

**BIOLOGICAL RESOURCES AND MSHCP
CONSISTENCY REPORT**

**CENTRAL PLAZA PROJECT
CITY OF LAKE ELSINORE
RIVERSIDE COUNTY, CALIFORNIA**

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LSA Project No. PRP1601



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TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
2.0	PROJECT LOCATION AND DESCRIPTION.....	1
3.0	BACKGROUND.....	1
3.1	Western Riverside County Multiple Species Habitat Conservation Plan.....	1
4.0	METHODS.....	4
4.1	Literature Review.....	4
4.2	Field Surveys.....	5
5.0	RESULTS.....	5
5.1	Existing Land Use.....	5
5.2	Topography and Elevation.....	5
5.3	Soils.....	5
5.4	Vegetation Communities.....	7
5.5	Potential Wetlands and Waters.....	7
5.6	Species Habitat Assessments.....	14
5.7	Species of Special Status.....	14
6.0	MSHCP COMPLIANCE.....	15
6.1	Consistency with MSHCP Objectives for Reserve Assembly.....	17
6.2	Riparian/Riverine and Vernal Pool Requirements.....	19
6.3	Narrow Endemic Plant Species Survey Area.....	19
6.4	Urban/Wildlands Interface Guidelines.....	19
6.5	Criteria Area Plant Species Survey Area.....	20
6.6	Amphibian Survey Area.....	20
6.7	Small Mammal Survey Area.....	20
6.8	Burrowing Owl.....	20
6.9	Fuels Management.....	20
7.0	SUMMARY OF PROJECT-SPECIFIC REQUIREMENTS.....	20
7.1	Nesting Bird and Bat Pre-Construction Survey.....	20
8.0	LIST OF PREPARERS.....	21
9.0	REFERENCES.....	22

FIGURES, TABLES, AND APPENDICES

FIGURES

Figure 1: Regional and Project Location.....	2
Figure 2: Proposed Project	3
Figure 3: Soils Map	6
Figure 4: Vegetation, Land Use and Photograph Location Map.....	8
Figure 5A: Site Photographs	9
Figure 5B: Site Photographs.....	10
Figure 5C: Site Photographs.....	11
Figure 5D: Site Photographs	12
Figure 5E: Site Photographs.....	13
Figure 6: Species Reported in Literature with Dates.....	16
Figure 7: MSHCP Survey Areas and Criteria Cells	18

TABLES

Table A: Focused Survey Dates, Times, and Weather Conditions.....	14
Table B: MSHCP Project Review Checklist	17

APPENDICES

- A: CEQA ENVIRONMENTAL ANALYSIS
- B: PLANT AND WILDLIFE SPECIES OBSERVED
- C: WETLAND DETERMINATION DATA FORM-ARID WEST REGION
- D: SPECIES OF SPECIAL CONCERN REPORTED TO OCCUR IN THE PROJECT VICINITY

1.0 INTRODUCTION

At the request of Peninsula Retail Partners, LSA Associates, Inc. (LSA) conducted an assessment of biological resources, in compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), of a 7.04-acre proposed commercial project site located within the City of Lake Elsinore, Riverside County, California. Also, the California Environmental Quality Act (CEQA) thresholds of significance are discussed as relevant and applicable to the proposed project. The CEQA discussion is provided as a separate report section in Appendix A.

2.0 PROJECT LOCATION AND DESCRIPTION

The project site is located north of Collier Avenue, east of Central Avenue, and south of Interstate 15 (I-15) in the City of Lake Elsinore, Riverside County, California. The project is located within Section 31, Township 5 South, Range 4 West as shown on the *Lake Elsinore, California* 7.5 minute U.S. Geologic Survey (USGS) topographic map dated 1988 (Figure 1). Geographic coordinates are Latitude 33 degrees, 41 minutes, 25 seconds North and Longitude 117 degrees, 20 minutes, 15 seconds West. The proposed project is a 66,237-square foot retail center with standard parking and access improvements. The commercial project site is outlined on an aerial photograph in Figure 2. The project site is composed of the following Assessor's Parcel Numbers: 377-080-014, 377-080-031, 377-080-032, 377-080-033, and 377-080-034.

3.0 BACKGROUND

3.1 Western Riverside County Multiple Species Habitat Conservation Plan

The project is located within the MSHCP, which provides for the assembly of a Conservation Area consisting of Core Areas and Linkages for the conservation of Covered Species (Riverside County 2003). Covered Species are 146 species of plants and animals of various federal and state listing statuses. The Conservation Area is to be assembled from portions of the MSHCP Criteria Area, which consists of quarter-section (i.e., 160-acre) Criteria Cells, each with specific criteria for the species conservation within that cell. The MSHCP provides an incentive-based program, the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) for adding land to the MSHCP Conservation Area. The level of study and involvement in the MSHCP consistency process is dependent upon the location of the project within the Plan area. Also, it depends upon the type, quantity, and quality of the vegetation communities within the project impact area.

The MSHCP requires focused surveys for certain plant and animal species for project sites located within designated plant and animal survey areas when potential suitable habitat is present. For example, surveys for Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*) may be required in areas having Delhi soils. Likewise, in addition to species that have designated survey areas, surveys for listed riparian birds are required when suitable riparian habitat is present and surveys for listed fairy shrimp species are required when vernal pools or other suitable habitat is present. Riparian/riverine areas are lands that contain habitat dominated by trees, shrubs, and persistent emergents, which occur close to or depend upon soil moisture from a nearby water source; or areas with fresh water flowing during all or a portion of the year. Unvegetated drainages (ephemeral streams) may be included if alterations to that drainage have the potential to affect Covered Species and Conservation Areas. *Vernal Pools* are described in the MSHCP as "seasonal

