

DALEY RANCH MASTER PLAN

City of Escondido, California



(97-04-GPIP)

Adopted September 23, 1998 by Resolution 98-186

DALEY RANCH MASTER PLAN

ACKNOWLEDGEMENTS:

City Council

Sid Hollins, Mayor
Lori Holt Pfeiler, Mayor Pro-Tem
Keith Beier
Jerry C. Harmon
June Rady

Staff Members

Rolf Gunnarson, City Manager
Mike Adams, Assistant City Manager / Director of Public Works
Don Anderson, Director of Community Services
Charles D. Grimm, Director of Planning and Building
Vic Reed, Fire Chief
Ross M. Calarco, Deputy Director of Public Works
Dale Mathre, Deputy Director of Public Works
Jonathan Brindle, Assistant Planning Director
Ron Gerow, Property Manager
Joyce Masterson, Principal Management Analyst
Barbara Redlitz, Principal Planner / Project Manager
Frank Schmitz, Parks and Open Space Superintendent

Other Contributors

Community Services Commission
Environmental Advisory Board
Friends of Daley Ranch
Historic Preservation Commission
Planning Commission

DALEY RANCH MASTER PLAN

TABLE OF CONTENTS

| | Page |
|--|------|
| I. Introduction | 1 |
| A. Vision..... | 1 |
| B. Property Location and Physical Description | 1 |
| 1. Location | 1 |
| 2. Topography | 1 |
| 3. Biological Resources | 1 |
| C. History | 4 |
| D. Master Plan Overview | 6 |
| E. Public Outreach Process | 7 |
| II. Relationship to General Plan and City Policies | 7 |
| A. General Plan Designation and Policies | 7 |
| B. Zoning | 9 |
| C. Parks, Open Space and Trails Master Plan | 9 |
| 1. Conformance with the Master Plan | 9 |
| 2. Relationship to Dixon Lake | 10 |
| D. Relationship to the Multiple Habitat Conservation Plan & Subarea Plan | 10 |
| E. Conservation Easement and Conservation Bank | 11 |
| III. Land Use and Design | 12 |
| A. Land Use Policies | 12 |
| B. Land Use Areas | 13 |
| 1. Area I (Recreational Park Use Area) | 13 |
| 2. Area II (Natural Park Area) | 17 |
| 3. Area III (Conservation Area) | 17 |
| 4. Not a Part Area | 18 |
| IV. Access and Circulation | 18 |
| A. Access and Circulation Policies | 18 |
| B. Roads | 19 |
| C. Trails | 22 |
| D. Emergency Access | 23 |
| E. Utility Easements | 23 |
| F. Access to Adjacent Properties | 23 |
| G. Parking | 24 |
| H. Access for Persons with Disabilities | 25 |
| V. Infrastructure | 26 |
| A. Infrastructure Policies | 26 |
| B. Water | 26 |
| C. Sewage | 27 |
| D. Utilities | 27 |

| | |
|--|----|
| VI. Management | 27 |
| A. General Oversight | 27 |
| B. Habitat Monitoring | 27 |
| C. Habitat Restoration | 28 |
| D. Trail Maintenance | 28 |
| E. Invasive Plant Removal Program | 29 |
| F. Predator Control | 29 |
| G. Security | 29 |
| H. Brush Management and Fire Protection | 29 |
| VII. Financing | 31 |
| A. Acquisition Costs and Financing | 31 |
| B. Improvement Costs | 31 |
| C. Operation and Maintenance Costs | 31 |
| D. Potential Funding Sources | 32 |
| 1. 501 (C)(3) Non-profit corporation | 32 |
| 2. Grants | 32 |
| 3. User Fees | 32 |
| 4. Conservation Bank Revenue | 32 |
| 5. MHCP Regional Funding | 33 |
| E. Conservation Bank Transactions | 33 |
| VIII. Implementation | 33 |
| A. Use Interpretation and Agency Coordination | 33 |
| B. Environmental Review | 34 |
| C. Special Events | 34 |
| D. Amendments | 34 |
| E. Research Projects | 35 |
| Figures | |
| 1. Property Location and Cismontane San Diego County Credit Area | 2 |
| 2. Biological Resources | 3 |
| 3. General Plan | 8 |
| 4. Area Map | 14 |
| 5. Land Use Map | 15 |
| 6. Circulation and Trails Map | 20 |
| 7. Brush Removal Plan | 30 |
| Appendix | |
| 1. Land Use Compatibility Matrix | 37 |
| 2. Plant List for Daley Ranch (June 29, 1998) | 41 |
| 3. Daley Ranch Exotic Plant Control Program | 51 |
| 4. Daley Ranch Conservation Bank Application for Research or Project | 53 |

DALEY RANCH MASTER PLAN

I. Introduction

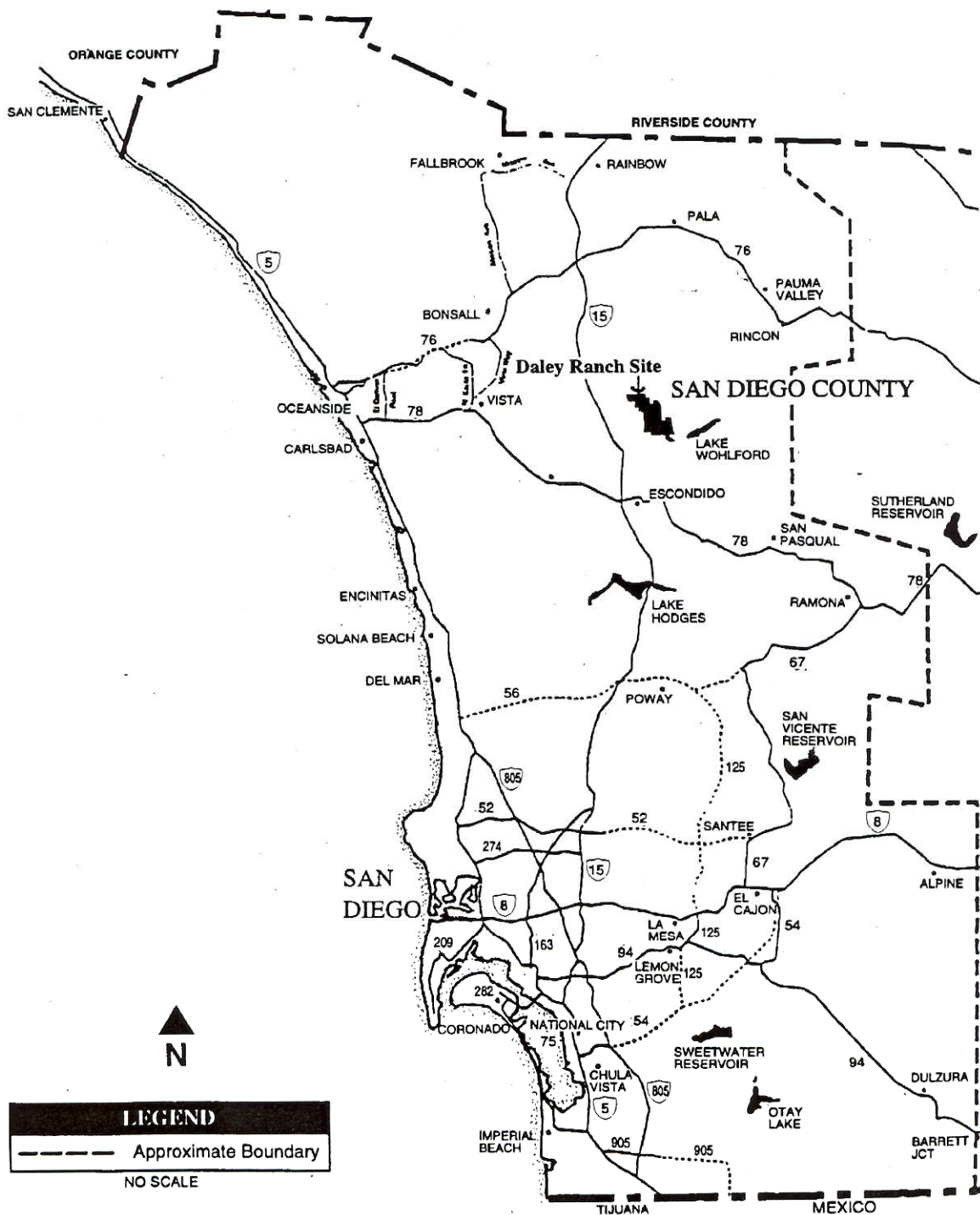
A. Vision

Daley Ranch is a 3,058-acre conservation area acquired and managed in perpetuity by the City of Escondido for the preservation of a biologically unique and diverse habitat area of regional importance, while providing a variety of recreational and educational opportunities and experiences for the enjoyment of the community in a historically significant setting.

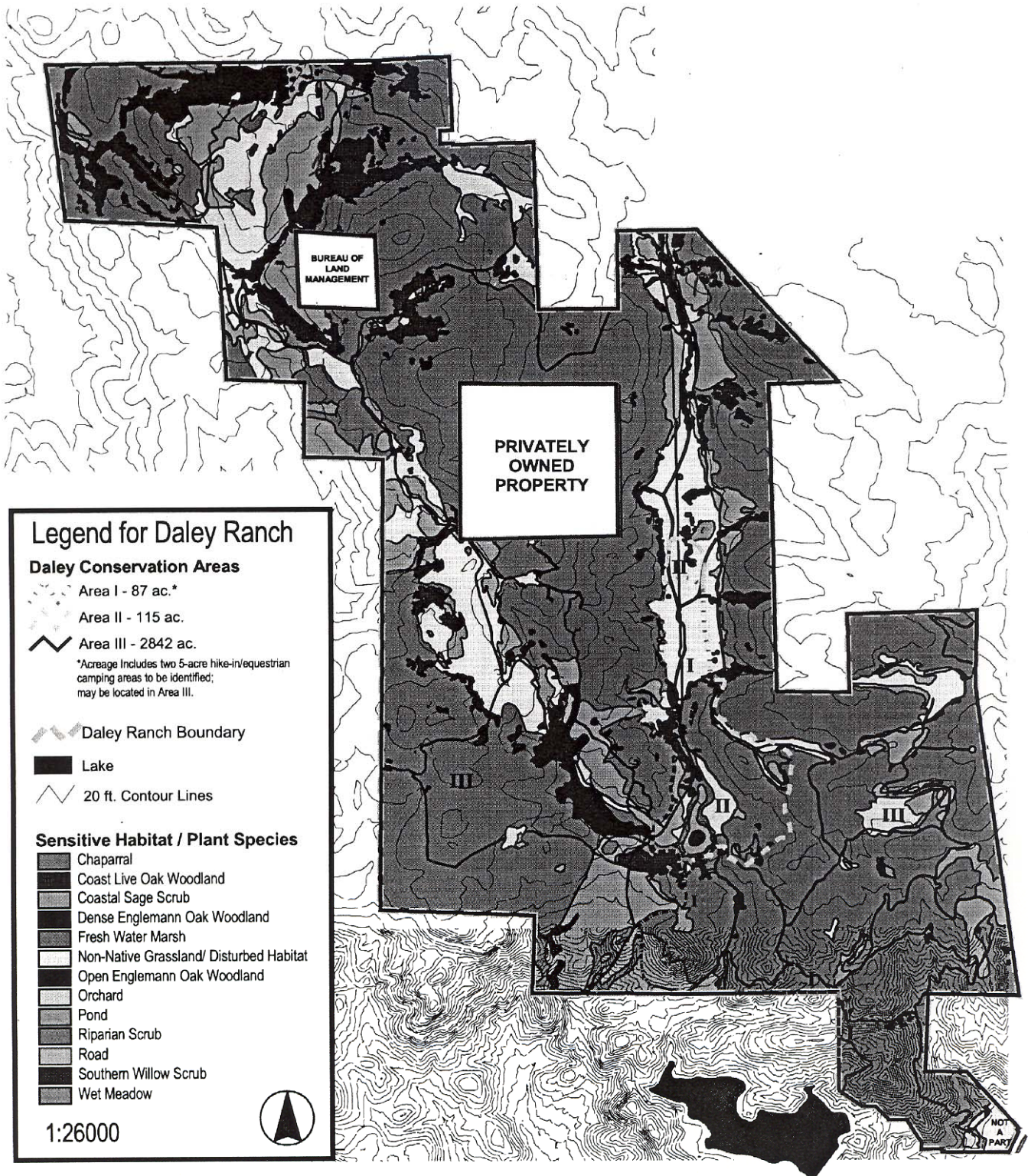
B. Property Location and Physical Description

1. Location: Daley Ranch is located in the northeastern portion of the City of Escondido, north of Lake Dixon and west of Valley Center Road, as shown on Figure 1. The property defines the corporate limits of the City of Escondido on the north, east and west sides. The property is owned by the City of Escondido, and encompasses approximately 3,058 acres. Two separately-owned properties are surrounded by Daley Ranch: a 162 acre privately-owned parcel and a 40.9 acre public parcel owned by the U. S. Bureau of Land Management. Public access is provided via La Honda Drive to the south, Valley Center Road to the east, and Cougar Pass Road to the west.
2. Topography: Topography on the 1.5 mile wide, three mile long ranch is varied, with rugged, steep sloped mountain sides, gently undulating hills and level valley areas. Elevations range from 720 feet on Valley Center Road, at the property's southeast corner, to 2,135 feet on the top of Burnt Mountain in the property's northwest quadrant - the highest point within Escondido's corporate boundaries.
3. Biological Resources: Daley Ranch is home to a wide variety of sensitive, threatened and endangered plant and animal species, including over 100 species of birds. A Biological Resources Assessment for Daley Ranch (1995, Michael Brandman Associates) documented the diverse habitat communities which dominate the preserve, including Englemann Oak and Coast Live Oak woodlands, Diegan Coastal Sage Scrub, Southern Mixed Chaparral, non-native grasslands, and riparian areas. The Biological Resources Map is attached as Figure 2.

Each of these habitat communities contains a variety of animal species. Oak woodlands are utilized by over 300 species of animals



DALEY RANCH MASTER PLAN
FIGURE 1 - PROPERTY LOCATION & CISMONTANE
SAN DIEGO COUNTY CREDIT AREA MAP

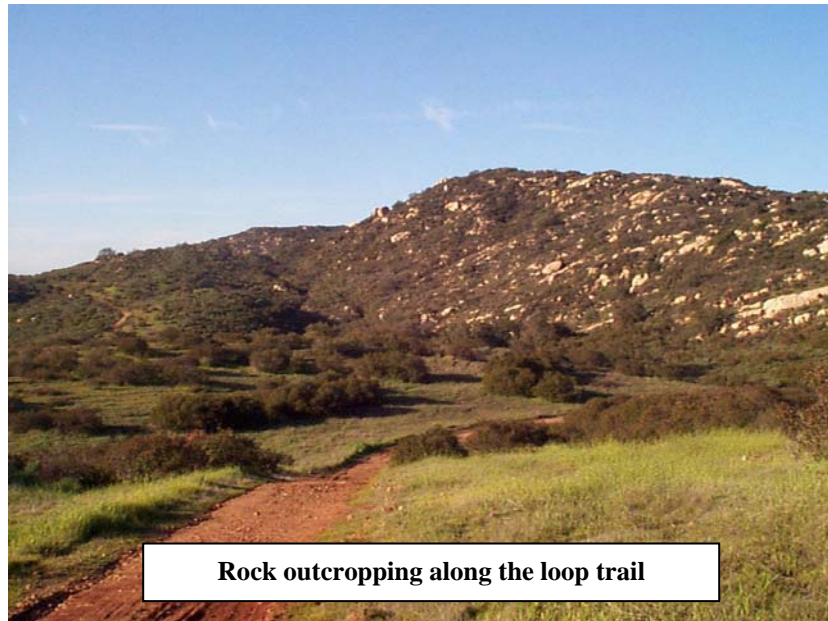


DALEY RANCH MASTER PLAN

FIGURE 2 - BIOLOGICAL RESOURCE MAP

in California, including raptors (birds of prey). Englemann oak woodlands are particularly important as a sensitive and declining natural community that has been greatly reduced by development. Plant communities associated with oak woodlands include toyon, Mexican elderberry and poison oak. Diegan Coastal Sage Scrub is another threatened habitat found in several areas around the ranch. A number of rare animal species, including the San Diego homed lizard and the California gnatcatcher, live in this habitat. Chaparral is the most prominent vegetation community. Plants of this habitat are well adapted to summer drought. Common plant species of this community are charrise, mission manzanita, scrub oak black sage and ceanothus.

Rock outcrops provide another important habitat, providing homes for a variety of rodents, bats and reptiles, such as lizards and snakes. Raptors use the outcrops as perching sites. Large predators such as coyotes and bobcats also use the outcrop areas as denning sites. Three year-round ponds, several seasonal ponds, and a seasonal creek provide an important water source for area wildlife. Aquatic birds such as ducks, cranes, coots and osprey can be seen in or around the ponds. The riparian habitat along the creek also support many species of wildlife that, in turn, provide a food source for larger mammals.



