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Project Name: Lantern Crest/Santee Seniors

I. Background

A. Site Description

Lantern Crest Phases I and II will provide a 360-unit senior congregate care facility and associated buildings on 13.78 acres of the 26.69-acre site. The second phase development began in early May 2013 and is complete. It is uncertain when the third and final phase of Lantern Crest will occur, but will provide a 96-bed senior congregate care facility on 1.82 acres of an 8.22-acre site. Water, sewer, storm water drainage, and all other infrastructure improvements will be incorporated into the proposed project. Among the three Phases, a total of 19.31 acres will be permanently conserved as Open Space.

Design features intended to protect the 19.31-acre Open Space and associated habitat-wildlife values include prohibiting direct lighting into it (e.g., direction, shielding, and/or use of low sodium bulbs), fencing (split rail, a maximum of 4 feet high) along backyards of residential lots located next to the Open Space, signage along the

boundaries of the Open Space, and use of native or non-invasive plant varieties in landscaped areas adjacent to the Open Space.

B. Preserve Vicinity and Location Map(s)

The preserve is located in the City of Santee and is part of the development project's boundary. The preserve is located in the Rattlesnake Mountain Subunit of the City of Santee's Draft Subarea Plan. The preserve is split into two portions, without being 12.91 acres and the other 6.40 acres.

C. Summary of Work Plan

1. Site Work Plan Summary for January 1, 2017 through December 31, 2017

The work plan for the period of January 1, 2017 through December 31, 2017 included the following tasks:

- Monthly site visits and patrols
- Biological monitoring
- Removal of patches of Short-pot Mustard and Tree Tobacco and mapping of Red Brome patches for removal in 2018.

2. Goals accomplished

Preserve biologist, Gretchen Cummings, performed monthly site patrol visits. Biological monitoring occurred in April. An active homeless encampment was identified in the same location, once in May and once in December. Diegan Coastal Sage Scrub is doing well (14-18 inches in height) and the population of San Diego County Viguiera is healthy and stable. Three sensitive wildlife species were observed: the California Gnatcatcher; Rufous-crowned Sparrow; Coast Horned Lizard; and Orange-throated whiptail.

II. Capital Improvements

The open space is part of the original development's site plan. The developer has completed Phase 1 and Phase 2 (to the best of our knowledge). It is uncertain when development of Phase 3 will occur. No capital improvements otherwise occurred in 2017.

III. Biological Monitoring and Reporting

A. Summary of Maintenance and Monitoring

The project biologist, Gretchen Cummings, made twelve site visits during 2017. See attached "2017 Annual Report and 2018 Work Plan for the Lantern Crest Open Space Preserve." Gretchen Cummings performed the biological monitoring during her April visit. During this visit, Gretchen Cummings noted the quality of the habitats, the extent of invasive plants, and checked on the population of San Diego County

Viguiera (*Viguiera laciniata*). Special attention was given to locating any “zero tolerance” weed species previously recorded on the site, namely Red Brome (*Bromus madritensis rubens*). Patches of Red Brome were identified but had already gone to seed (most likely due to all the rain in 2016). These locations were mapped for removal in 2018. The native Diegan Coastal Sage Scrub habitat is doing well with numerous California Sage (*Artemisia californica*) seedlings approximately 14-18 inches in height. The population of San Diego County *Viguiera* on-site is healthy and stable.

A federal protocol survey for the California Gnatcatcher was conducted this year on 26 April, 31 May and 9 June. At least one pair of California Gnatcatcher utilize the site during breeding season for foraging. It should also be noted that a pair was seen incidentally on 28 July, as was an individual that the pair chased off-site to the west into the landscaping. A pair was seen again on 30 November in the vicinity. The next scheduled protocol survey is in 2020.

During the 23 August visit, an Urban Corps crew removed patches of Short-pod Mustard (*Hirschfeldia incana*).

Two active homeless encampments were identified within the preserve this year, one in May and one in December, but both at the same location. All wildlife species are noted during every site visit conducted by Gretchen Cummings. Any sensitive wildlife species locations are mapped with a GPS. Three sensitive wildlife species, the California Gnatcatcher, Rufous-crowned Sparrow, Coast Horned Lizard, and the Orange-throated Whiptail were recorded on the Preserve during 2017.

B. Monitoring Methods and Results

1. Surveys, patrols, vegetation mapping conducted

Monthly site visits and patrols were conducted by Gretchen Cummings.

2. Habitat and Species Conditions

The native Diegan Coastal Sage Scrub habitat is doing well with numerous California Sage seedlings approximately 14-18 inches in height. The population of San Diego County *Viguiera* on-site is healthy and stable.

Three sensitive wildlife species, the California Gnatcatcher, Rufous-crowned Sparrow, Coast Horned Lizard, and the Orange-throated Whiptail were recorded on the Preserve during 2017.

3. Threats to Populations and Habitat

Two active homeless encampments were identified within the preserve this year, one in May and one in December, but both at the same location.

4. Maps/GIS files

See attachments.

IV. Management Update

A. Summary of Property Activities

Monthly visits and site patrols were conducted by preserve biologist, Gretchen Cummings. Biological monitoring occurred during the May visit. Two active homeless encampments were identified within the preserve this year, one in May and one in December, but both at the same location.

B. Remedial Actions in Current Year

Short-pod Mustard was removed and Red Brome was mapped so it can be removed in 2018.

C. Work Plan for 2018

The work plan for 2018 will consist of:

- Contact the Sheriff's Office in January to coordinate removal of illegal encampment;
- Conduct monthly site patrols to remove trash and or/debris, follow up on any illegal human activities, such as off-road vehicle use, and encampments;
- Conduct a biological assessment in May to monitor the health of the native vegetation, qualitatively asses the San Diego Viguiera population, and identify non-native plant populations for removal; and
- Removal of Red Brome (a zero tolerance plant species) and Short-pod Mustard in January/February before they set seed.

V. Public Service

Site visits will continue to monitor for homeless occupation and other unauthorized access.

VI. Adaptive Management Pilot Studies

N/A

VII. Operations Management

A. Financial Summary

In June 2011, a management endowment was funded for a total amount of \$263,993. The principal balance on December 1, 2017 was at \$301,152.25.

The distributable balance of November 30, 2017 was \$5,943. The distributable allocation from the principal and income was \$12,307. After \$11,814.50 was paid to Urban Corps and San Diego Foundation received its fees, the ending distributable balance on November 30, 2017 was \$4,8514.54.

B. Budget for Following Year

The project's Property Analysis Record ("PAR") provides for an annual budget of \$18,153.

VIII. **Summary and Discussion**

Development of the first two phases of the project have concluded, fencing has been installed, and homeless encampments removed and deterred for the last few years. The endowment is now performing, and funding the distributable account of the fund, financially supporting management operations at the site virtually to the level specified in the PAR. Limiting Preserve access is a critical ongoing concern for this Preserve. As funding improves, exotic species removal and graffiti removal can continue at an intensive level.

IX. **References**

Lantern Crest Open Space PAR (Neudecker, 2011)

X. **Attachments**

- Figures 1, 2, 3, and 4 from the Habitat Management Plan (Helix, 2011)
- 2016 Annual Report and 2017 Work Plan for Lantern Crest Open Space Preserve (Gretchen Cummings)