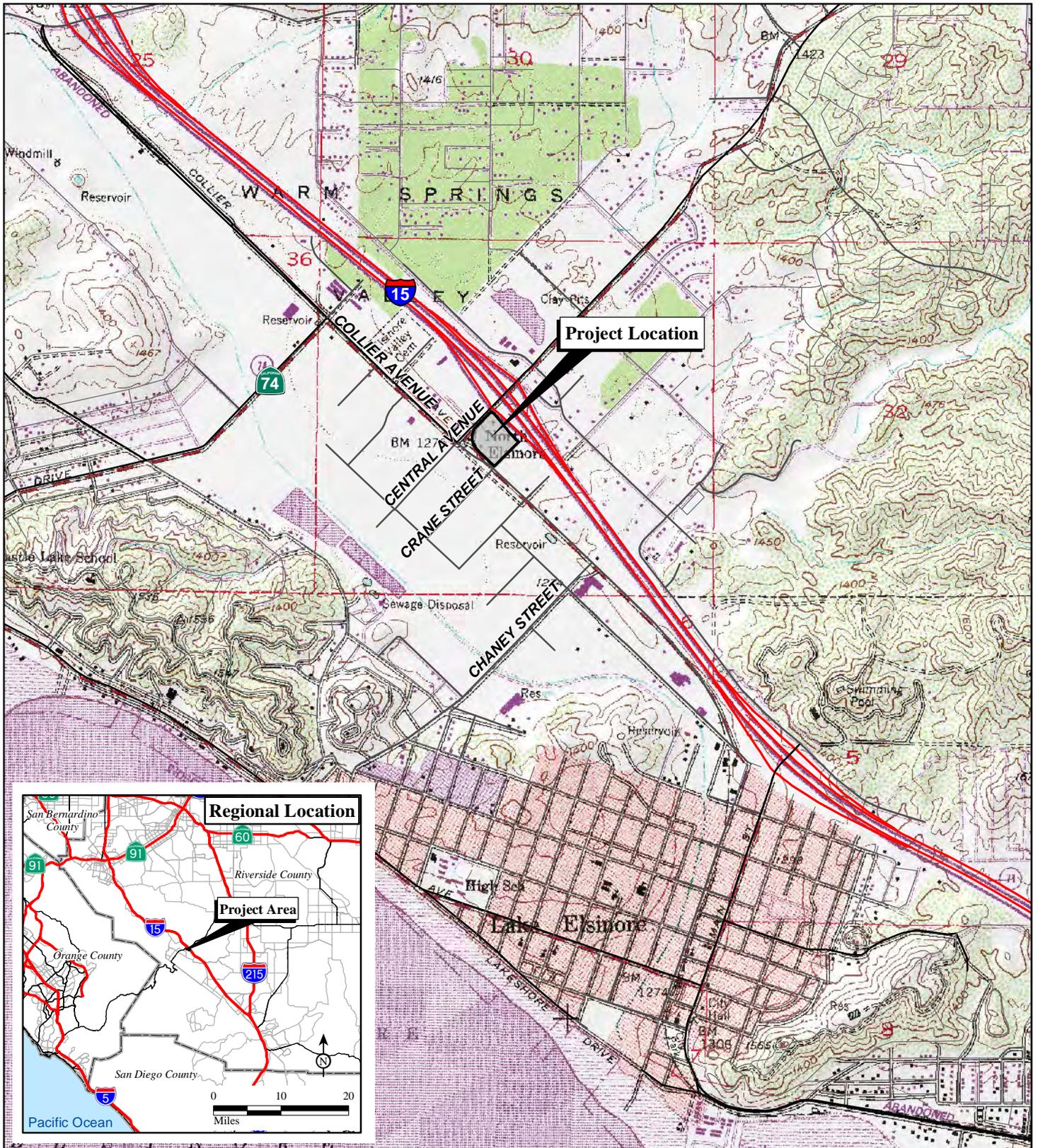


FIGURE 1

LSA

Lat: 33°41'24"N
 Long: 117°20'15" W
 Datum: Google Earth
 T5SR4W31
 Quad: Lake Elsinore, 1988.



0 1000 2000
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SOURCE: USGS 7.5' Quad: Elsinore, 1988, CA; Riverside County, 2015.

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Lake Elsinore Commercial Center
 MSHCP Compliance Report
 Regional and Project Location



LSA

Legend

 Project Boundary

FIGURE 2



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SOURCE: Google Earth, 2016

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Lake Elsinore Commercial Center
MSHCP Compliance Report

Study Area

wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season.” Artificially created features do not meet the MSHCP definition of vernal pool unless created for the purpose of providing wetlands habitat. *Listed Fairy Shrimp Habitat*, as described in the MSHCP, is habitat for Riverside fairy shrimp (*Streptocephalus woottoni*), vernal pool fairy shrimp (*Branchinecta lynchi*), or Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), and includes ephemeral pools, artificially created habitat such as tire ruts and stock ponds, and other features determined appropriate on a case-by-case basis by a qualified biologist.

As described in the MSHCP Implementation Agreement, a Section 10(a) Permit and California Fish and Game Code Section 2081 Management Authorization were issued to the Riverside County Habitat Conservation Agency (RCHCA) for authorization to manage the implementation of the Long-Term Stephens’ Kangaroo Rat Habitat Conservation Plan (SKR HCP) in 1996. The SKR HCP was approved by the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) in August 1990 (RCHCA 1996). Relevant terms of the SKR HCP have been incorporated into the MSHCP and its Implementation Agreement. The SKR HCP will continue to be implemented as a separate HCP; however, to provide the greatest conservation for the largest number of Covered Species, the Core Reserves established by the SKR HCP are managed as part of the MSHCP Conservation Area consistent with the SKR HCP. Actions shall not be taken as part of the implementation of the SKR HCP that will significantly affect other Covered Species. Take of Stephens’ kangaroo rat outside of the boundaries but within the MSHCP area is authorized under the MSHCP and the associated permits.

Projects located in proximity to the MSHCP Conservation Area may result in edge effects that could adversely affect biological resources within the MSHCP Conservation area. MSHCP Urban/Wildlands Interface Guidelines (MSHCP Section 6.1.4) are intended to reduce such indirect effects.

Note. All biological reports prepared within the MSHCP boundaries are submitted to the Regional Conservation Authority (RCA) Biological Monitoring Program in order to track the occurrence of Covered Species and development within the Plan Area. This is a requirement for all proposed projects covered by the MSHCP and Implementation Agreement.

4.0 METHODS

4.1 Literature Review

A literature review was conducted to determine the existence or potential for occurrence of special-status plant and animal species on the project site and in the project vicinity. Database records for the *Lake Elsinore, California* USGS 7.5-minute series quadrangles were searched on May 18, 2016, using the CDFW Natural Diversity Data Base *Rarefind 5* application (commercial version, dated May 1, 2016) and California Native Plant Society *Inventory or Rare and Endangered Plants* (online edition, v.7-15). Volume 1, Parts 1 and 2 of the *Western Riverside County Multiple Species Habitat Conservation Plan* were also used to prepare the biological resources report. Soil information was taken from *Soil Survey of Western Riverside Area, California* (Soil Conservation Service 1971) and electronic data provided by Soil Data Mart (NRCS 2003) accessed on May 15, 2016. Historical aerial photographs were searched on the NETR online database (<http://www.historicaerials.com/>) for past

land uses, vegetation, topography and road alignments. The National Wetlands Inventory map viewer was used to find locations of previously delineated wetlands. There are no mapped wetlands on or adjacent to the project site (<https://www.fws.gov/wetlands/data/mapper.html>).

4.2 Field Surveys

A biological resources assessment (BRA) to evaluate site history, existing conditions, and the surrounding land use was conducted on May 6, 2016, by LSA biologist Maria Lum within the project study area. The purpose of the BRA was to identify the potential for presence of species of concern and associated habitats. Topography, soil, and drainage patterns were evaluated and recent and historical aerial photographs of the site were studied.

A habitat suitability assessment (HSA) for the western burrowing owl (*Athene cunicularia hypugaea*) was conducted in accordance with the *Burrowing Owl Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area* (MSHCP March 2006) as part of the field survey conducted on May 6, 2016. During the survey, a list of plant and wildlife species observed was recorded to supplement the on-site evaluation of the existing habitat quality. The entire project site and any *potential* jurisdictional waters of the U.S./State were closely analyzed and photographed to determine whether or not they could support riparian, riverine, and vernal pool species. Also, the trees were inspected for nesting birds. A map of the survey transect is provided on the soils map (Figure 3).

5.0 RESULTS

5.1 Existing Land Use

The previously developed property is currently vacant. During the 1970s and 1980s, two residences existed on the north half of property along Central Avenue. Only one of the houses is still standing. The numerous eucalyptus trees in the study area were planted 1960s or 1970s. Collier Avenue was a split interchange at the southwest corner of the project area. The right-turn lane is still visible in front of the existing house. Prior to the beginning of increased residential and commercial development in the 1970s, the study area was used for ranching and dryland crop farming for many decades. Adjacent land uses are an undeveloped with open graded field to the southeast and commercial uses on all remaining adjacent parcels. The northeast side of the project abuts the I-15 southbound on-ramp right-of-way. Sewer, storm water, and other public utilities were buried parallel to Collier Avenue.

5.2 Topography and Elevation

The project site is characterized by a knoll in the northern half of the property previously used for the two home sites and the swale in the southern half used to dissipate street runoff. The site is fairly level with only approximately 10 feet lowering of elevation from an estimated 1,280 feet above mean sea level (amsl) at the north corner of the property to 1,270 feet at the southern corner.

5.3 Soils

Soil records show Arbuckle gravelly loam, 2 to 15 percent slopes mapped on 95 percent of the project study area. The remaining soil type is Garretson gravelly very fine sandy loam, 0 to 2 percent slopes.