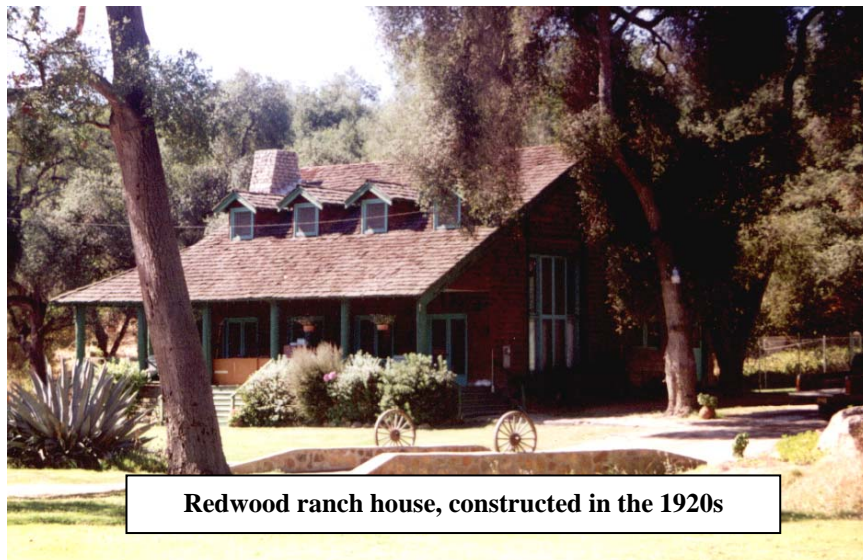
Rock outcropping along the loop trail

C. History

The hills and valleys of Daley Ranch were once frequented by native Californians of the Kumeyaay and other local tribes. Evidence of their presence is found in the soot-stained ceilings of boulder caves which

provided shelter, and in the mortars ground into the boulder tops which were used for food preparation. Numerous archaeological sites have been documented on the property to record the various cultural groups who formerly occupied the property (Gallegos and Associates, September 1992).

The first European settler to arrive in the valley was an English settler named Robert Daley. He built a small log cabin in the valley in 1869, and was granted a claim to 1,600 acres of the property in 1875. The Daley family farmed the land and raised horses. In the early 1900s, the family used Daley Ranch as a dairy. The current ranch house was built around 1928, constructed out of single-board heart cedar. Related structures include a barn, former ranch house and several outbuildings used in the ranch operations. The ranch is one of the best examples of a preserved historic ranch house with related outbuildings in their original setting anywhere in the County.



In the 1980s, plans were submitted by Mobil Oil Corporation to develop the property into one of the largest housing tracts ever constructed in North San Diego County. The proposed project, known as the Daley Ranch Specific Plan, was approved by the Escondido City Council in 1984. The project included 3,263 housing units, a golf course, country club and commercial center. The property was annexed to the City in 1985. Shea Homes Corporation subsequently acquired a controlling interest in the property, and purchased water and sewer futures from the City to guarantee rights to connect to the City's water and sewer system. The futures were sold by the City to finance improvements to the water and wastewater treatment systems, and have an escalating interest rate of 10% per year.

A comprehensive revision to the City's General Plan was adopted in 1990. The revised General Plan reduced the allowable density for the Daley Ranch Specific Plan to 1,700 units, with additional density allowed subject to a development agreement. Shea Homes submitted a revised Specific Plan for 1,700 units, a golf course, school site and commercial center. With the economic downturn in the early 1990s, the feasibility of developing the project and constructing the necessary infrastructure became questionable, and the applicant suspended processing of the Specific Plan. Concurrently, the City Council directed staff to evaluate the feasibility of reducing the escalating debt service obligation on the sewer futures. Negotiations were initiated with Shea Homes as a major owner of the outstanding sewer rights. Assisted by the Trust for Public Lands, the negotiations were expanded to include the water rights and the potential voluntary acquisition of the Daley Ranch property. By purchasing the sewer and water rights and refinancing them at a lower interest rate, the City could save enough money to significantly offset the purchase price of the property. The acquisition was funded by the issuance of sewer bonds at a reduced rate, a payoff of the water rights from existing reserve funds, and a General Fund contribution of \$2.5 million.

A critical component of the acquisition process was the coordination with the California Department of Fish and Game (CDFG) and the U. S. Fish and Wildlife Service (USFWS) to establish a Conservation Bank on the property. The City had been working with these agencies on the preparation of a regional habitat and open space conservation system envisioned as part of the Multiple Habitat Conservation Program (MHCP). The Daley Ranch property had long been recognized as a key property in the development of the MHCP, due to its large undeveloped size, variety of habitat types and the opportunity for linkages to adjacent lands to create viable wildlife corridors. Through a Conservation Easement, the City agreed to preserve the majority of the property in perpetuity as an open space and conservation area, setting aside approximately 200 acres for passive park and recreation use. In return, the wildlife agencies (CDFG and USFWS) agreed that the City could establish a "conservation bank" whereby the City could sell mitigation credits to offset impacts from other development projects. The City and the wildlife agencies executed the Conservation Bank Implementation Agreement in January 1997.

D. Master Plan Overview

The Daley Ranch Master Plan implements a requirement of the Daley Ranch Conservation Bank Implementation Agreement. The Master Plan describes anticipated land uses, design and development criteria, and procedures for implementation. Intellm management responsibilities defined by the Master Plan include access control measures, trail and road maintenance, enforcement, fuel management for fire prevention, habitat monitoring and reporting, habitat restoration and enhancement, and

procedures for monitoring conservation credit transactions. A Long Term Management Plan will be prepared as part of the MHCP and City Subarea Plan.

The Conservation Agreement established an Interim Management Plan for the conserved lands. The intent was to establish management requirements that would provide sufficient habitat protection while allowing limited use of the property while soliciting public input on the master plan process. Upon adoption, provisions of the City Subarea Plan will supercede the interim plan.

E. Public Outreach Process

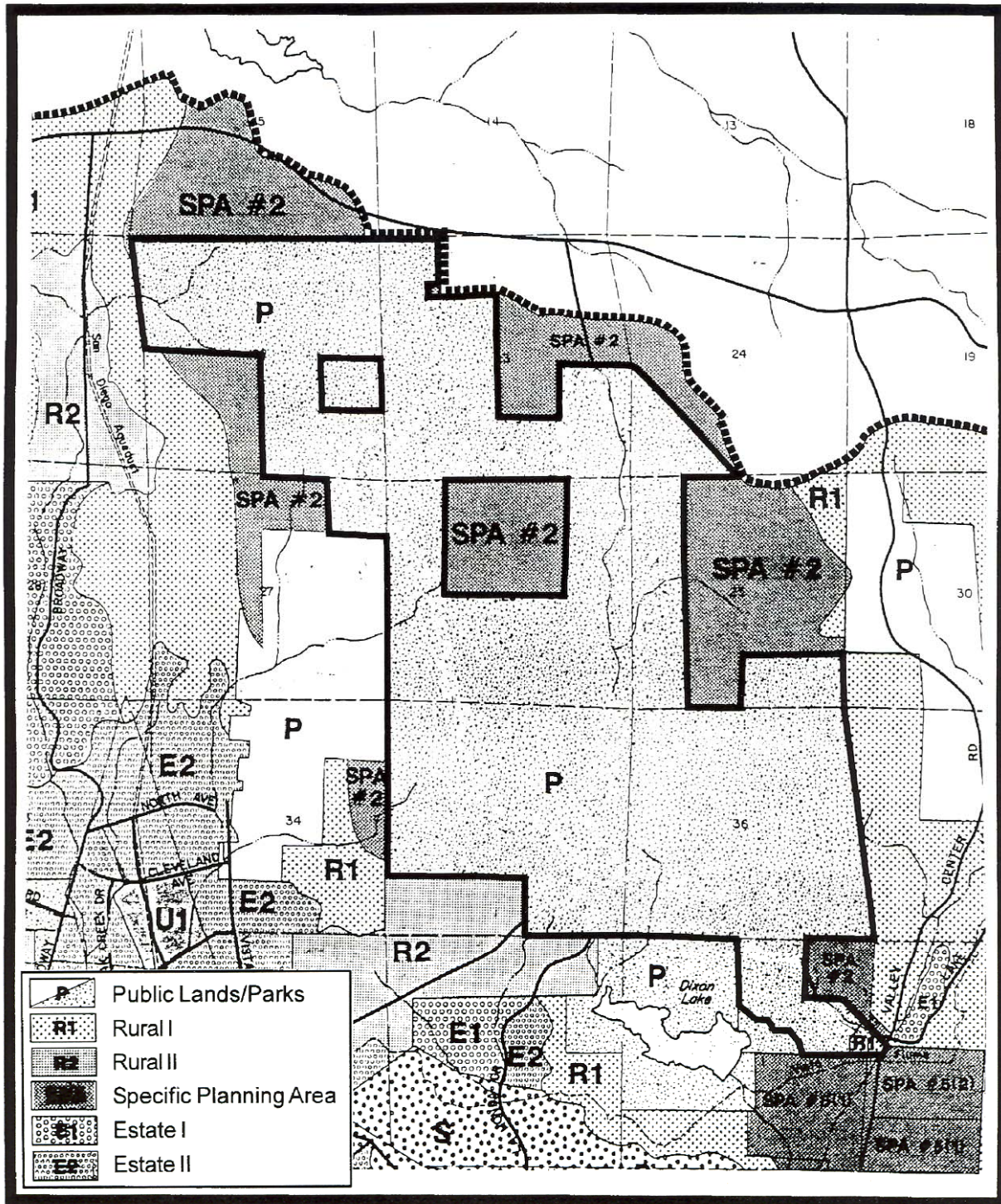
A series of public meetings were held in February, 1997, to solicit public input on potential land uses and operational policies for Daley Ranch. Additionally, a public survey was widely distributed to community groups, City Boards and Commissions, and made available at City facilities. Survey topics included land use, potential conversion of the existing structures for public use, road and trail design, hours of operation, parking and access, amenities, fee alternatives, whether to allow dogs, disabled access, and access to neighboring properties. Initial feedback from the workshops and survey were used to develop the operating rules for the property, which opened to the public on April 26, 1997.

Subsequent public workshops were also held with the City Council, Historic Preservation Commission, Environmental Advisory Board, and Community Services Commission to provide direction on the proposed Master Plan. Coordination with the newly formed Friends of Daley Ranch, a non-profit corporation established to help preserve and enhance Daley Ranch, was another key element in the public outreach process. The general consensus supported maintaining the property as much as possible in its natural state with minimal improvements to insure access by all members of the community. These concepts form the backbone of the Master Plan policies and implementation measures.

II. Relationship to General Plan and City Policies

A. General Plan Designation and Policies

The City General Plan designates approximately 3,044 acres of the Daley Ranch property as Public (P) land, recognizing the preservation of the property as a Conservation Bank (see Figure 3, General Plan Land Use Map). The Public land use designation includes large, publicly owned properties, including prevalent open spaces and public parks. Approximately 14 acres along Valley Center Road are not included in the Conservation Bank, and are designated as Rural I (RI), a low density



DALEY RANCH MASTER PLAN
FIGURE 3 - GENERAL PLAN LAND USE MAP

residential designation which allows up to one dwelling unit per four acres. These 14 acres are not a part of the Master Plan. The General Plan establishes a Quality of Life Standard for Parks and Open Space. The standard for parks establishes a minimum of 2.25 acres of developed, active neighborhood and community parks in addition to 2.25 acres of passive park land and open space, totaling 4.5 active and passive acres per 1,000 residents. The acquisition of Daley Ranch represents a significant contribution towards the City's implementation of the Quality of Life Standard for passive park and open space lands. Additionally, Daley Ranch is a significant contribution to the system of open space and trails, providing over 3,000 acres of open space and approximately 20 miles of trails to the system.

The General Plan Community Open Space and Conservation Element establishes policies for the development of a comprehensive open space system and for protection of Escondido's natural assets. These policies include the preservation of natural drainageways and steep slopes as permanent open space, the protection of rare, threatened and endangered plant and animal communities, development restrictions on ridgelines, and the establishment of a system of open space corridors and trails. The Daley Ranch Conservation Bank and Master Plan are consistent with these policies, and provide management and monitoring procedures to insure the long-term implementation of these policies.

B. Zoning

The Daley Ranch Conservation Bank property is zoned Open Space (OS). This zone designates land for public uses related to open space, recreation, education and public facilities, and land requiring protection due to unique scenic, geologic or biological value. The Master Plan allows a variety of active and passive recreational uses consistent with the OS zone and provides further restrictions to insure compatibility with the intent of the Conservation Agreement.

C. Parks, Trails and Open Space Master Plan

1. Conformance with the Master Plan: The Parks, Trails and Open Space Master Plan furthers the goals and policies of the General Plan and implements the Quality of Life Standard for Parks and Open Space, as described in Section II.A above. The plan identifies where development and open space are appropriate, identifies conceptual open space corridors for preservation of natural habitat, and integrates the open space system with a network of parks and trails for public access. The acquisition of Daley Ranch was not anticipated at the time of the Parks, Trails and Open Space Master Plan. The Daley Ranch Conservation

Bank ensures that the property's natural resources will be managed in such a way as to further implement these components of the Parks, Trails and Open Space Master Plan.

The Parks, Trails and Open Space Master Plan designates two types of rural trails on Daley Ranch. Rural Regional Collector Trails are anticipated to connect the San Dieguito River Park to the City of San Marcos trail system. At Daley Ranch, this trail segment connects Valley Center Road to Cougar Pass Road. Secondary Local Rural Trails are located in more rugged, less developed areas of the community. In the vicinity of Daley Ranch, these trails are anticipated along the perimeter of the property, as well as an east - west connection through Daley Ranch. The existing trail system at Daley Ranch is consistent with the Master Plan of Trails exhibit, which anticipates earthen trails which vary in width from seven to eleven feet for multi-use trails, and four feet wide for pedestrian trails. Trail features may include focal points, signage, and trail elements such as bicycle racks, picnic tables, trash receptacles and seating at viewpoints in selected areas

2. Relationship to Dixon Lake: Daley Ranch is immediately north of Lake Dixon and has its primary public entry off La Honda Drive, as does Lake Dixon. Due to this close proximity, the two sites can share public parking lots. One of the Daley Ranch trails, the Chaparral Loop Trail, can be easily accessed from the northeastern Lake Dixon parking lot. Since Lake Dixon has developed picnic areas, playgrounds, fishing and boating, a concession stand and overnight recreational vehicle camping, it is a good complement to Daley Ranch. There will be no need to duplicate these activities at Daley Ranch. The continuity of the open space is extremely valuable, since Lake Dixon and Daley Ranch support a large variety of birds and animals. Although Lake Dixon does not allow equestrian activities on site, the hiking and biking trails of Lake Dixon and Daley Ranch are tied to together, creating a trail system with a wide variety of experiences. The existing Park Ranger staff at Lake Dixon has been expanded so that they can oversee the activities at Daley Ranch as well. The Daley Ranch caretaker reports to the Lake Dixon supervisor.

D. Relationship to the Multiple Habitat Conservation Plan and Subarea Plan

The Multiple Habitat Conservation Program (MHCP) is a regional, comprehensive habitat process that addresses multiple species needs and the preservation of native vegetation communities for seven cities within north San Diego County, including the City of Escondido. The MHCP is one of three subregional plans proposed in the San Diego region under the Natural Communities Conservation Planning Act, and will be

implemented through individual subarea plans prepared by each local jurisdiction. The intent of the MHCP and related programs is to develop a coordinated habitat preserve system to preserve biodiversity.

The Daley Ranch Conservation Bank is a critical component of the City's proposed Subarea Plan and Focused Planning Area. With the conservation of over 2,800 acres in a conservation bank, Daley Ranch contributes approximately 45% of the City's proposed preserve system, and approximately 14% of the targeted conservation area for the MHCP.

A required element of the City's MHCP Subarea Plan will be a long-term management plan for preserved lands. This plan would prioritize management activities, identify what habitat monitoring would occur, address fire management planning, and other issues. The wildlife agencies agreed that the long-term management plan for Daley Ranch should be integrated into the City's Subarea Plan. Additionally, mitigation requirements for impacts created by enacting parts of the Master Plan will be consistent with the Subarea Plan's mitigation policies and procedures when adopted.

E. Conservation Easement and Conservation Bank

The Daley Ranch Conservation Bank is established by a conservation easement and implementation agreement approved by the California Department of Fish and Game (CDFG) and the U. S. Fish and Wildlife Service (USFWS). The property is owned and managed by the City of Escondido, with an easement granted to the California Department of Fish and Game for conservation purposes. The agreement allows the City to sell credits from the conservation bank for mitigation purposes, to offset the impacts from development projects within Cismontane San Diego County. Of the total 2,842 conservation credits, 200 credits have been allocated to Shea Homes as pmt of the purchase agreement. The initial distribution of the credits is as follows:

- Coast Live Oak Woodland 156 credits
- Englemann Oak Woodland 84 credits
- Chaparral and Coastal Sage Scrub 2,252 credits
- Water dependent Habitats 18 credits
- Non-native Grassland and Other 332 credits

The City is required to report all credit sales transactions to CDFG and USFWS, along with an annual report tracking the cumulative sales. Additionally, separate financial accounts have been established to track contributions to an endowment fund and a restoration fund, intended to insure that adequate funds are available over time for the long-term management and monitoring of the property.

