of this site. Mitigation for impacts to coastal sage scrub on this property should be accomplished by onsite conservation. If mitigation cannot be met onsite, offsite mitigation should be directed toward conservation of like habitat containing a core population of gnatcatchers of equal (or greater) number. Other potential acquisition sites are described in Section 5.1.3.

Bernardo Mountain, named for the prominent mountain overlooking Lake Hodges, is designated as a Specific Planning Area in the General Plan. The privately owned

property consists of approximately 232 acres, located south of Via Rancho Parkway between Interstate 15 and Del Dios Highway. A tentative subdivision map was approved in 1987 and a development agreement subsequently approved in 1989, allowing 82 single-family residences on approximately 48 acres. The remaining 184 acres have no development entitlements and are intended to be set aside as permanent open space via an open space easement, reserving up to a maximum of 25 percent of the area for potential development. Natural vegetation communities consist of coastal sage scrub, chaparral, and riparian habitats. A revised tentative map has been submitted, proposing 42 units on larger lots in lieu of the 82-unit project within the same general building envelope. As of June 2000, the revised map is pending completion of environmental review. Under either scenario, the remaining 184 acres would anticipate an average of 75 percent conservation. Anticipated uses in this area include public trails in accordance with the city's Parks, Trails, and Open Space Master Plan.

Additional habitat areas are located east of Bernardo Mountain in the Lomas Serenas neighborhood. This privately owned property is generally developed with single-family residences, with no further development entitlements. The south-facing slopes contain coastal sage scrub and grassland habitat. While the majority of these parcels do not have conservation easements, the slopes are constrained by General Plan policies prohibiting development of steep slopes.

Lake Wohlford and Surrounding Habitats. The water district property in the northeastern portion of the city planning area supports critical locations of Engelmann oaks and Cooper's hawks (Figure 3-1). It is also considered a critical location for golden eagle foraging and, with Daley Ranch, is probably the only area in the MHCP study area that is large enough to support deer and mountain lions. Up to 20 percent of habitats in this area may be impacted by land uses compatible within the preserve (Section 4.3.1). Land uses must be sited to avoid Engelmann oaks and to prevent fragmentation of this large preserve area.

In 1987, the city purchased the Escondido Mutual Water Company and all its holdings, including approximately 2,000 acres of property in the northern geographic area. The majority of the property consists of 741 acres along Valley Center Road, and 916 acres along Lake Wohlford Road and Lake Wohlford Reservoir. The BLM owns approximately 79 acres in the middle of Lake Wohlford. The city properties contain

coastal sage scrub, chaparral, coast live oak woodland, and riparian vegetation communities. The majority of the property is set aside as conserved watershed lands, although not actively managed. Specified use areas are delineated as Exclusion Areas on the FPA map. Existing uses included on the Lake Wohlford portion include water district facilities and roads (dirt and paved), public trails, picnic areas, and a boat dock along the lake for boating and fishing activities. Other existing uses include the private Fish and Game Club at the southeast end of the lake, and a private airstrip located on the north side and extending onto the adjacent Lake Wohlford trailer camp property. The airstrip is leased from the city and includes some outbuildings and parking areas for airplanes. Potential future improvements include replacement of the existing penstock and power station. The Valley Center portion includes an existing police shooting facility that is proposed for expansion and annexation.

Community Parks. Park Master Plans have been adopted for Rod McLeod, Ryan, and Jesmond Dene Community Parks. The master plans designate active recreation and open space areas. The preserve system includes the park open space areas as identified in the approved master plans.

Other Softlined Properties. In general, any development on other softlined properties in Escondido must be designed to maximize size of the conserved patches, minimize fragmentation of the areas to be conserved, cluster development away from sensitive resources, and avoid impacts to riparian corridors that may be used for wildlife movement. Firebreaks and fuel modification zones must be included within the development footprint and not within the preserve. See Section 5.2 for additional criteria regarding narrow endemic species and wetlands conservation, buffer requirements, and mitigation standards.

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