LSA

Project Boundary

Survey Transects

Soils

AIC: Arbuckle gravelly loam, 2-8% slopes

AID: Arbuckle gravelly loam, 8-15% slopes

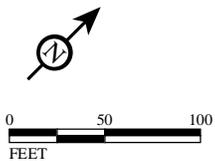
GdA: Garretson gravelly very fine sandy loam, 0-2% slopes

Soil Sampling Point

Ground Squirrel Burrow

FIGURE 3

Lake Elsinore Commercial Center
 MSHCP Compliance Report
 Soils and Survey Transects



SOURCE: Google Earth, 2016

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Refer to Figure 3 for the NRCS soil map. The typical upper soil profile layers characteristics for these soils may not be present on the project site since the physical condition of the site has been altered by agriculture and residential use. Currently, the ground surface is light reddish brown gravelly loam on the northern half and the eastern corner of the study area. Darker soils occur in the lower half, especially the swale, which contains more organic matter, leaf litter, and silt. Arbuckle and Garretson soil types are sedimentary alluvial material; the chemistry ranges from slightly acidic to mildly alkaline, runoff is rapid, and erosion potential is high with slow to moderate permeability. Native vegetation typically occurring on these soils consists of grasses and chaparral plant communities. These soils are best for dryland farming, citrus, pasture, and home sites.

5.4 Vegetation Communities

Three dominant vegetation types occur within the project study area as shown in Figure 4. The largest area is upland non-native grassland composed of annual brome (*Bromus*) and barley (*Hordeum*) grasses with Russian thistle (*Salsola kali*) and annual mustards (*Brassica*). The swale also contains another upland non-native grassland dominated by Bermuda grass (*Cynodon dactylon*) in the upper section and dominated by western ragweed (*Ambrosia psilostachya*) and curly dock (*Rumex crispus*) in the lower section. The middle section of the swale is covered with eucalyptus (*Eucalyptus* sp.) leaf litter. Figure 4 shows site conditions, vegetation, and locations of the site photographs provided in Figures 5A through 5E. Appendix B provides a list of the dominant plants in the project site.

5.5 Potential Wetlands and Waters

The existing storm water culvert under Central Avenue in the I-15 right-of-way empties onto the project site. There is no excavated earthen or reinforced concrete channel within the right-of-way or in the project site. Any runoff is dispersed in the swale and flows toward Collier Avenue. The runoff can collect at the old Collier roadbed. A roadside ditch or culvert was not built at the south end of the project site to capture flows exiting the project site.

A soil pit was dug in a delineation sample plot in the center of the lower section of the swale (see Figure 3). The arid west region wetland determination data form is provided in Appendix C. The non-hydric soils were only slightly moist without re-dox mottles, not reduced, not gleyed in color, and not low in hue or chroma. The plant community was not composed of over 50 percent wetland adapted species. The drift deposits, water marks, sediment films, and flow patterns in the swale are indicators of wetland hydrology. The swale has only one of the three required features to be considered a wetland and therefore is not a wetland.

In addition, the swale is not a state-regulated streambed and is not a federal jurisdictional water for several reasons. There is no bed and bank. The plants and trees are sustained by artificial and unnatural discharge from the highway right-of-way. The project site does not have a natural stream or concave topography in this location, as was confirmed in the historical aerials and topographic maps.

The swale does not have a federal nexus, meaning no connection to upstream or downstream waters of the U.S.



LSA



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SOURCE: Google Earth, 2016

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 Project Boundary

Vegetation

-  Upland Non-native Grasses
Bermuda Grass Alliance
-  Upland Non-native Grasses
Bromus alliance (Disced)
-  Developed

 Eucalyptus Trees

 Other Ornamental Trees (Tree of
Heaven, Cedar, etc.)

 Upland Non-native Grasses
Bromus alliance (Disced)

 Photo Location

FIGURE 4

*Lake Elsinore Commercial Center
MSHCP Compliance Report
Vegetation and Photo Locations*



Photograph 1: *View of road frontage on Collier Avenue showing eucalyptus street trees.*



Photograph 2: *View of previous road onto Central Avenue prior to Collier Avenue improvements.*



Photograph 3: *View of corner of project study area at Collier and Central intersection.*



Photograph 4: *View from storm drain manhole below the swale of the southeast corner of the project area.*

LSA

FIGURE 5A

*Lake Elsinore Commercial Center
MSHCP Compliance Report*

Site Photographs



Photograph 5: *View across the central area of the field next to Collier Avenue and unoccupied residence.*



Photograph 6: *View across the lower end of a swale in the south corner of the project study area and adjacent vacant parcel.*



Photograph 7: *View through a grove of eucalyptus trees in the northeast corner of the project study area.*



Photograph 8: *View looking north in the center of the swale towards the I-15 on-ramp.*

LSA

FIGURE 5B

*Lake Elsinore Commercial Center
MSHCP Compliance Report*

Site Photographs



Photograph 9: *View of vegetation in the upper half of the swale near the I-15 right of way.*



Photograph 10: *View of street culvert under Central Avenue at the I-15 on-ramp.*



Photograph 11: *View of right of way looking south from the corner of Central Avenue and I-15 southbound on-ramp. Culvert headwall is visible in the left center of the photo.*



Photograph 12: *View of typical ground squirrel burrows in the northern field of the project site.*

LSA

FIGURE 5C

*Lake Elsinore Commercial Center
MSHCP Compliance Report*

Site Photographs



Photograph 13: *View of northeast field showing mowed grasses and compacted ground.*



Photograph 14: *The majority of ground squirrel burrows were near the building and trees along the fence.*



Photograph 15: *View of several ground squirrel burrows under the chain-link fence.*



Photograph 16: *View of the backyard of the home.*

LSA

FIGURE 5D

*Lake Elsinore Commercial Center
MSHCP Compliance Report*

Site Photographs



Photograph 17: *View across the eastern field to the shopping area north of Central Avenue.*



Photograph 18: *View of a typical ground squirrel burrow.*

5.6 Species Habitat Assessments

Burrowing Owl. An LSA biologist conducted a western burrowing owl HSA and burrow survey as part of the field survey on May 6, 2016. The site is located outside the MSHCP area and is not dominated by low-growing vegetation but rather numerous statuesque eucalyptus trees and smaller tree of heaven (*Ailanthus altissima*). For thoroughness, the biologist conducted Step I and II-Part A of the *Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area* prepared by the County of Riverside in March 2006, since a portion of the site was open ground, although isolated by development, roads, and ornamental trees. Transects can be walked any time of day to search for burrows. Previously referenced Figure 3 maps survey transects. The adjacent open land and home site were searched with binoculars, since these areas were not accessible. There had been no rain within five days prior to the survey; however, a rain shower occurred later in the day after the burrow survey was completed. No owl sign or owls were observed on the project site or detected within the fenced-in residence; however, the area was not accessible and was surrounded by numerous colonizing trees of heaven. The site is not suitable for burrowing owl occupancy because it is crowded with large and small ornamental trees and the majority of the ground squirrel (*Spermophilus beecheyi*) burrows are limited to under trees and the fence rows. There were two small burrows in the northern corner of the project site; however, these were smaller than 4 inches in diameter. Suitable burrows are 4 inches or larger in open land without perching sites for predatory birds. Representative burrows are shown in Photographs 12, 14, 15, and 18 in previously referenced Figure 5. No owl sign or potentially occupied burrows were found. No suitable burrows were found in low quality open space on the 7.04-acre project site, which is an urban in-fill parcel. Table A summarizes the focused survey dates and conditions.

Table A: Focused Survey Dates, Times, and Weather Conditions

Survey	Date	Time (24-hour) (start/finish)	Temp. (°F) (start/finish)	Wind (mph)	Cloud Cover
Burrowing Owl Habitat Assessment and Burrow Survey	May 6, 2016	10:30–11:30	60	1–5	100% no precipitation
Burrowing Owl Survey	Not required since burrows were under trees or in proximity to large trees and the lack of adjacent foraging habitat and on the site.				
Wetland Determination	May 6, 2016	11:30–12:00	58	1–5	rain

5.7 Species of Special Status

Wildlife common to suburban areas, such as black phoebe (*Sayornis nigricans*) and cottontail (*Sylvilagus audubonii*) were observed on the site. A barn owl (*Tyto alba*) feather was found in the eucalyptus grove. Due to the numerous disturbances of the proposed project site over the preceding three to four decades, there is little habitat value for MSHCP and other special status species. All of the species reported to occur within the region in the CNDDDB records would be absent or have low likelihood to be present due to lack of suitable habitat for growth, breeding, nesting, or roosting. The species reported near the project in the California Natural Diversity Data Base (CNDDDB) records were:

- *Centromadia pungens* ssp. *laevis*: smooth tarplant;

- *Chorizanthe parryi* var. *parryi*: Parry's spineflower;
- *Cicindela senilis frosti*: senile tiger beetle;
- *Crotalus ruber*: red-diamond rattlesnake;
- *Dodecahema leptoceras*: slender-horned spineflower;
- *Phrynosoma blainvillii*: coast horned lizard; and
- *Vireo bellii pusillus*: least Bell's vireo.