III. Land Use and Design

A. Land Use Policies

1. Land uses and activities at Daley Ranch shall balance the long-term management of the property as a conservation area with the community's interest in providing a variety of compatible recreational uses and experiences. Proposed uses and activities shall be consistent with Appendix I and shall be monitored to insure the habitat value of the property is maintained.
2. Proposed uses shall be designed to minimize removal of habitat and retain existing trees to the extent feasible.
3. Priority in the early phases should be given to low intensity recreational uses, and environmental protection and interpretation.
4. Future improvements should be evaluated to insure that the site features of historic and architectural significance are preserved to the extent feasible while providing opportunity for public access, or maintained in a state of sustained decay. Particular attention should be given to preservation and public use opportunities for the ranch house as an interpretive center or museum.
5. Caretakers quarters should be maintained on-site to provide 24-hour supervision and security.
6. The City should work cooperatively with the Friends of Daley Ranch, schools and educational institutions and public service groups to expand educational opportunities within Daley Ranch.
7. Concessionaire potentials within Daley Ranch should be carefully controlled to provide activities compatible with the intent of the property as a conservation area.
8. Work with property owners of adjacent properties to accommodate the development of compatible land uses, such as recreational, educational and low-intensity tourist-oriented uses, with appropriate buffers and access controls and preservation of public trailheads.
9. Work with the Bureau of Land Management and other public agencies to evaluate opportunities to consolidate maintenance responsibilities and preservation opportunities on adjacent public properties.
10. Provide a primitive camping experience distinct from the type of camping available at Lake Dixon, with amenities limited to basic

sanitation and trash disposal facilities and subject to a permitting procedure. Equestrian camping should be separated from other walk-in camping areas.

11. The City shall maintain existing property line fencing. Additional new property line fencing shall only be added on an "as needed" basis to control access and egress. There is no plan to fully fence the site.
12. Signs will be posted at all public access points to advise the public that Daley Ranch is publicly owned and available for their use. A rules and regulations sign will also be posted at all public access points. A brochure with site history, rules and regulations and trail maps will be available at each entry point.
13. New accessory structures and amenities such as trail signs, interpretive kiosks and picnic tables should be consistent with the rustic character of the existing ranch structures, with an emphasis on natural and painted wood or use of materials that have a wooden appearance.

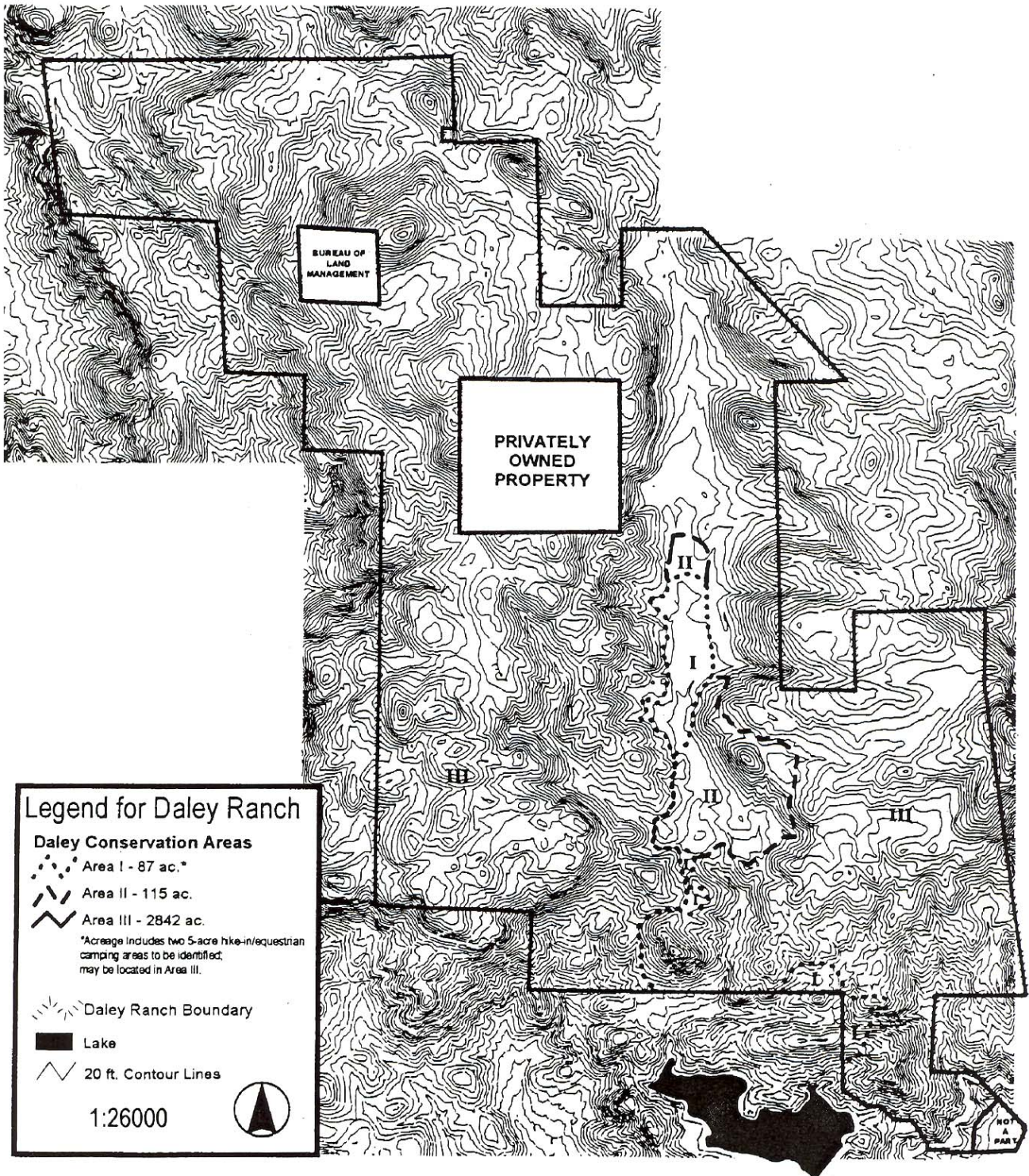
B. Land Use Areas

The Conservation Agreement establishes three distinct land use areas within Daley Ranch as described below and as shown on Figure 4 - Area Map and Figure 5 - Land Use Map. Allowable land uses for each area are outlined in the Land Use Compatibility Matrix, attached as Appendix 1. Specific uses currently anticipated for each area are described below. Other uses not proposed but permitted by the matrix may be considered at a future date, subject to environmental review and notification or consultation with the wildlife agencies as appropriate.

1. Area I (Recreational Park Use Area)

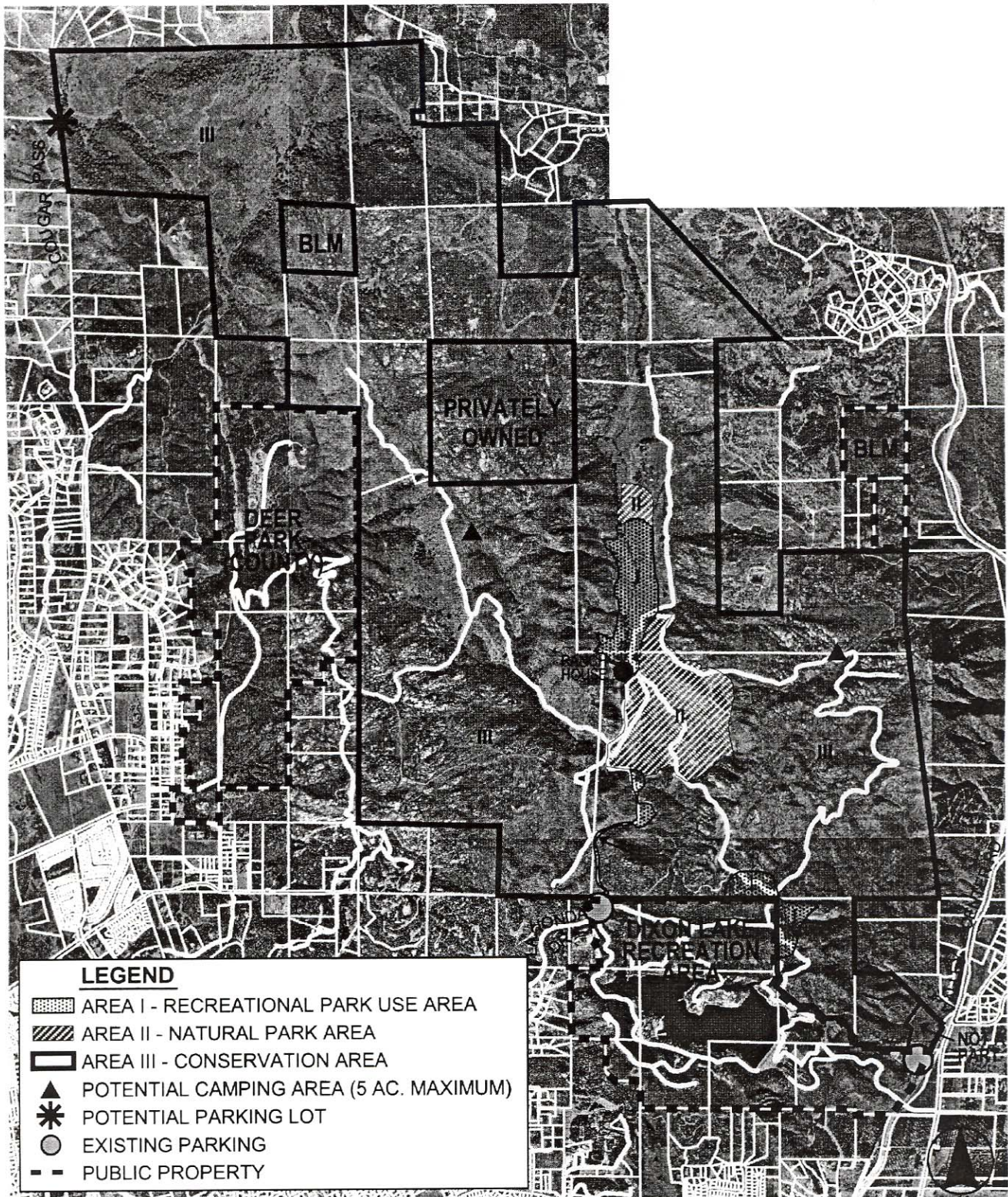
This 87-acre area is intended for active park and recreational uses and associated public facilities that are compatible with adjacent natural and conservation areas. This area generally includes a portion of the central valley in the vicinity of the ranch house, barn and outbuildings and along the project entries. Specific uses anticipated at various locations within Area I are described below:

- a. Entry service road from La Honda Drive - The existing 12 - 18 foot wide road is deemed adequate for use by City maintenance vehicles and shuttle service. Use by private vehicles will not be allowed since improvements to accommodate two-way traffic would necessitate widening to a minimum of 20 feet paved surface area, and would result in grading and habitat removal.



DALEY RANCH MASTER PLAN

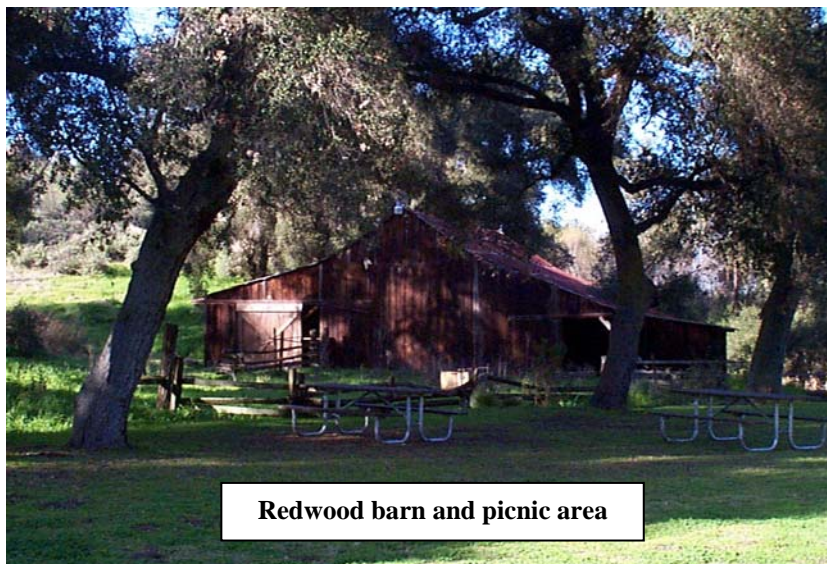
FIGURE 4 - AREA MAP



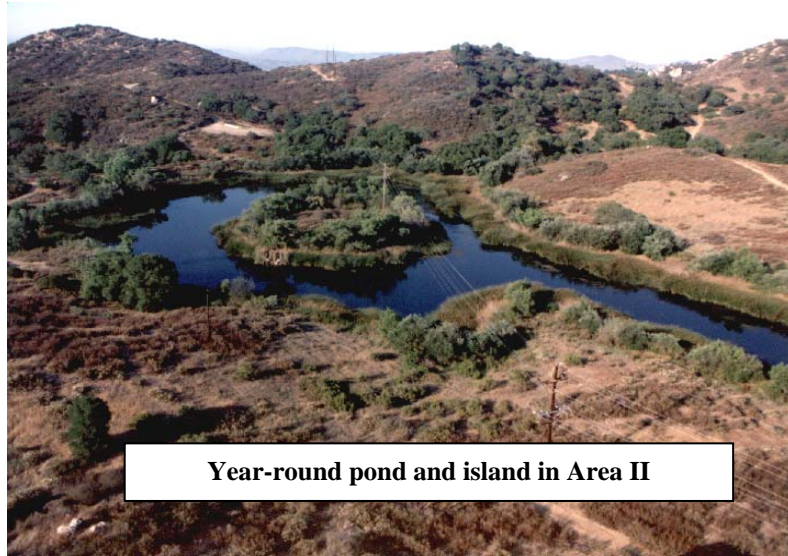
DALEY RANCH MASTER PLAN

FIGURE 5 - LAND USE MAP

- b. Two disturbed areas east of the service road (approximately halfway to the ranch house) - These areas were evaluated as potential future parking areas. However interior public parking was determined to be inappropriate, and the parking sites have been deleted. No specific uses are currently envisioned for this area.
- c. Ranch house area - The existing ranch house and outbuildings are located approximately 1.5 miles from the La Honda Drive entry, and function as the destination point for most visitors. The location is ideal for picnicking and interpretive displays, and also serves as a trailhead for many of the ranch trails. Future conversion of the ranch house to an interpretive center or museum is anticipated, pending a structural and architectural evaluation of existing buildings. Replacement caretakers quarters in the vicinity of the ranch house are also envisioned. As the most active use area, this location provides an opportunity for concessions, such as limited food and beverage sales and rental of recreational equipment. Concessions shall generally be located in the vicinity of the ranch house. Proposed concessions will be reviewed by the City Community Services Department and forwarded to the City Council as deemed appropriate.
- d. Two areas adjacent to the Lake Dixon access road - Existing trails at this location link Daley Ranch to Lake Dixon. These areas were originally envisioned as potential parking and equestrian staging areas serving both Lake Dixon and Daley Ranch; however these uses are not deemed necessary and are not proposed. Acreage within this area is proposed to be traded for an equivalent amount of acreage in Area III along Cougar Pass Road to allow future construction of a parking lot at the Cougar Pass Road entry.



2. Area II (Natural Park Area)



Year-round pond and island in Area II

This 115-acre area is intended to provide limited low intensity recreational opportunities in confined locations which are compatible with and maintain the natural character and habitat value of the surrounding property. Area II is located in two general areas, north and southeast of the Area I ranch house vicinity. The key site features in this area are the ponds located in the southeast portion, which provide ideal habitat for migrating birds. Primary uses in this area will be trail use, interpretive displays and habitat viewing areas, particularly overlooking the pond areas. Area II could revert to Area III with associated conservation bank credits at some future date, subject to approval by the wildlife agencies.

3. Area III (Conservation Area)



Proposed camping area in Area III

This 2,842-acre area is intended as an open space and habitat conservation area with limited public access for passive recreational uses along established roads and trails. All acreage within this area is included in the conservation bank in accordance with State and Federal resource protection policies. Two potential primitive five-acre camping sites have been identified on the Land Use Map (Figure 5), located in the east and central portions of Area III in areas subject to previous disturbance. Camping will be limited to walk-in, bicycle and equestrian access only, subject to a permit from the Community Services Department and generally limited to individuals or groups of no more than twenty people. Amenities will be limited to sanitation and trash disposal facilities and minor accessory structures, such as picnic tables and hitching posts.

4. Not a Part Area

Approximately 14 acres along Valley Center Road are not included in the Conservation Bank. This property is regulated by the existing General Plan designation of Rural I (RI), which allows low density residential uses up to one dwelling unit per four acres. Future development on this site shall be evaluated to insure that a trailhead and adequate public access to the Valley Center Road parking area is maintained.

IV. Access and Circulation

A. Access and Circulation Policies

1. Public or private access through Daley Ranch to serve private property shall generally not be allowed unless otherwise established by entitlements granted prior to the establishment of the Conservation Bank. Limited encroachments such as access easements at the perimeter of Daley Ranch may be allowable to avoid extensive grading, habitat removal or visual impact, subject to City and wildlife agency approval on a case-by-case basis.
2. Monitor development applications for adjacent properties to insure that adequate emergency access from Daley Ranch, as well as access to public parking and trailheads at the Daley Ranch perimeter, is maintained.
3. On-site road and trail improvements should minimize grading and habitat removal, and be constructed of the minimum width and surfacing to accommodate safe vehicular and emergency access. Interior roads are intended for use by authorized maintenance and emergency vehicles and shuttle services only. Private vehicles are

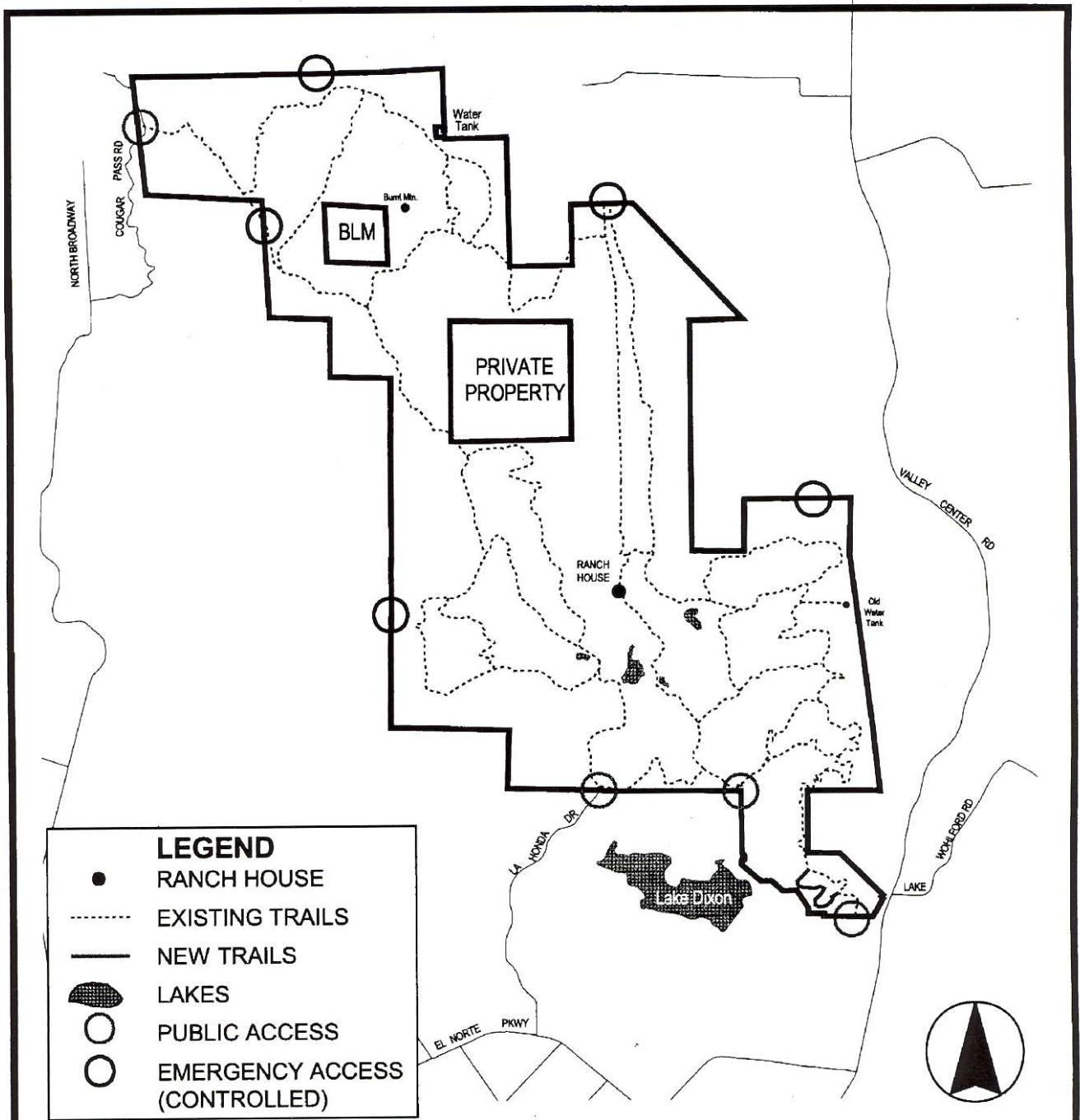
prohibited within Daley Ranch, except as authorized by special arrangement with the City park rangers.

4. Encourage the use of alternative means of access such as a shuttle service, to maximize access by all members of the community while minimizing conflicts between vehicles and trail users and reducing potential disturbance of habitat areas by private vehicles.
5. Continually evaluate the accessibility of Daley Ranch to insure that all members of the community have an opportunity to enjoy the variety of experiences available. Monitor shuttle utilization and demand.
6. Concentrate parking areas at public entry points along La Honda Drive, Valley Center Road and Cougar Pass Road, and encourage equestrians with trailers to park at the Valley Center Road equestrian center.
7. On a case by case basis, consider individual requests for special access controls and gates for abutting private properties, where proposed land uses are compatible with the conservation bank.
8. Monitor trail use to determine whether refinements to the multi-use trail policy and use regulations are warranted.
9. Encourage cooperation with owners of existing utility easements to minimize disturbance caused by maintenance activities.
10. Public entries shall be managed and gated to control unauthorized vehicular access.

B. Roads

Offsite: As shown on Figure 6 - Circulation and Trails Map, Daley Ranch has access from three public roads. La Honda Drive provides the main access point on the south; this two-lane paved road also provides access to Lake Dixon. La Honda Drive is narrow and winding, and has no sidewalks. Any proposed intensification of use at Daley Ranch will warrant a traffic study to determine the need for additional road improvements.

Cougar Pass Road is an unpaved road that actually comes onto the ranch in the very northwest corner of the site; most of Cougar Pass Road is within the County. A small portion of the ranch property also abuts Valley Center Road on the southeast corner of the site. Since the existing flood control channel provides a physical barrier separating Valley Center Road



DALEY RANCH MASTER PLAN
FIGURE 6 - CIRCULATION AND TRAILS MAP

from the rest of the Daley Ranch property, direct access is provided across the City-owned Dixon Lake property immediately adjacent to the south. No other Circulation Element Roads serving the ranch are anticipated by the General Plan Circulation Element.

Several properties abutting Daley Ranch have existing private roads and driveways that lead up to or near the Daley Ranch property line. Such locations are not considered public access points. Due to topographical constraints, future development of abutting properties may propose minor encroachments at the extreme borders of Daley Ranch for the construction of access roads in order to minimize grading impacts. Such requests will be negotiated on a case-by-case basis with the City, upon consultation with CDFG and USFWS, with the resulting road easement area, associated graded slopes, and acreage between the road and private property removed from the available Conservation Bank credits.

Onsite: All roads on the ranch were built to serve the ranch activities and do not meet today's standards for public roads. These roads have natural material surfaces and are typically 10-12 foot in width. There are approximately 20 miles of this type of road on Daley Ranch. These roads also serve as the recreational use trails. The main road between La Honda Drive and the ranch house is the only road that has any type of surfacing, consisting of some type of compacted material that has been oiled. The width of this road varies from 20 feet wide to as little as 12 foot wide where it goes through an oak woodland and wetlands area. The distance from the main gate to the ranch house is approximately 1.5 miles. All public and emergency access points are depicted on Figure 6 - Circulation and Trails Map.

The conservation agreement allows existing roads to remain, and allows new roads to be constructed upon consultation with the wildlife agencies. As currently constructed, the main road between the ranch house and La Honda Drive is suitable for use by maintenance vehicles and shuttle service. Access by private vehicles is not allowed due to the narrow width, need for enforcement and control measures to protect sensitive areas, and potential conflicts with recreational trail use. To maintain the biological value and character of the property as a conservation area, visitors will park outside Daley Ranch. Limited access by private vehicles may be permitted by special arrangement to accommodate special needs.

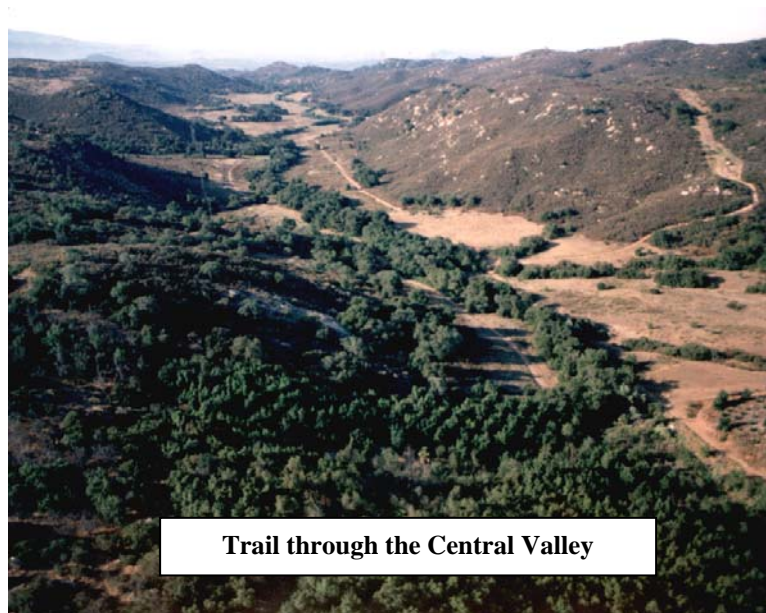
Shuttle service is provided on a limited basis to facilitate access to the ranch house area. Shuttle utilization will be monitored to determine the demand for increased service or alternative vehicular access. The Master Plan will be reviewed every five years, and at such time as the ranch house is made available for public use, to determine whether additional road improvements are needed. Appropriate mitigation will be required in

accordance with recommendations of the wildlife agencies. The City anticipates using credits from the Daley Ranch Conservation Bank for mitigation, should the road improvements affecting biological resources be constructed.

The park rangers and the caretaker will monitor the condition of all roads and trails on a monthly basis. On an annual basis, the City's Public Works Department staff will inspect the condition of all roads and trails. Repair work will be scheduled, as conditions require. The majority of the repair work will be done by City staff, but it is the City's intent to utilize volunteers to do various trail maintenance projects that require only hand labor. These projects will vary from repair of eroded areas to cutting back overgrown vegetation along the trails. In all cases, this work will be done under the supervision of a park ranger. Repair work involving reconfiguration and regrading of trails will require consultation with the City Planning Division to insure that biological and archaeological resources are not negatively affected.

C. Trails

The existing trails on Daley Ranch vary from the 12-foot wide multi-purpose service roads to single track trails. Presently there are seven trails that have been named and marked. Most of these are loops that bring the user back to the starting point. The trails range from 1.4 miles up to 5.5 miles. They provide a wide variety of experiences since there are significant changes in elevation on most trails. All trails are designated as multi-use and are posted with the international yield signs. Additional existing trails are proposed to remain as shown on Figure 6 - Circulation



Trail through the Central Valley

and Trails Map. Only trails that are mapped and provided with visible trail markers or signs are intended for public use. To prevent visitors from using other secondary trails which are not intended or maintained for public access, a physical barrier such as a split rail fence or planting of thorny vegetation may be installed, to allow such unmaintained trails to revegetate naturally. Signs may be posted when necessary to discourage use of unmaintained trails.

The Master Plan does not propose to construct any new trails except for a short section on the Caballo Trail. This trail has a very steep section that is difficult for horses to use safely. Since this trail has an excellent public parking lot located off Valley Center Road that can accommodate trucks and horse trailers, it is desirable to improve this trail. It is anticipated that about 1,650 feet of new trail that is four feet wide would be cut into the existing chaparral vegetation. The trail will be constructed under the supervision of the park rangers to minimize slope heights and vegetation removal. Appropriate mitigation would be provided by utilization of credits from the Daley Ranch Conservation Bank.

D. Emergency Access

Daley Ranch has four points of public access; these include access from the three public roads as well as access from the northeastern Lake Dixon parking lot. In addition, there are a number of access points onto adjacent private property that can be used in emergencies, as shown on Exhibit 6 - Circulation and Trails Map. These occur on the west, north and east sides of the ranch. The service roads within the ranch provide access to these points and there are locked gates at the property line to control unauthorized access. All agencies that may have a need to drive emergency vehicles through these gates have been given keys to the locks.

E. Utility Easements

The San Diego Gas and Electric Company (SDG&E) has an existing easement on the Daley Ranch property. The easement provides them with access rights to maintain the poles and overhead electric lines as well as the underground high-pressure gas main. These utilities generally run in a north - south direction through the site. SDG&E routinely inspects their equipment. Maintenance responsibilities include some minor grading of roads to access the equipment.

F. Access to Adjacent Properties

The Daley Ranch property line is fenced in critical areas only. The total boundary has never been fenced and there is no expectation that this will be required in the future. Chain link or other wire type fencing has been installed in areas where access needs to be controlled. Gates have been

installed so that emergency vehicles can either access or egress the property. Adjacent property owners have indicated a desire to keep recreational users off their property. Posted public access points to Daley Ranch have been limited to those areas where the ranch abuts a public road or other public property. There are two parcels that are totally surrounded by Daley Ranch that are not owned by the City. The Federal Bureau of Land Management (BLM) owns one parcel and a private individual owns the other. At this time there are no plans to provide public access to either property. The BLM parcel is designated for protective disposal under the Recreational and Public Purposes Act (RPP A). Disposal of this parcel to a public agency for public recreational purposes is consistent with the RPP A. The City has initiated discussions with BLM regarding potential acquisition of this landlocked parcel to complement the conservation bank and consolidate maintenance responsibilities.

G. Parking

When the ranch was opened to public use in April 1997, there were three existing off-site parking lots designated for public use. These were located on La Honda Drive outside the main gate; along the primitive road at Lake Dixon; and at the Charros arena off Valley Center Road. These have been able to generally serve the public except for peak periods when there is also heavy demand for parking at Lake Dixon. To accommodate equestrians, there is also a need for more horse trailer parking, due to the large amount of space needed to maneuver, park and unload horse trailers. This can be met by directing equestrian users to the Caballo trailhead. There is plenty of parking at this location, but the trail itself needs to be modified to make it more usable for equestrians.

As part of the Master Plan process, opportunities for new public parking areas within the Daley Ranch property were evaluated. Four sites were identified as potentially suitable due to the flat topography and disturbed vegetation in these areas, including three interior sites and one area along Cougar Pass Road. Two sites were located in disturbed chaparral areas along the road between the main gate and the ranch house. Another new lot could be located in the vicinity of the ranch house. None of these interior parking areas are currently proposed, as private vehicles are not allowed within the ranch.

A fourth site for a parking lot is located on the west side of Cougar Pass Road. Although this lot is in a designated Area III (Conservation Area) location, the site has been disturbed in the past, and is mostly annual grasses surrounded by oak woodlands. This site can accommodate approximately 27 cars. It is anticipated that this lot would need to be designed to serve both cars and trucks with horse trailers. This new lot could provide much-improved public access to the north portion of the ranch. Since this site is in Area III, approval would be needed from the

wildlife agencies and Daley Ranch bank credits would be used to provide appropriate mitigation. An equivalent amount of acreage from Area I at the eastern end of Lake Dixon Road could be substituted for the acreage needed for the Cougar Pass parking lot to maintain the amount of credits established by the conservation agreement. By allowing the acreage transfer, the buffer area around the seasonal pond will be increased.

Any new parking area will be designed by a City Engineering Division staff member and approved by the City Engineer. It will also be reviewed and approved by the Director of Planning and Building for conformance with the Conservation Bank Agreement. Anticipated improvements would be minimal, consistent with the overflow parking lot at Lake Dixon. Typical parking lot improvements would be compacted base material or asphalt paving and gated entries, with no lighting. Maintenance of all parking areas will be the responsibility of the City Public Works Department. A Public Works Department representative will make an annual inspection of parking lot conditions.

H. Access for Persons with Disabilities

The Americans with Disabilities Act (ADA) contains regulations that apply to "buildings", including the ranch house; however, there are currently no federal ADA regulations for "park or recreational" type facilities, referred to as "outdoor developed areas", at the federal level. These regulations are currently being formulated in a committee of the federal Architectural and Transportation Barriers Compliance Board, with implementation being at least a year away. There are however, disabled access regulations for outdoor facilities currently in effect at the state level. In general, the regulations require access as noted below:

- Campsites - accessibility for a portion of the facilities
- Picnic areas, day use areas, vista points - must be accessible.
- Sanitary facilities - must be accessible to those public-use areas that are accessible.
- Parking lots - must be provided with accessible parking spaces with access to adjacent paths, walks or trails.

Trails, paths and nature walk areas or portions of these, must be constructed with gradients to permit at least partial use by wheelchair occupants. Hard surface paths or walks must be provided to serve buildings and other functional areas. Nature trails and similar educational and informational areas must be accessible to the blind by the provision of rope guidelines, raised Arabic numerals and symbols for identification, information signs, and related guide and assistance devices.

The Master Plan anticipates conversion of the ranch from its present use as Living quarters for the caretaker to some type of public use, such as an interpretive center or museum. Before this can take place, a number of modifications and improvements will need to be made to the structure. Since the house may be designated as a historical landmark, the specific modifications are not known at this time. As part of the Master Plan implementation, the city intends to hire an architect or structural engineer to evaluate the existing facility and to make recommendations on how to upgrade it with the least negative impact on its historical condition. The Historic Preservation Commission and Friends of Daley Ranch will assist in this evaluation. Additionally, this evaluation is also intended to identify the site's key features and viewpoints that can be modified or improved to provide full accessibility.

V. Infrastructure

A. Infrastructure Policies

1. Future extensions of water and sewer facilities are not currently proposed to serve land uses anticipated by the Master Plan. Potential improvements such as a caretaker's quarters are anticipated to be served by a septic system.
2. Future uses allowed by the Conservation Agreement but not currently proposed will require subsequent analysis to evaluate the potential need for service expansions or modifications, and may warrant subsequent environmental review.
3. Opportunities to improve communications for emergency services should be evaluated.

B. Water

The ranch has no service from a public water district. There are several wells on the site. The only active well is near the ranch house, providing water to the ranch house and the surrounding landscape. Although the water meets the standards of potable water, it has a "funny" taste. The caretaker uses bottled water to drink and cook. There are no plans to provide potable water for the public from this well. If needed, bottled water will be set up at appropriate locations on an "as needed" basis. Potable water is available at the Caballo trailhead and Lake Dixon.

C. Sewage

There are no public sewer lines on the ranch. The ranch house has a septic system. This system was repaired during the spring of 1997 and should be in good condition at this time. If it is determined that a new caretakers house should be built, it will need a separate septic system.