A map of the CNDDDB species reported near the proposed project is provided as Figure 6. There is no habitat for the species reported in the Lake Elsinore area due to the existing developed condition of the project site, the remote location from the lake, the lack of riparian woodland, streams, wetlands, native scrub habitats, grasslands, and the adjacent development. Refer to Appendix D for a list of species evaluated for potential to occur within the project area. No listed or other species of concern are likely to occur on the project due to the developed and disturbed characteristics of the property.

A pre-construction survey for western burrowing owl is not necessary due to lack of suitable habitat, lack of suitable burrows, and suitable nesting locations on the project site. The project site is not located with MSHCP Burrowing Owl Survey Area because the land was previously developed into two residential properties.

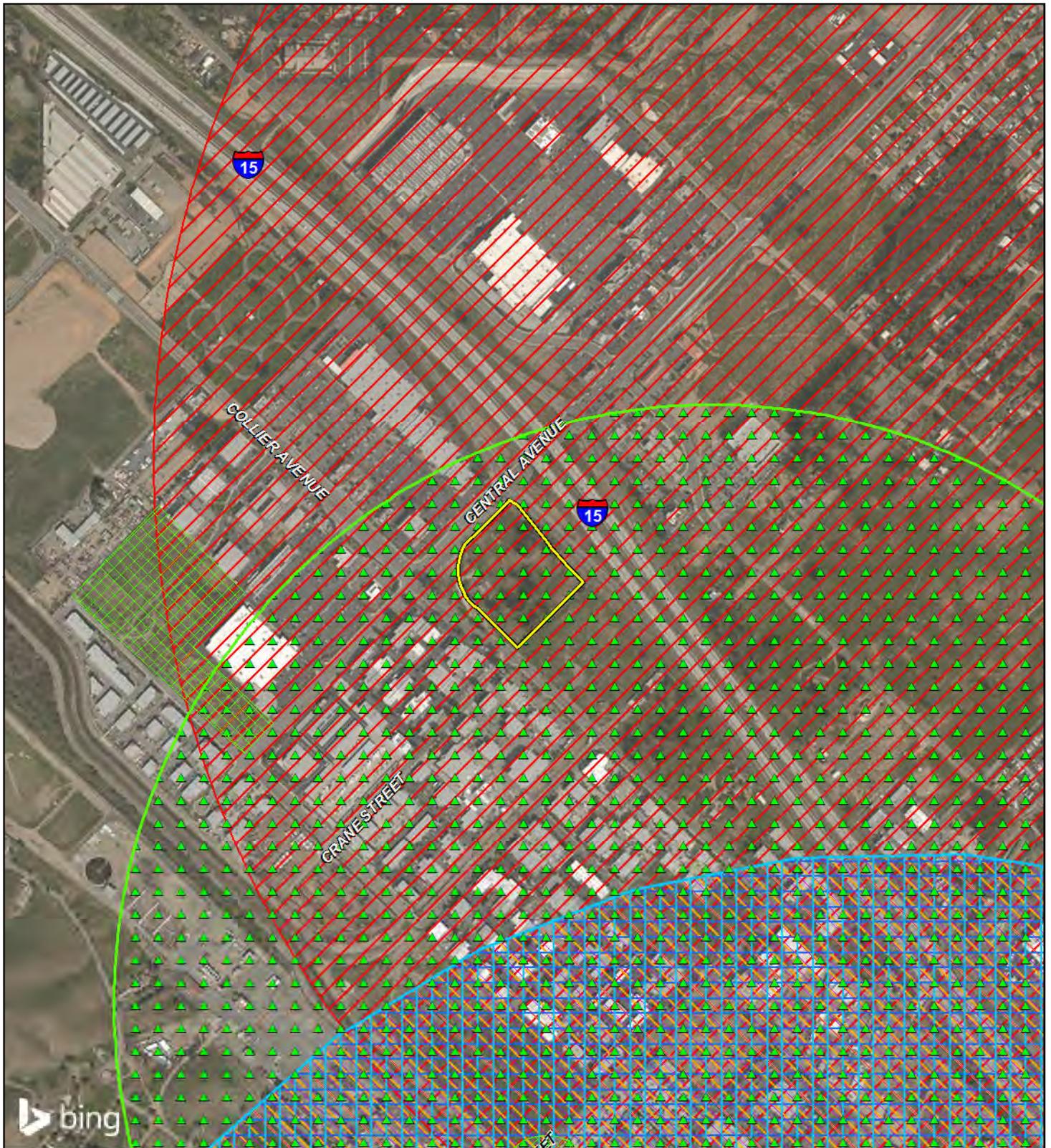
There is high potential for the project site to be used by nesting birds in the numerous ornamental and non-native trees. Species with probability to occur would be native songbirds and raptors nesting in the ornamental trees, the abandoned buildings, and in the eucalyptus grove. The trees will be removed as part of the grading phase of the project. The entire site will be developed into a commercial shopping center. A pre-construction nest survey will be required to avoid take of birds with protected status. Refer to Biological Mitigation Measures listed in Appendix A for applicable survey protocols.

The species of special concern listed above were not observed on the project site and are unlikely to occur due to the lack of suitable habitat, and the developed disturbed nature of the project site. Refer to Appendix D for table summarizing likelihood of occurrence.

Bat species typically require a nearby water source for drinking and to provide habitat for their food supply, flying insects. Bats may roost in the trees, but a nursery or breeding is unlikely, since aquatic habitat for insect food sources is not near the project. Bats are known to roost in large metal pipe and concrete culverts. It is unlikely there would be a bat colony or nursery within the culvert located adjacent to the project site due to its small size, but indirect effects to bats can be avoided by searching the site prior to construction, if necessary. No work will be done in the Caltrans right-of-way or on Central Avenue culvert according to the project site plan.

6.0 MSHCP COMPLIANCE

The project site is located within the Elsinore Area Plan of the MSHCP Planning Area. Specific survey requirements and conservation measures have been developed for this site in accordance with its location within the MSHCP. Table B summarizes the MSHCP Project Review Checklist to determine surveys and conservation measures necessary for MSHCP Compliance.



LSA

Project Boundary

CNDDDB Species

*No suitable habitat on site

FIGURE 6

Centromadia pungens ssp. laevis: smooth tarplant*

Chorizanthe parryi var. parryi: Parry's spineflower*

Cicindela senilis frosti: senile tiger beetle*

Crotalus ruber: red-diamond rattlesnake*

Dodecahema leptoceras: slender-horned spineflower*

Phrynosoma blainvillii: coast horned lizard*

Vireo bellii pusillus: least Bell's vireo*

Lake Elsinore Commercial Center
MSHCP Compliance Report

CNDDDB Records



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SOURCE: Bing Aerial, 2015; CNDDDB, 2014

Table B: MSHCP Project Review Checklist

MSHCP Section Number and Title	Yes	No
6.1.1. Is the project located in Criteria Area or Public/Quasi-Public Land?		X
6.1.2. Are riverine/riparian/wetland habitats or vernal pools present?		X
6.1.3. Is the project located in Narrow Endemic Plant Species Survey Area?		X
6.1.4. Is the project located adjacent to MSHCP Conservation Areas?		X
6.3.2. Is the project located in Criteria Area Species Survey Area for Plant Species?		X
6.3.2. Is the project located in Amphibian Species Survey Area?		X
6.3.2. Is the project located in Mammal Species Survey Area?		X
6.3.2. Is the project located in Burrowing Owl Survey Area?		X
6.4. Fuels Management		X

6.1 Consistency with MSHCP Objectives for Reserve Assembly

6.1.1: Cores and Linkages. The MSHCP provides for the assembly of a Conservation Area consisting of Core Areas and Linkages for the conservation of covered species. The subject project is not located in a Criteria Cell, existing Reserve Area, or in Public/Quasi-Public habitat conservation land. Figure 7 shows the project site in context with the MSHCP Conservation Area and Reserve Assembly plan, and MSHCP species survey areas.