D. Utilities

The ranch house is heated with natural gas from SDG&E. The electrical service is also from SDG&E. There is telephone service to the caretakers quarters and a public pay phone is available near the ranch house.

VI. Management

A. General Oversight

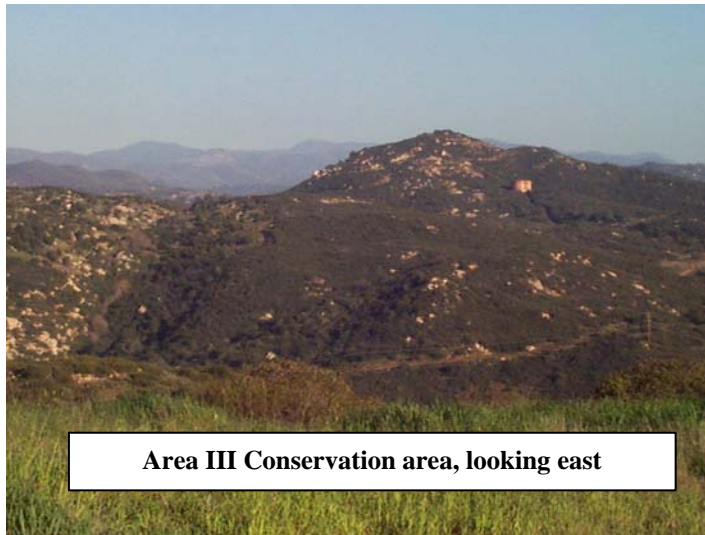
The Public Works Department, Lakes Division will have management responsibility for day to day activities. Funds for annual operation and maintenance expenses are included in the Lakes Division budget. The 1997-1998 fiscal year budget is \$80,000. The fiscal year is from July 1 to June 30. The Lakes Division is also responsible for Lake Dixon and the park ranger program. Lake Dixon has staff on site 24 hours per day, seven days per week.

The ranch caretaker reports to the Lakes Supervisor. The caretaker will be on site 24 hours per day, except Saturdays. The caretaker is responsible for patrolling the site on a daily basis. The caretaker checks all access points to verify gates are locked and no unauthorized vehicles are on site. He is available to answer questions from the public and to assist them in properly using the site. The caretaker verifies that no unauthorized uses are taking place. Daily maintenance of the ranch house and the surrounding landscape is also done by the caretaker. Park rangers are available from Dixon Lake on an "as needed" basis. The rangers are scheduled to patrol Daley Ranch on weekends, holidays or during special events. A Volunteer Patrol has been organized. Approximately 35 people went through the training program and are scheduled to patrol mostly on weekends and holidays.

B. Habitat Monitoring

The City will prepare a habitat monitoring report on an annual basis or as otherwise required by the City's MHCP Subarea Plan. The monitoring will be done by qualified professional personnel. The report will be given to the City Council and will be available for public review and comment. The city intends to involve and utilize the talents of volunteers whenever

possible. A number of groups and organizations have indicated a willingness to participate in this activity. The methodology will include a field inspection along existing trails, a review and comparison of baseline conditions contained in the 1995 Biological Resources Assessment, and a letter report documenting observations and recommendations. Findings shall be mapped in the report. The report shall be transmitted to the wildlife agencies by April for the prior calendar year.



C. Habitat Restoration

The Conservation Agreement establishes a restoration Fund, to be funded by sales of conservation credits. The agreement obligates the City to perform habitat restoration in areas where degradation has occurred due to poor management oversight. While not required by the agreement, other opportunities exist for habitat restoration. These include enhancement of wetlands, and reintroduction of native species to replace the grasslands along the central valley. Implementation of such voluntary programs would likely come from volunteer resources and funded by sources other than the City. Controlled burns in selected areas may be another tool to enhance habitat restoration; however this method appears to have limited potential due to the proximity of surrounding land uses.

D. Trail Maintenance

Trails are routinely inspected by the parks rangers and caretaker as part of their daily patrols. Trail maintenance will primarily focus on the minimum corrective measures needed to maintain adequate emergency access, control erosion and prevent habitat degradation.

E. Invasive Plant Removal Program

Although there are not a lot of exotic plants on site at this time, it is the intent of the city to closely monitor this type of plant material so that it does not get out of hand. The city will also implement an invasive plant material removal program (see Appendix 3 - Exotic Plant Control Program). Again, qualified professionals will lead volunteers in the actual work program. It is anticipated that this can be accomplished with a once per spring and once per fall effort.

F. Predator Control

No predator control measures are proposed.

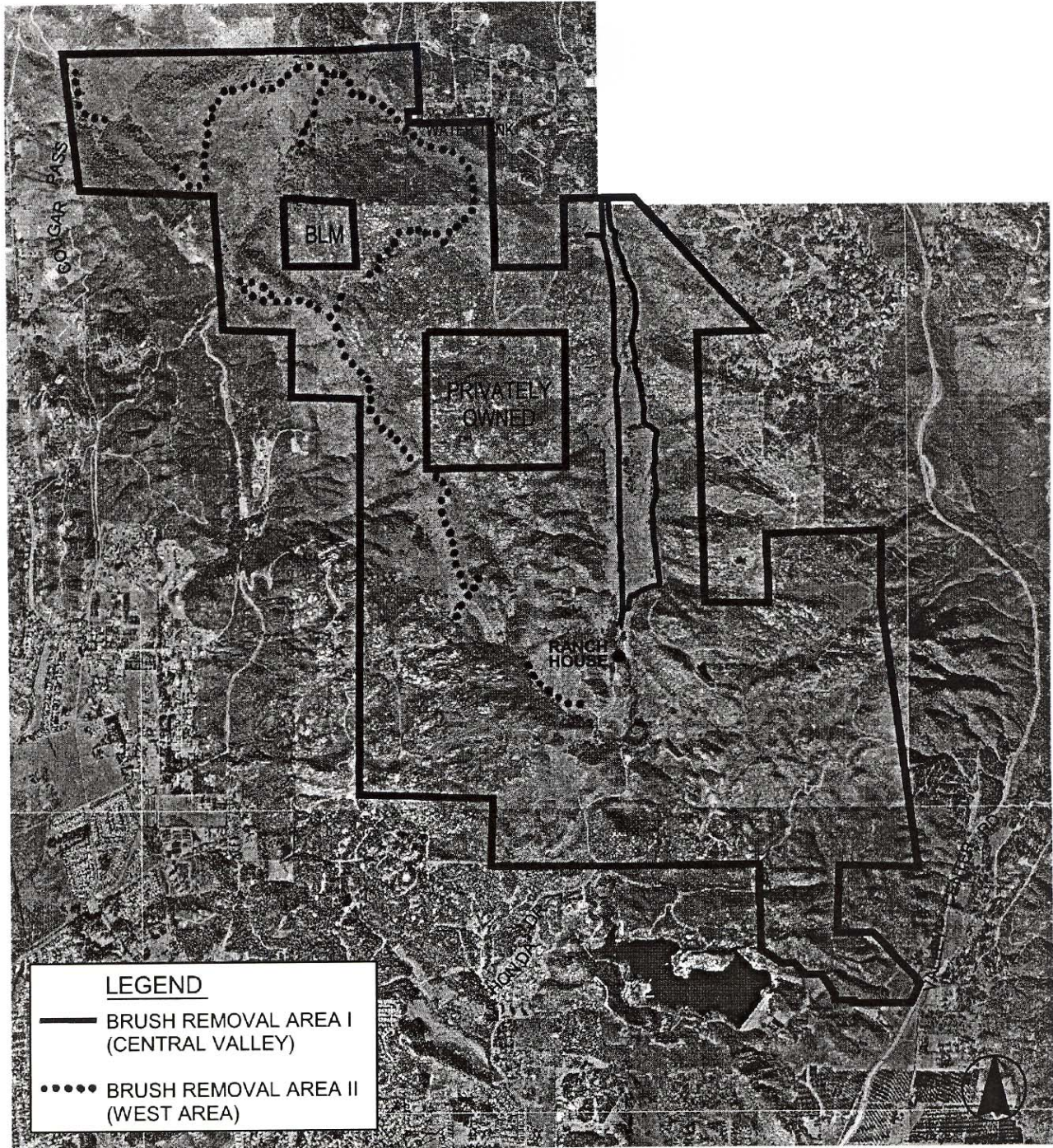
G. Security

Site security is generally provided by the on-site caretaker and random patrols by the park rangers. Due to the remoteness of the ranch house, it appears that there will always be a need for an on-site caretaker. If the existing ranch house is converted to some other public use, a replacement caretaker's home should be constructed in the general area of the existing ranch house. Additional security will be provided by the Volunteer Patrol, utilizing the services of volunteers trained by the City to assist in the enforcement of operational rules. Park rangers have the authority to write citations for rules violations. The ranch is within the city limits of the City of Escondido. Therefore it is the responsibility of the Escondido Police Department to respond to any emergencies.

H. Brush Management and Fire Protection

The Escondido Fire Department will monitor the site for any fire hazards. The Fire Chief has identified which existing roads need to be kept to provide emergency service. In order to effectively fight a fire and to protect the firemen and equipment involved, adequate clearance area is needed for equipment staging and vehicle maneuvering. The Fire Chief has determined that it will be necessary to keep the vegetation along the roads cut back approximately 15 feet on either side of the road in selected areas, as identified on Figure 7 - Brush Removal Plan. This will not be possible in some areas due to the adjacent slopes and type of vegetation.

Therefore, this will be accomplished by mowing the vegetation in the flat, grassy areas and by pruning trees within this clearance area to allow a 14-16 foot high vertical clearance. Vegetation types that will most likely be impacted are coastal sage scrub, chaparral and grasslands. Oak woodlands and riparian areas will not be affected.



DALEY RANCH MASTER PLAN

FIGURE 7 - BRUSH REMOVAL PLAN

The brush removal plan generally reflects historical clearing and mowing activities conducted by the previous owner and easement holders. The central valley loop has been historically mowed by SDG&E to maintain access to their equipment. The mowing in the western area also reflects a historic agreement between the City and previous property owner to maintain certain roads. The Fire Department anticipates the need to mow designated areas annually, and will coordinate the timing of mowing operations with the wildlife agencies to minimize disturbance to wildlife and plants. Controlled burns are not anticipated as a fire protection measure, although such actions may have limited application as a habitat restoration measure.

VII. Financing

A. Acquisition Costs and Financing

As described in Section I.e., the City purchased the water and sewer rights from Shea Homes at present value (1997) to prevent further escalation at a high interest rate, and issued bonds to finance the purchase at a lower interest rate, thereby incurring a significant present value savings. The total payment for the acquisition was \$21 million. This included the sewer bond refinancing (\$14.28 million), water bond acquisition (\$4.22 million), and the \$2.5 million balance attributable to the land value.

B. Improvement Costs

Capital improvements anticipated as part of the Master Plan implementation are limited in scope. These include the following:

- Modifications to the ranch house and other existing structures for public use
- Construction of caretakers quarters
- Incidental structures, such as signs, information kiosks and shade structures
- Improvements to accommodate persons with disabilities
- Parking areas and associated road improvements.

Such improvements are anticipated to be accomplished incrementally as funding becomes available.

C. Operation and Maintenance Costs

The City of Escondido is responsible for ongoing operation and maintenance costs. These responsibilities include enforcement and security, brush removal activities for fire prevention, habitat restoration of degraded areas, and annual biological monitoring responsibilities as

established by the Conservation Agreement. These responsibilities will be accomplished through a combination of staff and volunteer resources, General Fund revenue (not to exceed \$80,000 per year), and Endowment and Restoration Funds set aside by the sale of conservation credits. Additional operational costs would be incurred with continued and expanded operation of the shuttle service.

D. Potential Funding Sources

1. Non-profit Corporation - A non-profit 501 (c) (3) corporation, the Friends of Daley Ranch, has been established for charitable and educational purposes to benefit Daley Ranch. Specifically, the purposes of the corporation include the preservation and enhancement of Daley Ranch and surrounding lands and resources for scientific, educational, historical, cultural, recreational, ecological, scenic and open space purposes; and the establishment and operation of preservation, restoration and enhancement programs. While the City will retain land use authority regarding all proposed activity on Daley Ranch, the Friends of Daley Ranch may assist the City in accomplishing and expediting the improvements and programs anticipated by the Master Plan. The City will work cooperatively with the Friends of Daley Ranch regarding future improvements and activities, including consultation and staff assistance upon request.
2. Grants - Grant funding provides an additional opportunity to finance improvements and programs at Daley Ranch. City staff will monitor available grant programs and seek City Council direction to pursue grant applications when appropriate.
3. User Fees - User fees represent a revenue generating opportunity for Daley Ranch. Typical user fees could include parking fees, entrance fees, fees for special activities such as camping, horseback riding, shuttle service and concessions. Such fees require a method of collection and enforcement. The City Council establishes policies regarding user fees and concessions. No fees are proposed at this time, and the Master Plan implementation does not rely upon the collection of user fees.
4. Conservation Bank Revenue - The Conservation Agreement establishes the authority for the City to sell conservation credits. The City Council retains sole authority to determine the credit sales price. Per the agreement, sales revenue in excess of the amount set aside for the Endowment and Restoration funds may be used by the City at the discretion of the City Council.

5. MHCP Regional Funding - A Financing Plan will be required as part of the MHCP and City Subarea Plan; components of the Financing Plan will include a regional strategy for acquisition, management and biological monitoring. While the acquisition and management responsibilities for Daley Ranch did not rely upon anticipated reimbursement from the MHCP, Daley Ranch functions as a critical contribution to the regional habitat conservation effort. As such, consideration of potential reimbursement strategies as part of the MHCP financing plan may be warranted.

E. Conservation Bank Transactions

The City Planning Division is responsible for tracking all Conservation Bank transactions including notification to the wildlife agencies, recording the number and type of credits sold, the allocation of sales revenue to the appropriate account, and preparation of a ledger system to track and report credit sales. The Finance Department has established separate accounts to track revenue in the Endowment and Restoration Funds. Expenditures from these funds are governed by the Conservation Agreement and require authorization in accordance with City administrative procedures.

VIII. Implementation

The Master Plan is anticipated as a feasible concept with possible directions for City policy - not as a precisely designed plan that needs to be fully implemented in a few years. Specific land use proposals, improvements and requests for special activities shall be reviewed for consistency with the Master Plan and Conservation Agreement, and may require subsequent environmental review. The Master Plan should be reviewed every five years to update the Master Plan as necessary.

A. Use Interpretations and Agency Coordination

Proposed land uses and activities shall be consistent with the Land Use Compatibility Matrix (Appendix 1) as determined by the Director of Planning and Building ("Director"). Uses not specifically identified in the matrix but which are consistent with permitted uses may be allowable subject to a Statement of Compatibility determination from the wildlife agencies (CDFG and USFWS), as outlined in the matrix. The Director may consult with City Boards and Commissions, the Friends of Daley Ranch, or other advisory group prior to a determination, and may forward specific requests to the City Council.

B. Environmental Review

Proposed uses, activities and improvements to implement the Master Plan shall require environmental review. Direct impacts to biological resources shall be mitigated in accordance with recommendations of the wildlife agencies or as subsequently modified by the MHCP and City Subarea Plan, and consistent with the "no net loss" policy for wetlands. The Master Plan anticipates that credits from the Daley Ranch Bank will be utilized as mitigation.

C. Special Events

Special events may include activities such as organized hikes, bicycle tours, group horseback riding and athletic events. Special events are coordinated through the Community Services Department upon consultation with the Planning Division to determine consistency with the Conservation Agreement. Requests that affect the general public use of the property, such as closure of trails for a specified use, shall require a facility use permit and provide insurance to the satisfaction of the City Attorney.

D. Amendments

Over time, various sections of the Daley Ranch Master Plan may need to be revised. The policies presented in the Master Plan are intended to allow some degree of flexibility, while insuring that the property maintains its value as a habitat conservation area. Proposed amendments to the Master Plan may require subsequent environmental review and shall consider the following criteria:

1. Consistency with the General Plan
2. Consistency with intent of the Conservation Bank Implementation Agreement
3. Consistency with the policies and guidelines of the NCCP, including the Multiple Habitat Conservation Plan and City Subarea Plan
4. Protection of sensitive environmental and scenic resources
5. Compatibility with surrounding land uses

Amendments shall be forwarded to City Boards and Commissions and other public interest groups as deemed appropriate by the Director p110r to forwarding to the City Council for final action at a noticed public hearing.

E. Research Projects

The City encourages activities at Daley Ranch that provide an educational benefit. Such activities may necessitate that qualified individuals are able to leave established trails for research purposes. Written permission from the City Planning Division is required for such activities, utilizing the form provided in Appendix 4 - Daley Ranch Application for Research or Project, along with a waiver of liability. The City will notify the wildlife agencies regarding of all approved research projects at Daley Ranch, and will forward the findings of any studies when available. Consultation with the wildlife agencies may be required prior to approval of any research activities.

Historic Features on Daley Ranch



Old kiln



Wagon wheel bridge feature



Bunkhouse



Stone fireplace inside ranch house



Old ranch house

**DALEY RANCH MASTER PLAN
APPENDIX 1**

LAND USE COMPATIBILITY MATRIX

The land uses listed on the attached table are considered compatible with the Daley Ranch Conservation Bank for each area as defined below and as depicted on the Area Map Exhibit:

Area I (Recreational Park Use Area) – This area is intended for active park and recreational uses and associated public facilities which are compatible with adjacent natural and conservation areas.