6.1.2: Area Plans and Subunits. The MSHCP (Volume I, Section 3.3.15) identifies the following Planning Species for Elsinore Area Plan Subunit 3: Elsinore:

- American bittern (*Botaurus lentiginosus*);
- Bell’s sage sparrow (*Amphispiza belli belli*);
- Black-crowned night heron (*Nycticorax nycticorax*);
- Double-crested cormorant (*Phalacrocorax auritus*);
- Least Bell’s vireo (*Vireo bellii pusillus*);
- Loggerhead shrike (*Lanius ludovicianus*);
- Mountain plover (*Charadrius montanus*);
- Northern harrier (*Circus cyaneus*);
- Osprey (*Pandion haliaetus*);
- Southwestern willow flycatcher (*Empidonax traillii extimus*);
- White-faced ibis (*Plegadis chihi*);
- White-tailed kite (*Elanus leucurus*);
- Quino checkerspot butterfly (*Euphydryas editha quino*);
- Riverside fairy shrimp (*Streptocephalus woottoni*);

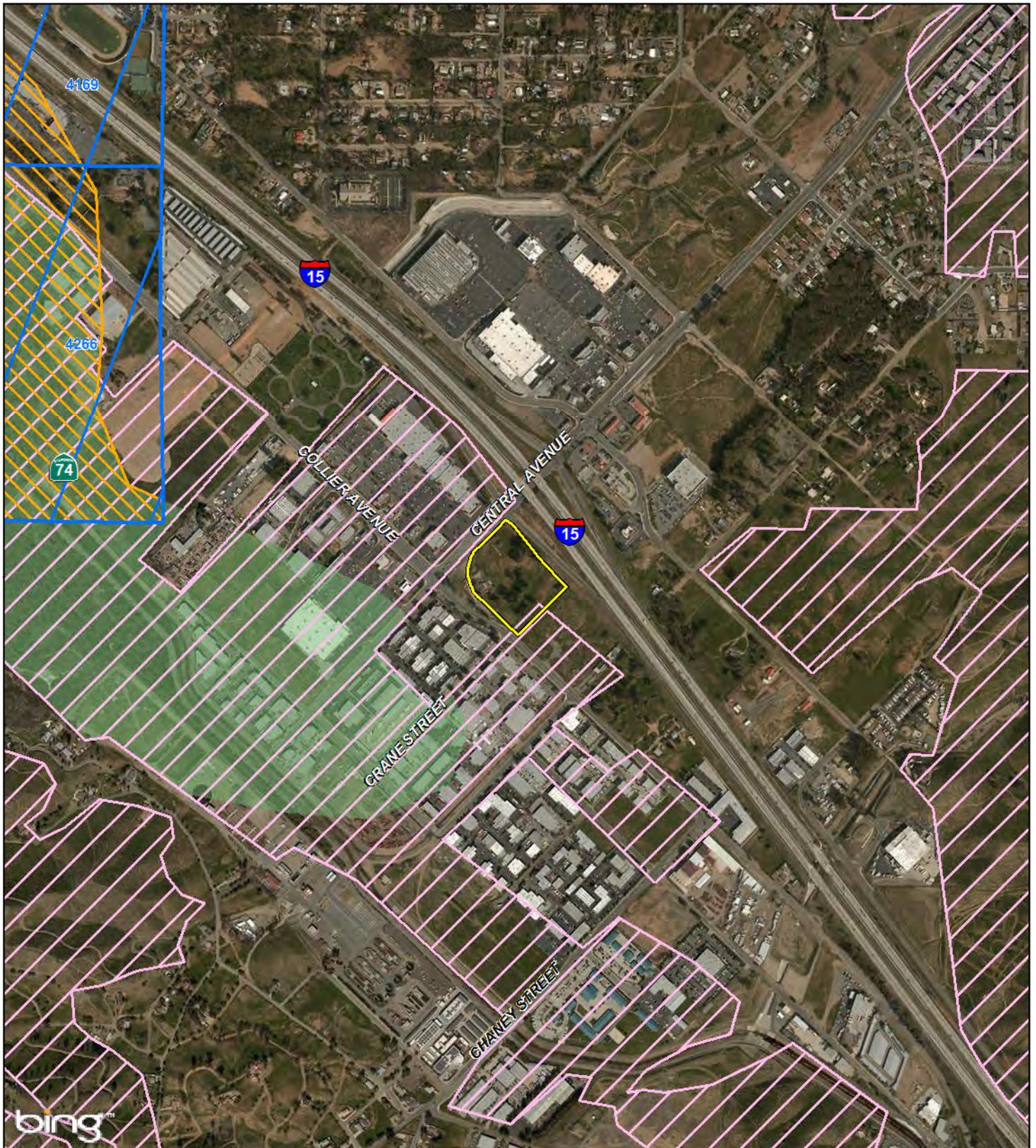


FIGURE 7

LSA



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-  Project Boundary
-  Criteria Cells
-  Criteria Area Species Survey
-  Burrowing Owl Survey Area
-  Narrow Endemic Plant Survey Area

SOURCE: Bing Aerial, 2015; Riverside County, 2015

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Lake Elsinore Commercial Center
MSHCP Compliance Report
MSHCP Criteria Cells and Survey Areas

- Bobcat (*Lynx rufus*);
- Western pond turtle (*Emys marmorata*);
- Munz's onion (*Allium munzii*);
- San Diego ambrosia (*Ambrosia pumila*); and
- Smooth tarplant (*Centromadia pungens* ssp. *laevis*).

The nearest MSHCP Criteria Cell is 4266 located in the Elsinore Area Plan Subunit L Elsinore. Below is a summary of Criteria Cell 4266 within the vicinity of the project site, including the cell's conservation objective.

Objective: Conservation within this Cell will contribute to assembly of Proposed Linkage 2 located in the northeast corner. Conservation within this Cell will focus on meadow, marsh, riparian scrub, woodland and forest habitat along Alberhill Creek and adjacent grassland habitat. Areas conserved within this Cell will be connected to meadow, marsh and grassland habitat proposed for conservation in Cell #4169 to the north. Conservation within this Cell will range from 30%–40% of the Cell focusing in the western portion of the Cell.

The Cell 4266 is approximately ¼ mile to the north. The land within the Central Plaza Project has been altered, disturbed, and developed for nearly 40 years and surrounded by recent commercial development and road improvements. It is unlikely that native riparian and forest live-in and movement habitat for Covered Species has existed on the project site in recent history. No further action is required since the project is not located with the Criteria Cell.

6.2 Riparian/Riverine and Vernal Pool Requirements

No riparian/riverine areas are located within the project site. There are no potential vernal pools within the project site. Fairy shrimp surveys are not required. No further action is required.

6.3 Narrow Endemic Plant Species Survey Area

The proposed project is not within any MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA). Therefore, no surveys for plant species are necessary for MSHCP consistency. No further action is required.

6.4 Urban/Wildlands Interface Guidelines

Projects located in proximity to the MSHCP Conservation Area may result in edge effects or indirect impacts that could adversely affect biological resources within the MSHCP Conservation Area. The MSHCP Conservation Area is defined by hard-lined boundaries; either a parcel boundary or conservation easement boundary of acquired Additional Reserve Lands, Conserved Habitat, or Public/Quasi-Public Lands. Currently, the proposed project is not located adjacent to land dedicated to the MSHCP Reserve. No further action is required.

6.5 Criteria Area Plant Species Survey Area

The proposed project is not within any MSHCP Criteria Area Species Survey Area (CASSA) for plant species. Therefore, no surveys for plant species are necessary for MSHCP consistency. No further action is required.

6.6 Amphibian Survey Area

This consideration is not applicable to this project due to its location outside the MSHCP survey area. No further action is required.

6.7 Small Mammal Survey Area

This consideration is not applicable to this project due to its location outside the MSHCP survey area. No further action is required.

6.8 Burrowing Owl

The County mapped the majority of the project site outside the survey area because the site used to be occupied by two houses and the entire parcel was graded by the landowners' use, City roads and other municipal infrastructure, and altered for highway storm drain discharge. A map of the MSHCP Burrowing Owl Survey Area is provided in previously referenced Figure 7. Suitable habitat areas were not present due to the extent of development, land disturbance, and abundance of tall mature trees. No suitable burrowing owl burrows, owl sign, or owls were observed during the site visit in May 2016. A pre-construction nesting survey for burrowing owl is not required due to lack of suitable nesting habitat and burrows on the project site and because the site is located outside the MSHCP Survey Area.

A nesting bird pre-construction survey is required for potential nesting and roosting of protected migratory birds and raptors in the abandoned buildings and the ornamental trees proposed to be removed as part of the grading operation.

6.9 Fuels Management

The project will not be affected by fuels management requirements either on site or on adjacent undeveloped land. No further action is required.

7.0 SUMMARY OF PROJECT-SPECIFIC REQUIREMENTS

7.1 Nesting Bird and Bat Pre-Construction Survey

A nest search will be conducted within 30 days prior to the commencement of construction (if between February 1 and August 31). A qualified biologist will perform the nesting survey that will consist of a single visit to ascertain whether there are active raptor nests within 500 feet of the project footprint or other protected bird nests within 300 feet of the project footprint.

Nests will be searched for in the abandoned buildings or other unused structures, and in trees and shrubs. This survey will also identify the species of nesting birds and, to the degree feasible, nesting stage (e.g., incubation of eggs, feeding of young, or near fledging). Nests will be mapped (not by using GPS because close encroachment may cause nest abandonment). The follow-up nesting survey shall be conducted for five consecutive days and no more than three days prior to clearing. If an active nest is observed, then the nest location shall be fenced off surrounding an adequate buffer zone as determined by biological monitor; the buffer zone shall not be disturbed until the nest is inactive. Biological monitoring will occur during vegetation removal activities.

To avoid direct impacts to flightless young bats, tree trimming/removal activities shall be performed outside of the bat maternity season, which coincides with the bird nesting season of March 15 through September 15. All trees, vacant buildings, and other potential roosting sites will be inspected by the qualified bat biologist, regardless of the time of year.

Refer to Appendix A for discussion of CEQA biological resources thresholds of significance and recommended mitigation measures.

8.0 LIST OF PREPARERS

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APPENDIX A

CEQA DISCUSSION AND ANALYSIS

CEQA ENVIRONMENTAL ANALYSIS

1.0 PROPOSED PROJECT IMPACTS

Impacts to biological resources may occur as a result of full implementation of the project. Biological resources will be directly affected by activities associated with construction of the proposed project. Furthermore, direct and indirect impacts may be either permanent or temporary in nature. These various types of impacts are defined below.

- **Direct:** Direct impacts are caused by a project and occur at the same time and place as the project. Any alteration, disturbance, or destruction of biological resources that would result from project-related activities is considered a direct impact. Direct impacts would include direct losses to potential jurisdictional waters, wetlands, and special-status species; and diverting natural surface water flows. Direct impacts include injury, death, and/or harassment of listed and/or special-status species. Direct impacts also include the destruction of habitats necessary for species breeding, feeding, or sheltering. Direct impacts to plants can include crushing of adult plants, bulbs, or seeds.
- **Permanent:** All impacts that result in the irreversible removal of biological resources are considered permanent. Examples include constructing a building or permanent road on an area containing biological resources.
- **Temporary:** Any impacts considered to have reversible effects on biological resources can be viewed as temporary. Examples include the generation of fugitive dust, noise, and erosion during construction, or removing vegetation for transmission structure activities and allowing the natural vegetation to recolonize the study area.

1.1 Permanent and Direct Effects

The project will permanently remove non-native annual grassland, numerous ornamental non-native tree species, and a vacant single-family home. Native wildlife, such as birds and small mammals, can use the abandoned buildings and trees for shelter and reproduction.

1.2 Temporary and Direct Effects

The project will not have temporary effects since the entire project area will be developed.

2.0 CEQA THRESHOLDS OF SIGNIFICANCE

For the purposes of impact analysis in the chapter, the following applicable thresholds of significance are used to determine whether implementing the project would result in a direct significant impact. CEQA Guidelines *Appendix G* requires a finding as to whether the project “ha[s] the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal

...” Where a project may substantially reduce the number of or restrict the range of a listed species, impacts can be reduced to a level of less than significant through mitigation if the project complies with the mitigation requirements of an approved HCP/NCCP or preserve, restore, or enhance sufficient habitat to mitigate reduction in habitat or number of species (American Council of Engineers 2015).

A biological resources impact is considered significant if implementation of the project alternatives would result in any of the following:

- B-1:** Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS;
- B-2:** Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the CDFW or USFWS;
- B-3:** Have a substantial adverse effect on federal protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marshes, vernal pool, and coastal) through direct removal, filling, hydrological interruption, or other means;
- B-4:** Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- B-5:** Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy, or ordinance; or
- B-6:** Conflict with the provisions of an adopted habitat conservation plan; natural community conservation plan; or other approved local, regional, or state habitat conservation plan.

2.1 Threshold B-1: Species of Special Concern

The following listed species have potential to occur within the project area or were observed on the project during the field survey in May 2016.

- **MSHCP Covered Species:**
 - Absent: Parry’s spineflower, slender-horned spineflower, red-diamond rattlesnake, and least Bell’s vireo.
 - Low: coastal western whiptail, northwestern San Diego pocket mouse, black-tailed jack rabbit, and burrowing owl.
 - Moderate: None.
 - High: None.
 - Present: None.
- **Not MSHCP Covered Species:**
 - Absent: Senile tiger beetle.

- Low: coast patch-nosed snake,
- Moderate: None.
- High: None.
- Present: None.

2.2 Threshold B-2: Riparian Habitat or Other Sensitive Natural Community

There are no riparian woodland or riverine vegetation communities or habitats present that would be suitable for species associated with streams, wetland, open water, and rivers. The culvert and roadside ditch do not create riparian/riverine, aquatic, or wetland habitat on the project site. The project does not affect any downstream water bodies, wetlands, riparian habitats or riverine areas. No impacts will occur and no further action is required.

2.3 Threshold B-3: Federally Protected Wetlands/State-Protected Jurisdictional Areas

There are no areas with the three characteristics necessary to be considered wetland by the U.S. Army Corps of Engineers (USACE). There are no features on the site that meet the MSHCP definition of natural vernal pools or the USACE definition of vernal pools. In order to be considered a vernal pool under the MSHCP, a feature must be a wetland, based on the presence of hydrophytic vegetation, hydric soil, and wetland hydrology, as stated in Section 6.2.2 of the MSHCP. These are the same criteria for the USACE (USACE 2015). The feature must also have a natural origin. No impacts will occur and no further action is required.

2.4 Threshold B-4: Wildlife Movement and Nursery Sites

The project area and the adjacent areas do not provide wildlife movement or nursery sites for colonial species, such as swallows or bat species. No impacts will occur and no further action is required.

2.5 Threshold B-5: Local Ordinances Protecting Biological Resources

The project will follow City of Lake Elsinore landscape ordinance, fuels management guidelines and the applicable City architectural design requirements. There are eucalyptus trees growing along the City streets adjacent to the project site. These trees may be removed as part of this project or a separate street improvement project located at the intersection of Collier and Central Avenues. No palms occur in the project site. The project will comply with City Landscaping Ordinance 1256 described below.