Area II (Natural Park Area) – This area is intended to provide limited low intensity recreational opportunities in confined locations which are compatible with and maintain the natural character and habitat value of the surrounding property. No Mitigation Credits are initially attributed to acreage within this area; however, upon completion of a Master Plan for the Subject Property, acreage exclusive of Permitted and/or Conditionally Appropriate use areas may be considered at a future date for inclusion in a conservation bank with Mitigation Credits to be determined in accordance with prevailing State and Federal resource protection policies.

Area III (Conservation Area) – This area is intended as an open space and habitat conservation area with limited public access for passive recreational uses along established roads and trails. All acreage within this area is included in a conservation bank in accordance with State and Federal resource protection policies.

C (Conditionally Appropriate) – Use may be permissible upon referral to the U. S. Fish and Wildlife Service and the California Department of Fish and Game regarding specific locations, site design and operational characteristics, as determined by a Statement of Compatibility.

Equestrian Staging Area – An area located near a trailhead intended for use by equestrians, and which is designated for parking, unloading of horse trailers, and saddling of horses; small shade structures may be permitted provided no boarding of horses is allowed.

Historic Monuments and Sites – Identification signs, sculptures or small structures commemorating an event or site feature of historic significance.

NA (Not Allowed) – Use is prohibited within these areas.

Observation Points – Areas designated for scenic overlooks, which may include a trail, small interpretive display, and a bench or small seating area.

P (Permissible) – Use is permitted within these areas.

Passive Recreational Use – Hiking, equestrian riding and non-motorized bicycling.

Statement of Compatibility – A determination made by the U.S. Fish and Wildlife Service and the California Department of Fish and Game regarding compatibility of a proposed use with the ongoing maintenance of a viable conservation bank. Within 30 days of the receipt of notice from the City of Escondido of a proposed use, the agency shall notify the City in writing as to whether the proposed use is compatible, conditionally compatible or incompatible. If the use is not determined to be compatible, within the next 60 days the agency shall provide recommendations for modifying the proposed use to eliminate the incompatibility or cite reasons for denial of the use.

Retreat Center – A rustic, low profile facility including limited lodging and related services.

Trailside Rest Stop – A designated seating area which may include benches or a limited number of picnic tables, and trash receptacles.

Youth Camp Activities – Overnight camping and day use recreational activities for supervised groups of up to 50 people, and confined to specified areas which are not considered to be environmentally sensitive. In Area II, youth camp activities shall be limited to supervised groups of up to 20 people.

LAND USE COMPATIBILITY MATRIX

| LAND USE | AREA I | AREA II | AREA III |
|--|--------|---------|----------|
| 1. Public Recreation Uses: | | | |
| a. Playgrounds | P | C | NA |
| b. Camping Areas: | | | |
| 1. Walk-In | P | C | C** |
| 2. Vehicle (for ADA accessibility only) | P | NA | NA |
| 3. Equestrian | P | C | C** |
| c. Youth Camp Activities | P | C | NA |
| d. Swimming Pools | P | NA | NA |
| e. Boating Areas | NA | NA | NA |
| f. Fishing Activities | NA | NA | NA |
| g. Historic Monuments and Sites | P | P | C |
| h. Retreat Center | P | NA | NA |
| i. Bicycling (Non-Motorized Only): | | | |
| 1. On Existing Roads | P | P | P |
| 2. On Existing Trails | P | P* | P* |
| 3. On New Roads and Trails | P | C | C |
| j. Interpretive Center | P | NA | NA |
| k. Interpretive Displays | P | P | P |
| l. Benches | P | P | P |
| m. Hiking (On Roads and Trails) | P | P | P |
| n. Equestrian Riding | P | P | P |
| 1. On Existing Roads | P | P | P |
| 2. On Existing Trails | P | P* | P* |
| 3. On New Roads and Trails | P | C | C |
| o. Equestrian Staging Areas | P | NA | NA |
| p. Observation Points | P | P | P |
| q. Hunting, War Games and Paint Ball Activities | NA | NA | NA |
| r. Special Events: | | | |
| 1. Organized Athletic Events | P | C | C |
| 2. Other Cultural, Entertainment and Recreational Events | P | C | NA |
| s. Trailside Rest Stops | P | P | P |
| t. Habitat Restoration Areas | NA | C | P |

KEY: C = Conditionally Appropriate NA = Not Allowed P = Permissible
 * = To be mapped as part of the Park Master Plan
 ** = Two five-acre hike-in / equestrian camping areas to be identified

| | | | |
|---|---|----|----|
| 2. Parking Areas | P | C | NA |
| 3. Roads and Trails | | | |
| a. Emergency, Maintenance & ADA Required Vehicle Access on Existing Roads and Trails | P | P | P |
| b. New Roads and Trails | P | C | C |
| 4. Fuel Management and Weed Abatement | P | P | C |
| 5. Water Storage & Distribution Systems (Serving On-Site Uses Only) | P | C | NA |
| 6. Communications Facilities (public Safety Only) | P | C | C |
| 7. Accessory Structures (for On-Site Facilities) | | | |
| a. Concession Stands | P | NA | NA |
| b. Maintenance Buildings | P | C | NA |
| c. Rest Room Facilities | P | P | C |
| d. Information & Directional Signs | P | P | P |
| 8. Caretaker & Ranger Housing | P | NA | NA |
| 9. Demonstration Gardens & Orchards | P | C | NA |
| 10. Public Utility Easements | | | |
| a. Existing | P | P | P |
| b. New | P | C | NA |
| 11. Other Existing Easements (for use consistent with intended purpose) | P | P | P |
| 12. Improvements Required for ADA Accessibility | P | P | P |
| 13. Other Uses Determined to be of Reasonably Certain Likeness and Intensity to Compatible Uses | C | C | C |

KEY: C = Conditionally Appropriate NA = Not Allowed P = Permissible
* = To be mapped as part of the Park Master Plan
** = Two five-acre hike-in / equestrian camping areas to be identified

DALEY RANCH MASTER PLAN

APPENDIX 2

VASCULAR PLANTS OF THE DALEY RANCH

James Dillane June 29, 1998

| | | | | | |
|-------------------------|-----|-----|---------------------|-----|-----|
| Native plants | 299 | 71% | 1995 EIR plant list | 239 | 56% |
| Naturalized non-natives | 120 | 28% | Misidentified | 4 | |
| Total | 419 | | Added species | 184 | 44% |
| | | | Total | 419 | |

Habitats:

| | | | |
|------|-----------------------|-----|------------------------------|
| ng | native grassland | css | diegan coastal sage scrub |
| nng | non-native grassland | smc | southern mixed chaparral |
| dist | disturbed | low | coast live oak woodland |
| sws | southern willow scrub | oew | open Engelmann oak woodland |
| fwm | freshwater marsh | dow | dense Engelmann oak woodland |
| rs | riparian scrub | | |

Lists:

- a 1983 EIR plant list
- b October 1995 EIR plant list
- () indicates that the plant was incorrectly identified.
- + additions to 1995 plant list by Dillane since April, 1997

Verification:

- x not observed
- o observed but not checked
- k keyed
- ? not observed: probable misidentification
- v recognized in the field
- / tentative identification without all plant parts present

Rare and Endangered Species Lists, California Native Plant Society

List 1B Plants rare, threatened, or endangered in California and elsewhere

| | |
|--|-------------------------|
| <i>Brodiaea orcuttii</i> | Orcutt's brodiaea |
| <i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i> | summer holly |
| <i>Horkelia truncata</i> | Ramona horkelia |
| <i>Lepidium virginicum</i> var. <i>robinsonii</i> | Robinson's pepper-grass |

List 4 Plants of limited distribution - a watch list

| | |
|--|---------------------------|
| <i>Chorizanthe procumbens</i> | prostrate spineflower |
| <i>Holocarpha virgata</i> ssp. <i>elongata</i> | graceful tarplant |
| <i>Machaeranthera juncea</i> | rush-like bristleweed |
| <i>Ophioglossum californicum</i> | California adder's-tongue |
| <i>Selaginella cinerascens</i> | ashy spike-moss |
| <i>Quercus englemanni</i> | Englemann oak |

LYCOPODIAE

| Plant (* naturalized non-natives) | Common Name | Habitat | List | Verification |
|-----------------------------------|----------------------|---------|------|--------------|
| ISOETACEAE Quillwort Family | | | | |
| Isoetes orcuttii | Orcutt's quillwort | smc | + | k |
| SELAGINACEAE Spike-Moss Family | | | | |
| Selaginella biglovii | Bigelow's spike-moss | smc | ab | v |
| Selaginella cinerascens | ashy spike-moss | css | ab | v |
| List 4 | | | | |

EQUISETAE

| | | | | |
|-------------------------------|----------------------|-----|----|---|
| EQUISETACEAE Horsetail Family | | | | |
| Equisetum laevigatum | smooth scouring-rush | low | ab | x |

FILACAE

| | | | | |
|--------------------------------|-------------------|----------|----|---|
| DRYOPTERACEAE Wood Fern Family | | | | |
| Dryopteris arguta | coastal wood-fern | low, dew | ab | v |

| | | | | | |
|--|-----------------------|---------------------------|---------|----|---|
| MARSELiaceae | Marselia Family | | | | |
| Marselia vestita ssp. vestita | | clover fern | fwm | + | v |
| OPHIOGLOSSACEAE | Adder's Tongue Family | | | | |
| Ophioglossum californicum | | California adder's-tongue | ng, smc | + | v |
| List 4 | | | | | |
| POLYPODIACEAE | Polypody Family | | | | |
| Adiantum jordani | | maidenhair fern | low | + | v |
| Polypodium californicum | | California polypody | smc | + | v |
| PTERIDACEAE | Brake Fern Family | | | | |
| Aspidotis californica | | California lace-fern | smc | ab | v |
| Cheilanthes clevelandii | | Cleveland's lip fern | smc | + | v |
| Cheilanthes newberryi | | California cotton-fern | smc | ab | v |
| Pellaea andromedifolia | | coffee fern | smc | + | v |
| Pellaea mucronata | | bird's foot fern | smc | ab | v |
| Pentagramma triangularis ssp. triangularis | | goldenback fern | smc | ab | v |
| Pentagramma triangularis ssp. viscosa | | silverback fern | smc | + | v |

ANGIOSPERMAE (DICOTYLEDONES)

| | | | | | |
|--------------------------------------|------------------|--------------------------|-----------|------|----|
| AMARANTHACEAE | Amaranth Family | | | | |
| Amaranthus albus* | | white tumbleweed | fwm | + | k |
| ANACARDIACEAE | Sumac Family | | | | |
| Malosma laurina | | laurel sumac | smc, css | ab | v |
| Rhus integrifolia | | lemonade-berry | smc | ab | v |
| Rhus ovata | | sugar bush | smc, css | + | v |
| Rhus trilobata | | basket bush / squaw bush | smc, low | ab | v |
| Schinus molle* | | Peruvian pepper tree | nng | b | v |
| Shinus terebinthifolius* | | Brazilian pepper tree | dist | + | v |
| Toxicodendron diversilobum | | poison-oak | low, dew | ab | v |
| APIACEAE | Carrot Family | | | | |
| Apiastrum angustifolium | | wild celery | smc, css | b | v |
| Apium graveolens* | | common celery | low | + | k |
| Bowlesia incana | | bowlesia | smc, low | ab | v |
| Conium maculatum* | | poison hemlock | smc, low | + | v |
| Daucus pusillus | | rattlesnake weed | css | ab | v |
| Foeniculum vulgare* | | sweet fennel | nng | ab | v |
| Sanicula arguta | | sharp-tooth sanicle | smc, css | b | k |
| Sanicula bipinnatifida | | purple sanicle | low, smc | + | k |
| Sanicula tuberosa | | turkey-pea sanicle | smc | + | /k |
| Tauschia arguta | | southern tauschia | smc | ab | v |
| Torilis arvensis* | | hedge-parsley | low | + | k |
| ASCLEPIADACEAE | Milkweed Family | | | | |
| Asclepias eriocarpa | | Indian milkweed | smc | (ab) | k |
| Asclepias fascicularis | | narrow-leaved milkweed | low | ab | v |
| ASTERACEAE | Sunflower Family | | | | |
| Achillea millefolium | | yarrow | rs | + | v |
| Acourtia microcephala | | purple heads | css | + | v |
| Ambrosia psilostachya | | western ragweed | smc, css | ab | v |
| Anthemis cotula* | | mayweed | dist | a+ | v |
| Artemisia californica | | coastal sagebrush | css | ab | v |
| Artemisia douglasiana | | mugwort | rs, low | ab | v |
| Aster subulatus var. ligulatus | | slender aster | rs | ab | x |
| Baccharis pilularis | | coyote brush | rs | ab | v |
| Baccharis salicifolia | | mulefat | sws | ab | v |
| Brickellia californica | | California brickellbush | smc | b | v |
| Carduus pycnocephalus* | | Italian thistle | nng, low | + | v |
| Centauria melitensis* | | tochalote / star thistle | dist, nng | ab | v |
| Centauria solstitialis* | | Barnaby's thistle | dist, nng | ab | x |
| Chaenactis artemisiifolia | | white pincushion | css | + | v |
| Chaenactis glabriscula | | yellow pin-cushion | css, smc | ab | v |
| Chamomilla suaveolens* | | pineapple weed | dist, nng | ab | v |
| Chrysanthemum coronarium* | | garland daisy | css | + | v |
| Cirsium occidentale var. occidentale | | cobweb thistle | smc | + | k |

| | | | | |
|--|--------------------------|-----------|------|-----|
| <i>Cirsium occidentale</i> var. <i>californicum</i> | California thistle | css, rs | ab | k |
| <i>Cirsium vulgare</i> * | bull thistle | low | + | k |
| <i>Cnicus benedictus</i> * | blessed thistle | nng | ab | o |
| <i>Conyza canadensis</i> * | horse weed | nng | b | v |
| <i>Cotula coronopifolia</i> * | African brass-buttons | rs | ab | v |
| <i>Cynara cardunculus</i> * | cardo | nng | b | x |
| <i>Erigeron foliosus</i> var. <i>foliosus</i> | leafy daisy / fleabane | css | ab | v |
| <i>Eriophyllum confertiflorum</i> | golden yarrow | css, smc | ab | v |
| <i>Filago californica</i> | California filago | css, smc | ab | k |
| <i>Filago depressa</i> | herba impia | smc, css | + | /k? |
| <i>Filago gallica</i> * | narrow leaf filago | css | ab | k |
| <i>Gazania linearis</i> * | gazania | dist | b | v |
| <i>Gnaphalium bicolor</i> | bicolored cudweed | css | ab | v |
| <i>Gnaphalium californicum</i> | California everlasting | css | ab | v |
| <i>Gnaphalium canascens</i> ssp. <i>beneolens</i> | fragrant everlasting | dist, css | + | k |
| <i>Gnaphalium canascens</i> ssp. <i>microcephalum</i> | small headed everlasting | smc | + | k |
| <i>Gnaphalium luteo-album</i> * | everlasting | dist | + | k |
| <i>Gnaphalium stramineum</i> | cotton-batting plant | rs | ab | k |
| <i>Gutierrezia sarothrae</i> | San Joaquin matchweed | css | b | o |
| <i>Hazardia squarrosa</i> | saw-toothed goldenbush | css | ab | v |
| <i>Hedypnois cretia</i> * | Crete hedypnois | css, nng | ab | v |
| <i>Helianthus annuus</i> ssp. <i>lenticularis</i> * | western sunflower | dist | + | k |
| <i>Hemizonia fasciculata</i> | fascicled tarweed | css, dist | (a)b | v |
| <i>Heterotheca grandiflora</i> | telegraph weed | css, dist | ab | v |
| <i>Holocarpha virgata</i> ssp. <i>elongata</i> | graceful tarplant | css | b | x |
| List 4 | | | | |
| <i>Hypochaeris glabrata</i> * | smooth cat's ear | css, dist | ab | o |
| <i>Isocoma menziesii</i> var. <i>menziesii</i> | coastal goldenbush | css, dist | ab | o |
| <i>Lactuca serriola</i> * | prickly lettuce | dist, nng | b | k |
| <i>Lasthenia californica</i> | coast goldfields | css | ab | v |
| <i>Layia glandulosa</i> | white tidy-tips | css | ab | x |
| <i>Lessingia filaginifolia</i> var. <i>filaginifolia</i> | virgate cudweed aster | css, smc | ab | v |
| <i>Machaeranthera juncea</i> | rush-like bristleweed | smc | + | v |
| List 4 | | | | |
| <i>Madia gracilis</i> | slender tarweed | rs | + | k |
| <i>Osmadenia tenella</i> | southern rosinweed | css | ab | v |
| <i>Picris echioides</i> * | bristly ox-tongue | rs, sws | b | v |
| <i>Pluchia odorata</i> | marsh-fleabane | sws | b | v |
| <i>Porophyllum gracile</i> | odora | css | + | v |
| <i>Rafinesquia californica</i> | California chicory | smc | + | k |
| <i>Senecio vulgaris</i> * | common groundsel | dist, nng | + | v |
| <i>Silybum marianum</i> * | milk thistle | nng | + | v |
| <i>Solidago californica</i> | California goldenrod | ng | + | v |
| <i>Sonchus asper</i> ssp. <i>asper</i> * | prickly sowthistle | dist | a+ | v |
| <i>Sonchus oleraceus</i> * | common sow thistle | dist | a+ | v |
| <i>Stephanomeria virgata</i> | wreathplant | css, dist | ab | o |
| <i>Stylocline gnaphalioides</i> | nest straw | smc | + | k |
| <i>Taraxacum officinale</i> * | dandelion | dist | + | v |
| <i>Tragopogon porrifolius</i> * | salsify | dist | a+ | k |
| <i>Uropappus lindleyi</i> | silver puffs | css | b | x |
| <i>Venegasia carpesioides</i> | Jesuit flower | smc | ab | v |
| <i>Xanthium strumarium</i> * | cockle-bur | rs, sws | ab | v |
| BORAGINACEAE Borage Family | | | | |
| <i>Amsinckia menziesii</i> var. <i>intermedia</i> | common fiddleneck | css | b | k |
| <i>Cryptantha intermedia</i> | common forget-me-not | css, smc | ab | k |
| <i>Cryptantha micromeres</i> | forget-me-not | smc | + | k |
| <i>Cryptantha muricata</i> | prickly cryptantha | smc | + | k |
| <i>Heliotropium curassavicum</i> | wild heliotrope | dist | + | k |
| <i>Pectocarya linearis</i> ssp. <i>ferocula</i> | slender pectocarya | css, smc | + | k |
| <i>Pectocarya penicillata</i> | whinged pectocarya | smc | + | k |
| <i>Plagiobothrys collinus</i> var. <i>fulvescens</i> | popcorn flower | css, smc | + | k |