2.5.1. City Municipal Code Chapter 5.120 CITY TREE PRESERVATION Ord. 1256 § 1, 2008.

It shall be unlawful for any person or firm to engage in the business or occupation of pruning, treating, or removing street or park trees within the City without first applying for and procuring a City business license. The official street tree species list for the City of Lake Elsinore shall be the list identified in the landscape guidelines. No species other than those included in this list may be planted

as street trees without written permission of the City Tree Committee. The spacing of street trees shall be in accordance with the landscape guidelines. The distance street trees may be planted from curbs or curb lines and sidewalks shall be in accordance with the landscape guidelines. No street trees may be planted under or within 10 lateral feet of any overhead utility wire, or over or within five lateral feet of any underground water line, sewer line, transmission line or other utility. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical, may be exempted from this chapter at the determination of the City Tree Committee.

2.5.2. Chapter 5.116 SIGNIFICANT PALM TREES Ord. 1160 § 1, 2005. No significant palm growing within the City limits may be removed or relocated unless and until a permit has first been obtained from the office of the Director of Community Services [Ord. 1044 § 1, 1999. Code 1987 § 5.78.030]. “Significant palm(s)” means the species of the family Palmaceae set forth hereinbelow which, unless specifically provided otherwise, exceed five feet in height measured from the ground at the base of the trunk to the base of the crown:

1. *Phoenix canariensis* (Canary Island Date Palm);
2. *Washingtonia filifara* (California Fan Palm);
3. *Trachycarpus* (Windmill Palm);
4. *Chamaerops* (Mediterranean Fan Palm);
5. *Phoenix reclinata* (Senegal Date Palm);
6. *Butia capitata* (Pindo Palm); and
7. *Phoenix roebelenii* (Pygmy Palm).

2.6 Threshold B-6: Provisions of an Adopted Habitat Conservation Plan

Western Riverside County Multiple Species Habitat Conservation Plan. The purpose of the consistency analysis is a process for the Lead Agencies to ensure a project has fulfilled all the requirements that apply to it under the MSHCP guidelines, permits, and implementation agreement.

2.6.1. MSHCP Section 6.1.2: Riparian/Riverine Habitat and Vernal Pool Areas. No riparian/riverine or vernal pool habitat has been identified on the project site.

2.6.2. MSHCP Section 6.1.2: Species Associated with Riparian/Riverine Habitat Areas. No direct impacts will occur to habitat for MSHCP-Covered riparian bird species of concern, least Bell’s vireo, southwestern willow flycatcher, and western yellow-billed cuckoo, per MSHCP guidelines.

2.6.3. MSHCP Section 6.1.2: Species Associated with Vernal Pool Areas. There are no vernal pools, stock ponds, or similar closed depressions with habitat suitable for sensitive fairy shrimp species; therefore, no surveys for sensitive fairy shrimp species will be required.

2.6.4. MSHCP Section 6.1.3: NEPSSA. The project is not located within the MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA). This MSHCP guideline does not apply to the project. No further action is required.

2.6.5. MSHCP Section 6.1.4: Urban/Wildlands Interface. This project is not located within or adjacent to wildland conservation land. No further action is required.

2.6.6. MSHCP Section 6.3.2: MSHCP Plant Survey. The project is not located in a survey area. This MSHCP guideline does not apply to the project. No further action is required.

2.6.7. MSHCP Section 6.3.2: MSHCP Amphibian Survey. The project is not located in a survey area. This MSHCP guideline does not apply to the project. No further action is required.

2.6.8. MSHCP Section 6.3.2: MSHCP Mammal Survey. Project is not within the MSHCP-designated survey area. No further action is required.

2.6.9. MSHCP Section 6.3.2: MSHCP Burrowing Owl Surveys. The project site is not located in an MSHCP species survey area for the western burrowing owl as determined by overlay of proposed project site upon County GIS MSHCP Survey Area and parcel map. Suitable habitat areas were not present due to the extent of development, land disturbance, and abundance of tall mature trees. No evidence of burrowing owl burrows or sign was observed on the project. No focused surveys are required. A pre-construction survey is not required, per MSHCP Guidelines and City requirements.

2.6.10. MSHCP Section 6.4: Fuels Management. The project is infill development. No further action is required.

2.6.11. MSHCP Section 7.5.2: Wildlife Crossings. The project area does not have a wildlife crossing and does not provide topographic or vegetative features that function as a wildlife movement corridor or habitat linkage. This MSHCP guideline does not apply to the project. No further action is required.

2.6.12. MSHCP Reserve Assembly. The project is not subject to MSHCP Reserve Assembly consideration described in MSHCP Section 3.0 or the HANS process described in MSHCP Section 6.1.1. The project will not be required to contribute land to the Reserve Area due to pre-MSHCP land use decisions for the site and the City adoption of the specific plan for the region. No further action is required.

2.6.13. SKR HCP Fee. The City Council has previously adopted County Ordinance No. 905, which imposed an impact and mitigation fee of \$500 per acre to be used exclusively for the preparation and

implementation of a habitat conservation plan for the Stephens' kangaroo rat (City of Lake Elsinore Municipal Code Chapter 19.04: Habitat Conservation). The City, together with the Cities of Corona, Hemet, Moreno Valley, Murrieta, Perris, Riverside, and Temecula and the County of Riverside have formed the Riverside County Habitat Conservation Agency (RCHCA) whose purpose is to plan for, acquire, administer, operate and maintain land and facilities for ecosystem conservation and the creation of habitat reserves to implement habitat and ecosystem conservation plans and programs for the species of concern. The RCHCA, and each of its members, including the City, have recently adopted "The Habitat Conservation Plan for the Stephens' Kangaroo Rat in Western Riverside County, California" (SKR HCP) and have been issued an incidental take permit from the United States Fish and Wildlife Service and a management authorization from the California Department of Fish and Wildlife, all of which documents require certain implementation actions on the part of its members, including the City.

3.0 THRESHOLDS OF SIGNIFICANCE ANALYSIS

Thresholds (or levels) of significance of project impacts pertaining to biological resources is based on the six thresholds of significance as introduced in Section 6.1 of this report. The following is a presentation of the biological resources mandatory findings of significance for the project.

3.1 No Environmental Impact

The following biological resources will not be subject to project-related impacts.

3.1.1. No Impact: Species of Special Concern (Threshold B-1). The project site has been disturbed and partially developed and extremely altered over the past decade. Habitat value for species of concern is none to very limited and does not contribute to long-term conservation value for any species of concern.

3.1.2. No Impact: Riparian Habitat or Other Sensitive Natural Community (Threshold B-2). Species associated with riparian woodland and scrub habitats are unlikely to nest on the project site, since this habitat type is not present within the project area. Impacts will not occur to these species.

3.1.3. No Impact: Federally Protected Wetlands/State-Protected Jurisdictional Areas (Threshold B-3). No jurisdictional waters or wetland areas occur on site.

3.1.4. No Impact: Wildlife Movement and Crossings (Threshold B-4). Due prior development in the local vicinity of the project proposed for development, no wildlife movement or crossing occurs on the project.

3.1.5. No Impact: MSHCP Covered Species, Burrowing Owl. The project site has no sign of burrowing owls or suitable burrows. Suitable habitat areas were not present due to the extent of

development, land disturbance, and abundance of tall mature trees. Pre-construction survey will not be required.

3.2 Less Than Significant Environmental Impacts with Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, some impacts would be less than significant.

3.2.1. Less Than Significant Impact: Eucalyptus Grove and Non-Native Annual Grassland Natural Communities/Vegetation Types (Threshold B-2). The removal of small eucalyptus grove and annual grassland community of the developed project site within private property will not result in impacts to long-term conservation of any species associated with these habitat types. Mitigation through contribution of fees to the MSHCP for the purpose of conserving Covered Species associated with the same vegetation communities and habitat types will ensure conservation of the non-covered species within the Plan Area. [Mitigation Measure BIO-1.]

3.2.2. Less Than Significant with Mitigation: Nesting Birds (Threshold B-1). If tree or shrub removal will occur during the nesting season (February 1 through August 31), then nesting survey is required. [Mitigation Measure BIO-3.]