| | | | | |
|--|------------------------------|--------------|------|----|
| Plagiobothrys nothofulvus | popcorn flower | css | ab | k |
| Plagiobothrys tenellus | slender popcorn flower | smc | + | k |
| BRASSICACEAE Mustard Family | | | | |
| Brassica nigra* | black mustard | dist, nng | ab | ? |
| Brassica rapa* | field mustard | dist | ab | x |
| Capsella bursa-pastoris* | shepherd's purse | nng | b | x |
| Cardamine californica | milk maids | low | b | v |
| Caulanthus heterophyllus | San Diego jewelflower | smc | b | x |
| Coronopus didymus* | lesser wart-cress | dist | ab | v |
| Hirschfeldia incana* | Mediterranean mustard | dist, nng | + | v |
| Lepidium densiflorum var. pubicarpum | pepper-grass | css | + | k |
| Lepidium virginicum var. robinsonii | Robinson's pepper-grass | css | b | k |
| List 1B | | | | |
| Raphanus sativus* | wild radish | dist | ab | v |
| Rorippa nasturtium-aquaticum | water-cress | rs, sws, fwm | ab | v |
| Rorippa palustris var. occidentalis | Pacific yellow-cress | fwm | + | k |
| Sinapis arvensis* | field charlock | dist | + | k |
| Sisymbrium altissimum* | tumble-mustard | dist | ab | x |
| Sisymbrium officinale* | hedge-mustard | dist | ab | k |
| Sisymbrium orientale* | oriental sisymbrium | dist | + | k |
| Thysanocarpus curvipes | lacepod | css | + | k |
| CACTACEAE Cactus Family | | | | |
| Opuntia x occidentalis | western prickly-pear | css | (b) | /k |
| CALLITRICHACEAE Water-Starwart Family | | | | |
| Callitriche marginata | water-starwart | fwm | + | k |
| CAMPANULACEAE Bellflower Family | | | | |
| Triodanis biflora | Venus looking-glass | smc, ng | + | k |
| CANNABACEAE Hemp Family | | | | |
| Cannabis sativa* | marijuana | low | + | v |
| CAPRIFOLIACEAE Honeysuckle Family | | | | |
| Lonicera subspicata | southern honeysuckle | smc, low | ab | v |
| Sambucus mexicana | Mexican elderberry | smc, low | ab | v |
| Symphoricarpos mollis | creeping snowberry | low | + | v |
| CARYOPHYLLACEAE Pink Family | | | | |
| Cerastium glomeratum* | mouse-ear chickweed | sws, rs | ab | o |
| Petrorhagia dubia* | wild carnation | smc, dist | + | k |
| Polycarpon depressum | polycarp | smc | + | v |
| Silene gallica* | windmill pink | css | ab | v |
| Silene lacinata | Indian pink | css, smc | ab | v |
| Spurgula arvensis ssp. arvensis* | starwort | smc | + | k |
| Spurgularia rubra* | red spurry | dist | + | k |
| CHENOPODIACEAE Goosefoot Family | | | | |
| Atriplex semibaccata* | Australian saltbush | dist | ab | v |
| Chenopodium album* | lamb's quarters | dist | + | v |
| Chenopodium ambrosioides* | Mexican tea | dist | (a)+ | /k |
| Chenopodium californicum | California pigweed | dist | ab | v |
| Salsola tragus* | Russian thistle / tumbleweed | dist | b | v |
| CISTACEAE Rock-Rose Family | | | | |
| Helianthemum scoparium | common rock-rose | smc | ab | v |
| Cistus ladanifer* | gum cistus | css | + | k |
| CONVOLVULACEAE Morning-Glory Family | | | | |
| Calystegia macrostegia ssp. tenuifolia | narrow-leaf morning-glory | css, smc | b | v |
| Convolvulus arvensis* | bindweed | nng | ab | v |
| CRASSULACEAE Stonecrop Family | | | | |
| Crassula aquatica | | fwm | + | k |
| Crassula connata | dwarf stonecrop | css, smc | ab | v |
| Dudleya edulis | mission dudleya | css | ab | v |
| Dudleya pulverulenta | chalk lettuce | css | ab | v |
| CUCURBITACEAE Gourd Family | | | | |
| Marah macrocarpus | wild cucumber | css, smc | ab | v |
| CUSCUTACEAE Dodder Family | | | | |
| Cuscuta californica var. californica | dodder | css | + | v |

| | | | | |
|--|-----------------------------|------------------|----|---|
| Cuscuta subinclusa | canyon dodder | smc | ab | v |
| DATISCAEAE | | | | |
| Datisca glomerata | Durango root | low | + | k |
| ELATINACEAE Waterwort Family | | | | |
| Elatine brachysperma | yerba fango | fwm | + | k |
| ERICACEAE Heath Family | | | | |
| Arctostaphylos glandulosa | Eastwood manzanita | smc | b | v |
| Comarostaphylis diversifolia ssp. diversifolia | summer holly | oew | + | v |
| List 1B | | | | |
| Xylococcus bicolor | mission manzanita | smc | ab | v |
| EUPHORBIACEAE Spurge Family | | | | |
| Chamaesyce maculata* | spotted spurge | dist | + | v |
| Chamaesyce polycarpa | golondrina | css, dist | ab | v |
| Eremocarpus setigerus | doveweed | dist, nng | ab | v |
| Ricinus communis* | castor-bean | low | + | v |
| FABACEAE Pea Family | | | | |
| Acacia longifolia* | Sydney golden wattle | css | b | o |
| Albizia lophantha* | plume acacia | smc | + | k |
| Lathyrus vestitus var. alefeldii | wild sweet pea | css, smc | ab | v |
| Lotus argophyllus | silver leaf lotus | css, smc | ab | v |
| Lotus hamatus | San Diego lotus | css, smc | ab | k |
| Lotus purshianus | Spanish clover | rs, dist | ab | v |
| Lotus scoparius var. brevilatus | deerweed | css | + | v |
| Lotus scoparius var. scoparius | deerweed | css | ab | v |
| Lotus strigosus | strigose lotus | dist | ab | k |
| Lupinus bicolor | miniature lupine | css, smc | + | v |
| Lupinus hirsutissimus | stinging lupine | css | + | v |
| Lupinus truncatus | collar lupine | css | ab | v |
| Medicago polymorpha* | bur-clover | dist | ab | v |
| Melilotus alba* | white sweet clover | rs, sws, fwm | ab | x |
| Melilotus indicus* | yellow sweet clover | rs, sws, fwm | ab | v |
| Trifolium ciliolatum | tree clover | ng, smc | + | k |
| Trifolium hirtum* | rose clover | nng | + | k |
| Trifolium microcephalum | maiden clover | smc | + | k |
| Trifolium willdenovii | tomcat clover | smc | + | v |
| Trifolium variegatum | white-tip clover | ng (wet) | + | k |
| Vicia ludoviciana var. ludoviciana | deerpea vetch | smc, ng | + | k |
| Vicia villosa* | winter vetch | rs, ng, nng, smc | ab | k |
| FAGACEAE Oak Family | | | | |
| Quercus x acutidens | hybrid scrub oak | smc | + | k |
| Quercus agrifolia | coast live oak | low | ab | v |
| Quercus berberidifolia | scrub oak | smc | ab | v |
| Quercus berberidifolia x Q. engelmannii | hybrid scrub oak | smc | + | k |
| Quercus englemannii | Englemann oak | dew, oew | ab | v |
| List 4 | | | | |
| GENTIANACEAE Gentian Family | | | | |
| Centaurium venustum | canchalagua | css | ab | v |
| GERANIACEAE Geranium Family | | | | |
| Erodium botrys* | broad-lobed filaree | dist, nng | ab | v |
| Erodium cicutarium* | red-stemmed filaree | dist, css, nng | b | v |
| Erodium mostachum* | white-stemmed filaree | css | ab | v |
| Geranium carolinianum* | Carolina geranium | rs | + | k |
| GROSSULARIACEAE Gooseberry Family | | | | |
| Ribes indecorum | chaparral current | smc | ab | v |
| Ribes speciosum | fuchsia-flowered gooseberry | low | + | v |
| HYDROPHYLLACEAE Waterleaf Family | | | | |
| Eriodictyon crassifolium | thick-leaved yerba santa | smc, css | ab | v |
| Eucrypta chrysanthemifolia | common eucrypta | css | ab | v |
| Nemophila menziesii var. integrifolia | baby blue eyes | dist | + | k |
| Phacelia cicutaria var. hispida | caterpillar phacelia | css | + | v |
| Phacelia distans | wild heliotrope | css, smc | ab | ? |

| | | | | |
|--------------------------------------|--------------------------|--------------|----|----|
| Phacelia parryi | Parry's Pacelia | css | + | v |
| Phacelia ramosissima | branching phacelia | smc, css | ab | v |
| Pholistoma auritum var. auritum | fiesta flower | low | + | k |
| LAMIACEAE Mint Family | | | | |
| Marrubium vulgare* | horehound | low, dist | b | v |
| Monardella lanceolata | mustang mint | ng | + | k |
| Scutellaria tuberosa | Danny's scullcap | smc | + | v |
| Salvia apiana | white sage | css | ab | v |
| Salvia clevelandii | Cleveland's sage | smc | + | v |
| Salvia columbariae | chia | css, smc | ab | v |
| Salvia mellifera | black sage | css, smc | ab | v |
| Salvia x palmeri | Palmer's sage | smc | + | k |
| Stachys ajugoides var. rigida | hedge-nettle | fwm | b | v |
| Trichostema lanceolatum | vinegar weed | ng | + | v |
| LYTHRACEAE Loosestrife Family | | | | |
| Ammannia coccinea | valley red-stem | fwm | + | k |
| Lythrum hyssopifolia* | Hyssop loosestrife | rs | ab | k |
| MALVACEAE Mallow Family | | | | |
| Malacothamnus fasciculatus | mesa bushmallow | css | ab | v |
| Malva parviflora* | cheeseweed | dist | + | v |
| Sidalcea malviflora ssp. sparsifolia | checker bloom | css | ab | v |
| MOLLUGINACEAE Carpet-Weed Family | | | | |
| Mollugo verticillata* | carpet-weed | fwm | + | k |
| MYRTACEAE Myrtle Family | | | | |
| Eucalyptus sp.* | gumtree | dist | b | o |
| NYCTAGINACEAE Four-O'Clock Family | | | | |
| Mirabilis californica | California wishbone bush | css | ab | v |
| OLEACEAE Olive Family | | | | |
| Fraxinus uhdei* | shamel ash | low | + | /v |
| Fraxinus velutina | velvet ash | low | + | /k |
| Olea europa* | olive | dist | ab | v |
| ONAGRACEAE Evening-Primrose Family | | | | |
| Camissonia bistorta | California sun cup | dist | a+ | v |
| Camissonia californica | false-mustard | dist | + | v |
| Camissonia robusta | sun cup | css, smc | + | k |
| Camissonia strigulosa | sun cup | smc | + | k |
| Clarkia epilobioides | canyon godetia | low | + | k |
| Clarkia purpurea ssp. quadrivulnera | winecup clarkia | css, smc | ab | v |
| Clarkia similis | canyon clarkia | smc, low | + | k |
| Epilobium canum ssp. canum | California-fuschia | css, rs | b | k |
| Epilobium ciliatum ssp. ciliatum | willow-herb | sws, fwm, rs | b | k |
| Guara sinuata* | wavey-leaved guara | nng | + | k |
| Oenothera elata ssp. hirsutissima | evening primrose | rs | + | o |
| OXALIDACEAE Wood-Sorrel Family | | | | |
| Oxalis albicans | California wood-sorrel | css | ab | o |
| Oxalis pres-caprae* | Bermuda buttercup | dist | b | v |
| PAEONIACEAE Peony Family | | | | |
| Paeonia californica | California peony | css, smc | ab | v |
| PAPAVERACEAE Poppy Family | | | | |
| Eschscholzia californica | California poppy | smc | + | v |
| PLANTAGINACEAE Plantain Family | | | | |
| Plantago elongata | plantain | smc | + | k |
| Plantago erecta | western plantain | css, smc | ab | k |
| Plantago lanceolata* | English plantain | dist, nng | b | v |
| Plantago major* | common plantain | low | + | k |
| PLATINACEAE Sycamore Family | | | | |
| Platanus racemosa | California sycamore | rs, sws, low | ab | v |
| POLEMONACEAE Phlox Family | | | | |
| Navarretia atractyloides | prickly skunkweed | css, smc | ab | x |
| Navarretia hamata ssp. hamata | hooked skunkweed | css, dist | ab | k |

| | | | | |
|--|-----------------------------|----------------|----|---|
| POLYGONACEAE Buckwheat Family | | | | |
| Chorizanthe fimbriata var. fimbriata | fringed spineflower | css | ab | k |
| Chorizanthe procumbens | prostrate spineflower | smc | + | v |
| List 4 | | | | |
| Eriogonum fasciculatum var. foliosum | California buckwheat | css | ab | o |
| Eriogonum fasciculatum var. polifolium | Rosemary Calif. buckwheat | css | + | v |
| Eriogonum gracile var. gracile | slender wooly buckwheat | css, dist | b | k |
| Polygonum amphibium var. emersum | marsh knotweed, kelp | fwm | + | k |
| Polygonum arenastrum* | common knotweed | dist | + | v |
| Polygonum lapathifolium | willow smartweed | fwm | ab | k |
| Pterostegia drymarioides | granny's hairnet | smc | + | v |
| Rumex conglomeratus* | dock | fws, rs | ab | k |
| Rumex crispus* | curly dock | fwm, rs | ab | k |
| Rumex hymenosepalus | wild rhubarb | fwm, rs | ab | x |
| Rumex salicifolius var. denticulatus | California dock | low | + | k |
| PORTULACACEAE Purslane Family | | | | |
| Calandrinia ciliata | red maids | css | b | v |
| Claytonia parviflora ssp. parviflora | miner's lettuce | low, smc | + | k |
| Claytonia perfoliata ssp. perfoliata | miner's lettuce | low, smc | ab | k |
| PRIMULACEAE Primrose Family | | | | |
| Anagallis arvensis* | scarlet pimpernel | css, dist, nng | ab | v |
| Centunculus minimus | chaffweed | smc (wet) | + | k |
| Dodecatheon clevelandii ssp. clevelandii | shooting star | ng | + | v |
| Samolus parviflorus | water-pimpernel | low | + | k |
| RANUNCULACEAE Crowfoot Family | | | | |
| Clematis pauciflora | ropevine | smc | + | k |
| Clematis ligustifolia | virgin's bower | low | + | k |
| Delphinium parryi ssp. parryi | Parry's larkspur | css | ab | v |
| Ranunculus hebecarpus | pubescent-fruit buttercup | low | + | k |
| Thalictrum fendleri var. polycarpum | meadow rue | low | ab | v |
| RHAMNACEAE Buckthorn Family | | | | |
| Ceanothus crassifolius | hoaryleaf ceanothus | smc | + | v |
| Ceanothus tomentosus | Ramona lilac | smc | ab | v |
| Rhamnus crocea | spiny redberry | smc | ab | v |
| Rhamnus ilicifolia | holly-leaved redberry | smc | ab | v |
| Rhamnus pilosa | hairy-leaved redberry | smc | + | k |
| ROSACEAE Rose Family | | | | |
| Adenostoma fasciculatum | chamise | smc | ab | v |
| Aphanes occidentalis | western lady's-mantle | ng, smc | + | v |
| Cercocarpus minutiflorus | San Diego mountain mahogany | smc | ab | v |
| Heteromeles arbutifolia | toyon | smc, css | ab | v |
| Horkelia cuneata ssp. puberla | mesa horkelia | oew | b | x |
| Horkelia truncate | Ramona horkelia | smc, nng, dist | + | k |
| List 1B | | | | |
| Potentilla glandulosa ssp. glandulosa | sticky cinquefoil | low | ab | v |
| Prunus ilicifolia | holly-leaved cherry | smc | ab | v |
| Pyracantha angustifolia* | pyracantha | sws | + | v |
| Rosa californica | California wild rose | low, sws | ab | v |
| Rubus ursinus | California blackberry | low | + | v |
| RUBIACEAE Madder Family | | | | |
| Galium angustifolium ssp. angustifolium | narrow-leaved bedstraw | css | ab | k |
| Galium aparine* | goose grass | css, low | ab | v |
| Galium nuttallii ssp. nuttallii | Nuttall's bedstraw | smc | ab | v |
| Galium porrigens var. porrigens | climbing bedstraw | sow | + | k |
| SALICACEAE Willow Family | | | | |
| Populus fremontii ssp. fremontii | Fremont cottonwood | low | + | v |
| Salix exigua | sandbar willow | sws | ab | v |
| Salix lasiolepis | arroyo willow | sws, rs | ab | v |
| Salix lucida ssp. lasiandra | golden willow | sws | ab | v |
| SAXIFRAGACEAE Saxifrage Family | | | | |
| Jepsonia parryi | mesa saxifrage | css | b | v |
| Lithophragma affine | woodland star | smc | + | k |

| | | | | |
|--|----------------------------|-----------|------|---|
| Saxifraga californica | California saxifrage | css | ab | v |
| SCROPHULARIACEAE Figwort Family | | | | |
| Antirrhinum nuttallianum | snapdragon | css, smc | a+ | v |
| Castilleja minor ssp. spiralis | Indian paintbrush | rs | + | k |
| Castilleja exserta | purple owl's-clover | css | ab | v |
| Collinsia heterophylla | Chinese houses | low | ab | v |
| Cordylanthus rigidus ssp. setigerus | bird's beak | css, smc | ab | v |
| Keckiella antirrhinoides var. antirrhinoides | yellow bush penstemon | smc | + | v |
| Keckiella cordifolia | heart-leaved penstemon | smc | ab | v |
| Linaria canadensis | blue toadflax | smc | + | v |
| Mimulus aurantiacus | bush monkeyflower | smc, css | ab | v |
| Mimulus brevipipes | wide-throated monkeyflower | smc | ab | v |
| Mimulus cardinalis | scarlet monkeyflower | low | + | v |
| Mimulus floribundas | floriferous monkeyflower | fwm | + | k |
| Mimulus guttatus | common monkeyflower | rs, low | ab | v |
| Penstemon spectabilis | royal penstemon | smc | ab | v |
| Scrophularia californica | California figwort | smc, css | ab | v |
| Veronica anagallis-aquatica* | water speedwell | sws | + | k |
| SOLANACEAE Nightshade Family | | | | |
| Datura wrightii | jimson weed | dist | + | v |
| Nicotiana glauca* | tree tobacco | dist, css | ab | v |
| Solanum americanum* | white nightshade | css, low | ab | v |
| Solanum douglasii | Douglas' nightshade | smc, low | + | k |
| Solanum elaeagnifolium* | white horse-nettle | nng | + | k |
| Solanum parishii | Parish's nightshade | smc | (ab) | k |
| TAMARICACEAE Tamarisk Family | | | | |
| Tamarix parviflora* | small-flowered tamarisk | sws, fwm | ab | o |
| URTICACEAE Nettle Family | | | | |
| Hesperocnide tenella | western nettle | low | + | v |
| Parietaria hespera var. californica | pellitory | smc | + | v |
| VERBENACEAE Vervain Family | | | | |
| Verbena lasiostachys var. lasiostachys | western vervain | low | a+ | k |
| VIOLACEAE Violet Family | | | | |
| Viola pedunculata | johnny jump-up | css | ab | v |

ANGIOSPERMAE (MONOCOTYLEDONES)

| | | | | |
|----------------------------------|-------------------------|--------------|------|----|
| ALISMACEAE Water-Plantain Family | | | | |
| Echinodorus berteroi | burhead | fwm | + | k |
| ARECACEAE Palm Family | | | | |
| Phoenix dactylifera* | Canary Island date palm | low | + | v |
| Washingtonia robusta* | Mexican fan palm | rs | b | v |
| CYPERACEAE Sedge Family | | | | |
| Carex spissa | San Diego sedge | dew, low | b | v |
| Carex triquetra | triangular-fruit sedge | low, sws | ab | v |
| Cyperus erythrorhizos | red-rooted cyperus | low, sws | ab | k |
| Eleocharis acicularis var. bella | needle spike-rush | fwm, sws | ab | k |
| Eleocharis macrostachya | pale spike-rush | fwm, sws | ab | k |
| Eleocharis parishii | Parish's spike-sedge | fwm, rs | + | /k |
| Scirpus acutus var. occidentalis | common tule | fwm | + | k |
| Scirpus californicus | California bulrush | fwm | (a)b | k |
| Scirpus robustus | alkali bulrush | rs | + | k |
| HYDROCHARTACEAE | | | | |
| Najas guadalupensis | common water-nymph | fwm | + | /k |
| IRIDACEAE Iris Family | | | | |
| Sisyrinchium bellum | blue-eyed grass | css | ab | v |
| JUNCACEAE Rush Family | | | | |
| Juncus effuses ssp. Pacificus | pacific rush | low | + | k |
| Juncus bufonius | toad rush | sws, rs, fwm | ab | k |
| Juncus dubius | mariposa rush | rs, fwm | ab | v |
| Juncus mexicanus | Mexican rush | rs, fwm | b | v |
| Juncus oxymiris | pointed rush | rs | + | k |
| Juncus textilis | basket rush | low | + | k |

| | | | | |
|-------------------------------------|----------------------------|----------------|------|----|
| Juncus triformis | Yosemite dwarf-rush | smc(wet), rs | + | k |
| Juncus xiphioides | iris-leaved rush | low, rs | + | /k |
| LEMNACEAE Duckweed Family | | | | |
| Lemna miniscula | lesser duckweed | fwm | + | k |
| LILIACEAE Lily Family | | | | |
| Allium peninsulare var. peninsulare | red-flower onion | low | + | v |
| Bloomeria crocea | golden stars | css | ab | v |
| Brodiaea orcuttii | Orcutt's brodiaea | ng | + | v |
| List 1B | | | | |
| Calochortus splendens | lilac mariposa lily | css | ab | v |
| Calochortus weedii var. weedii | Weed's mariposa lily | css | ab | v |
| Chlorogalum parviflorum | small-flowered amole | css | ab | v |
| Chlorogalum pomeridianum | amole / soap plant | low | + | v |
| Dichelostemma capitatum | blue dicks | css | b | v |
| Muilla maritima | rough muilla | css | ab | v |
| Yucca whipplei | our Lord's candle | css | ab | v |
| Zygadenus fremontii | death camas | smc | + | k |
| ORCHIDACEAE Orchid Family | | | | |
| Piperia cooperi | piperia | low | + | k |
| POACEAE Grass Family | | | | |
| Achnatherum coronatum | giant needlegrass | css | ab | v |
| Agrostis exarata | spike bentgrass | smc, css | ab | k |
| Agrostis viridis* | water bent | fwm | + | k |
| Aristida adscensionis | six-weeks three-awn | css | + | k |
| Aristida divaricata | poverty three-awn | css | ab | ? |
| Aristida purpurea var. purpurea | purple three-awn | css, smc | + | k |
| Arundo donax* | giant reed | rs, fwm | ab | x |
| Avena barbata* | slender oat | nng, dist | ab | v |
| Bothriochloa barbinooides | cane bluestem | css | + | k |
| Brachypodium distachyon* | purple falsebrome | dist, smc | ab | k |
| Briza minor* | little quaking-grass | dist | + | k |
| Bromus carinatus | California brome | dist, nng | ab | o |
| Bromus catharticus* | rescue grass | dist | + | k |
| Bromus diandrus* | ripgut brome | dist | ab | v |
| Bromus hordeaceus* | soft chess | dist, css | ab | k |
| Bromus inermis* | smooth brome | dist, nng | ab | x |
| Bromus madritensis ssp. rubens* | foxtail chess | dist, nng, css | ab | v |
| Calamagrostis koelerioides | reed grass | smc | + | /k |
| Cortaderia selloana* | pampas grass | css | b | v |
| Crypsis schoenoides* | swamp grass | fwm | b | k |
| Cynodon dactylon* | Bermuda grass | dist | ab | v |
| Distichlis spicata | salt grass | sws, fwm | ab | v |
| Echinochloa crus-galli* | barnyard grass | rs | + | k |
| Elymus glaucus | western wild rye | css, smc | ab | v |
| Elytrigia pontica ssp. pontica* | tall wheatgrass | nng, dist | (ab) | k |
| Gastridium ventricosum* | nit grass | css, nng | ab | v |
| Hordeum intercedens | little barley | rs, fwm | ab | x |
| Hordeum murinum ssp. leporinum | wild barley | nng, dist | ab | o |
| Lamarkia aurea* | goldentop | dist, css | ab | v |
| Leymus condensatus | giant wild rye | low | + | v |
| Lolium perenne* | perennial ryegrass | nng, dist | ab | v |
| Melica imperfecta | coast range melic | css, smc | ab | v |
| Muhlenbergia microsperma | annual muhly | css, smc | ab | v |
| Muhlenbergia rigens | deer grass | ng, smc | a+ | v |
| Nassella lepida | foothill needlegrass | css, smc | a+ | k |
| Nassella pulchra | purple needlegrass | ng, css | ab | k |
| Paspalum dilatatum* | dallis grass | low | + | k |
| Paspalum distichum | knot grass | rs | + | k |
| Pennesetum setaceum* | fountain grass | css | b | v |
| Poa annua* | annual bluegrass | nng, dist | ab | v |
| Phalaris minor* | Mediterranean canary grass | nng | + | k |
| Piptatherum miliaceum* | smilo grass | rs | + | v |

| | | | | |
|----------------------------------|----------------------|----------------|----|---|
| Polypogon monspeliensis* | annual beardgrass | dist, rs | a+ | k |
| Rhynchelytrum repens* | Natal grass | ccs, dist | + | v |
| Schismus barbatus* | Mediterranean grass | dist | + | k |
| Sorghum halepense* | Johnsongrass | rs | + | k |
| Vulpia myuros var. hirsuta* | foxtail fescue | nng, smc, dist | + | k |
| Vulpia myuros var. myuros* | rattail fescue | nng, smc | + | k |
| Vulpia octoflora | tufted fescue | smc | ab | x |
| POTAMOGETONACEAE Pondweed Family | | | | |
| Potamogeton illinoensis | shining pondweed | fwm | + | v |
| TYPHACEAE Cattail Family | | | | |
| Typha domingensis | southern cattail | fwm | + | k |
| Typha latifolia | broad-leaved cattail | fwm | ab | k |

DALEY RANCH MASTER PLAN APPENDIX 3

DALEY RANCH EXOTIC PLANT CONTROL PROGRAM

Several species of exotic plants have become established in the Daley Ranch ecosystem. They replace the native species and out-compete them for sunlight, space and nutrients. By removing and controlling these non-natives, native species of plants will improve habitat functions, wildlife quality and values onsite. Improvement in wildlife habitat values should increase the number and diversity of wildlife species in Daley Ranch. When taking all the existing environmental conditions into account relative to developing feasible and effective management practices, an important management strategy for Daley Ranch should involve the long-term control of troublesome, exotic plant species. Not all exotic species have the ability to colonize a site and displace desirable native species. The exotic species that should be targeted for control onsite include tamarisk, wheat grass, pampas grass, and giant reed. Secondary target species are castor bean, tree tobacco and sweet fennel, but others also constitute a threat to native species. The control of these invasive species should be done when funds are available and considered an ongoing program. Management goals and methods for the exotic plant program are described below.

Goals:

1. Within a three-year period, begin to remove all tamarisk, pampas grass, wheat grass and giant reed that is found. Follow up and chemically retreat all potential resprouts over at least a two-year period.
2. After the initial five-year period, conduct follow-up removal and control of the target non-natives on an annual basis over the long term.
3. To the extent feasible during the initial three-year period and over the long term, control the secondary group of target non-natives including castor bean, tree tobacco and sweet fennel.

Methods:

Herbicide use might be necessary to control and completely eradicate the target species. Therefore, herbicide use will be conducted under the supervision of a licensed pest control advisor, who will inspect the site and make recommendations to the State Agriculture Department prior to use of herbicides. Care must be taken not to accidentally spray herbicide (e.g. on a windy day) on any native plants. For other species, hand removal, controlled burning and mowing might be used.

To control giant reed and tamarisk, specimens should be cut near the base in the late summer (i.e. between July and August) and herbicide applied immediately. Resprouts

should be treated in the late summer or fall (i.e. between August and October) before they get over four feet high. In the following spring (i.e. between March and May) and late summer/fall of the next year, herbicide treatment should be conducted each year until the individual specimen is dead. If the resprouts are not treated twice during the follow-up year, the specimens are likely to regrow to their original size.

To control pampas grass, apply herbicide to all green portions of the plant in the late summer/early fall. Prior to spraying the plant, seed heads should be bagged, cut, and removed from the site. If the specimen is over five (5) feet high, it is recommended that the plant be cut near the base (after seed heads are removed) and that herbicide then be applied to the remaining green portions of the cut plant. If the plant is still green a month after the first herbicide application, it should be sprayed again in the fall. In the following spring and late summer/fall of the next year, herbicide should be applied again to the resprouts. This follow-up treatment should be conducted each year until the individual specimen is dead. Wheat grass may be controlled by herbicide or by mowing. It should be cleared a section at a time to reduce the potential for weedy species to become established.

The secondary list of target exotics (castor bean, tree tobacco and sweet fennel) can be hand pulled in that they are small enough and the entire root system can be removed. Large individuals can be cut with a spade. Any seeds found on the ground around the plant location should be bagged and disposed of off-site. Larger specimens should be treated with herbicide under the supervision of a licensed pest control advisor.

Annual follow-up control efforts will occur over the long term to maintain control of any remaining resprouts or new specimens that have volunteered into the site. During each follow-up year, control efforts should occur in the spring and late summer/fall.

With the removal of the exotics, native species should be able to take advantage of available water, space and nutrients and expand naturally into areas that were previously occupied by target exotics. Supplemental planting of native species is not considered necessary; however, if funds are available, revegetation with native grass species can be done. Monitoring of volunteer native plant colonization rates is recommended.

DALEY RANCH MASTER PLAN

APPENDIX 4



CITY OF ESCONDIDO
 Planning Division
 201 North Broadway
 Escondido, CA 92025-2798
 (760) 839-4671

DALEY RANCH CONSERVATION BANK APPLICATION FOR RESEARCH OR PROJECT

| FOR INTERNAL USE ONLY | |
|-----------------------|-------------|
| Action: _____ | Date: _____ |
| Comments: _____ | |
| | |
| By: _____ | |
| Name and Title | |

The Daley Ranch is a valuable resource protection area for the City of Escondido which has been established and approved by the U.S. Fish and Wildlife Service and the California Department of Fish and Game as a conservation bank. The land is rich in species diversity and represents an opportunity to conduct studies on the natural history, ecology, or historical and cultural sites of the preserve. It is also an excellent site for group projects like exotic plant removal, mapping and similar work. The City has the authority to evaluate and approve any requests to conduct studies that will add to the data base of information for the preserve resources or to protect the resources. The City requires a written report on the results of projects in the conservation bank.

Approval by the City is required to conduct research studies or other projects in the conservation bank. Please complete the following for submission to the City. Additional information may be required to evaluate requests.

Title of Project: _____

Principal Investigator/Supervisor

Sponsoring Organization

Name: _____

Name: _____

Address: _____

Address: _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

Telephone: _____
 Area Code _____

Telephone: _____
 Area Code _____

Fax: _____
 Area Code _____

Fax: _____
 Area Code _____

Contact Person: _____

List short description of project. Include dates of work, methodology, findings expected and value of project. (Attachments if necessary.)

List of personnel who will participate in project:

 Applicant's Signature

 Date



CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671

DALEY RANCH CONSERVATION BANK WAIVER/RELEASE OF LIABILITY FOR PARTICIPANTS

Each participant must complete this waiver to conduct a research project.

In consideration of my participation in a Daley Ranch Research Project, I agree to indemnify, release, and hold harmless the City of Escondido ("City") and its officers, agents, and employees from any and all lawsuits, damages, claims, judgments, loss, liability, or expenses arising out of 1) any death or personal injuries or property damage that I may sustain while using property or equipment owned by or under the control of the City, or while participating in any activity sponsored by the City, or 2) any death or injury which results or increases by any action taken to medically treat me. All of the terms above shall apply whether or not the alleged injury is caused by or arises out of any dangerous condition of property, or the alleged negligence or any acts or omissions of the City, or its officers, agents, or employees.

I also understand that the City does not carry insurance to cover participants in the activities in which I am participating. I understand there are risks associated with these activities, and I assume the risk of any injuries that I may sustain during any of the activities.

I have read the above Waiver/Release of Liability and understand it.

 Signature of Participant (of any age) _____
 Date

 Signature of Parent/Guardian (if Participant is a Minor) _____
 Date

EX\359a (Rev. 10/97)

Printed on Recycled Paper



CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671

DALEY RANCH CONSERVATION BANK WAIVER/RELEASE OF LIABILITY FOR PARTICIPANTS

Each participant must complete this waiver to conduct a research project.

In consideration of my participation in a Daley Ranch Research Project, I agree to indemnify, release, and hold harmless the City of Escondido ("City") and its officers, agents, and employees from any and all lawsuits, damages, claims, judgments, loss, liability, or expenses arising out of 1) any death or personal injuries or property damage that I may sustain while using property or equipment owned by or under the control of the City, or while participating in any activity sponsored by the City, or 2) any death or injury which results or increases by any action taken to medically treat me. All of the terms above shall apply whether or not the alleged injury is caused by or arises out of any dangerous condition of property, or the alleged negligence or any acts or omissions of the City, or its officers, agents, or employees.

I also understand that the City does not carry insurance to cover participants in the activities in which I am participating. I understand there are risks associated with these activities, and I assume the risk of any injuries that I may sustain during any of the activities.

I have read the above Waiver/Release of Liability and understand it.

 Signature of Participant (of any age) _____
 Date

 Signature of Parent/Guardian (if Participant is a Minor) _____
 Date

EX\359a (Rev. 10/97)

Printed on Recycled Paper