3.2.3. Less Than Significant with Mitigation: MSHCP Covered Small Mammal Species and Stephens' Kangaroo Rat (Threshold B-6). Stephens' kangaroo rat, listed, is unlikely to be present on the project site due to lack of associated habitat and due to the high level of land disturbance. Land/habitat mitigation or focused surveys are not required for SKR. The project is located outside the MSHCP small mammal survey area. However, the project is located within the SKR HCP fee area. Mitigation in the form of payment of SKR HCP fee is required to the City. [Mitigation Measure BIO-2.]

3.2.4. Less Than Significant with Mitigation: Other Special Status Species Not Covered by MSHCP. Other species were not considered to be MSHCP Covered Species due to lack of knowledge of the preferred habitats, life histories, and/or unknown locations with the highest densities for the species. Therefore, these species did not have an established scientific baseline on the status of the population. Assuming the land conservation for Covered Species with rarer or listed status known to use similar habitats or co-occur with the "Not Considered to be Covered by the MSHCP," then the effects upon not-covered species habitat and population levels may be mitigated through MSHCP consistency. Nevertheless, this project does not provide quality habitat for plant and animal species of concern due to the long-term land disturbance and lack of undisturbed vegetation communities. There is very low potential for MSHCP covered and not-covered species to reside, nest, or breed on the project site.

3.3 Potentially Significant Environmental Impacts

There are no potentially significant effects or impacts associated with the project completion.

4.0 MITIGATION MEASURES

The California Code of Regulations Section 15126.4(a)(1) specifies “feasible measures which could minimize significant adverse impacts.” These measures include:

- Avoiding the impact altogether by not taking a certain action or parts of an action;
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and
- Compensating for the impact by replacing or providing substitute resources or environments.

BIO-1 MSHCP Fees. According to Section 8.5.1, Funding Sources, of the MSHCP, Government Code Section 66000 et seq. allows cities and counties to charge new Development for the costs of mitigating the impacts of new Development. The Cities and County will implement a Development Mitigation Fee pursuant to the MSHCP; this fee will be one of the primary sources of funding the implementation of the MSHCP. The fee ordinance adopted by the Cities and the County will provide for an annual CPI adjustment based upon the Consumer Price Index for “All Urban Consumers” in the Los Angeles-Anaheim-Riverside Area, measured as of the month of December in the calendar year which ends in the previous Fiscal Year. Current fee rates are listed below.

MSHCP MITIGATION FEES (Fiscal Year 2011–2012 Fees)

Fee Category	Fee
Residential, density less than 8.0 dwelling units per acre (fee per dwelling unit).....	\$1,938
Residential density between 8.0 and 14.0 dwelling units per acre (fee per dwelling unit)	\$1,241
Residential density greater than 14.0 dwelling units per acre (fee per dwelling unit)	\$1,008
Commercial (fee per acre).....	\$6,597
Industrial (fee per acre).....	\$6,597

BIO-2 Stephens’ Kangaroo Rat Habitat Conservation Plan. The project is located within the SKR habitat mitigation fee area established by Riverside County Ordinance 663.10. This ordinance requires payment of an SKR habitat mitigation fee of \$500.00 per gross acre for development projects within the designated fee area.

BIO-3 Pre-construction Raptor and other Nesting Bird Surveys. A nest search will be conducted within 30 days prior to the commencement of construction (if between February 1 and August 31). A qualified biologist will perform the nesting survey that will consist of a single visit to ascertain whether there are active raptor nests within 500 feet of the project footprint or other protected bird nests within 300 feet of the project footprint. Nests will be searched for in the abandoned buildings or other unused structures, and trees and shrubs. This survey will also identify the species of nesting bird and to the degree feasible, nesting stage (e.g., incubation of eggs, feeding of young, near fledging). Nests will be mapped (not by using GPS because close encroachment may cause nest abandonment). The follow-up nesting survey shall be conducted for five consecutive days and no more than three days prior to clearing. If an active nest is observed, then the nest location shall be fenced off surrounding an adequate

radius buffer zone as determined by biological monitor; the buffer zone shall not be disturbed until the nest is inactive; biological monitoring will occur during vegetation removal activities.

5.0 LEVEL OF SIGNIFICANCE AFTER MITIGATION

The mitigation measures would reduce potential impacts to biological resources to a level that is less than significant. No significant unavoidable adverse impacts to biological resources have been identified.

6.0 INDIRECT EFFECTS

As a result of project-related activities, biological resources may also be affected in a manner that is not direct. Indirect impacts may occur later in time or at a place that is farther removed in distance from the project than direct impacts, but indirect impacts are still reasonably foreseeable and attributable to project-related activities. Examples include habitat fragmentation; elevated noise, dust, and lighting levels; changes in hydrology, runoff, and sedimentation; decreased water quality; soil compaction; increased human activity; and the introduction of invasive plants.

Indirect impacts of the project on adjacent areas may result from edge effects such as exotic plant infestations, pollutants from storm water runoff, increased fire risk, unauthorized recreational use, and litter. Exotic plant infestations may degrade native habitat that supports special-status and other native species. Additionally, pollutants (in the form of nitrogen compounds from car emissions) may settle on the soil and stimulate growth of non-native species, which may out-compete native species. Fire risk increases the potential to require vegetation clearing and removal of habitat. Increased fire frequency may also result in type conversion of native habitats and an increase in the number of exotic plant species. Type conversions from more open native habitat to more dense non-native grasslands would reduce the area of potential habitat for special-status and other native species. The project may result in additional litter, which may in turn result in animal infestations. These may result in additional predators in the area that may prey on native species. Indirect impacts will be minimized by reducing edge effects by following the protocols similar to those provided in the *Guidelines Pertaining to the Urban/Wildlands Interface* in the MSHCP, Section 6.1.4.

The project will not have indirect effects upon wildlife habitat, since all adjacent land is developed or disturbed. Runoff from the roads is fairly well retained on site or will be managed by new storm drain infrastructure. No further action is required.

7.0 CUMULATIVE EFFECTS

The consideration of potential cumulative effects is an important component of the CEQA review process. The project's cumulative effects are not considered significant due to the prior approved specific plan approvals, MSHCP Conservation Goals for the site, and the lack of natural resources and wildlife habitat on this in-fill parcel within a built-out commercial zone.

Significant cumulative effects of the project on plants, wildlife, wildlife movement, and habitat connectivity are fully mitigated by the City's signatory status under the MSHCP and the requisite

measures for mitigation of project-specific impacts. Cumulative effects on special-status species not specifically covered under the MSHCP are nevertheless mitigated for by the broad range of habitats covered by the MSHCP.

APPENDIX B

LIST OF PLANT AND WILDLIFE SPECIES OBSERVED

Species Observed on the Central Plaza Commercial Project Site

Scientific Name	Common Name
Plants	
<i>Ailanthus altissima</i> (non-native species)	Tree of heaven
<i>Amaranthus</i> sp.	Pigweed
<i>Ambrosia psilostachya</i>	Annual ragweed
<i>Ambrosia</i> sp.	Ambrosia
<i>Amsinckia menziesii sensu lato</i>	Common fiddleneck
<i>Amsinckia</i> sp.	Fiddleneck
<i>Avena</i> sp. (non-native species)	Oat
<i>Brassica rapa</i> (non-native species)	Field mustard
<i>Bromus diandrus</i> (non-native species)	Ripgut brome
<i>Bromus madritensis</i> ssp. <i>madritensis</i> (non-native species)	Compact brome
<i>Chenopodium berlandieri</i>	Pitseed goosefoot
<i>Cynodon dactylon</i> (non-native species)	Bermuda grass
<i>Datura</i> sp.	Datura
<i>Datura stramonium</i> (non-native species)	Jimsonweed
<i>Echinochloa crus-galli</i> (non-native species)	Barnyard grass
<i>Elaeagnus angustifolia</i> (non-native species)	Russian olive
<i>Eschscholzia californica</i>	California poppy
<i>Eucalyptus</i> sp. (non-native species)	Eucalyptus
<i>Helianthus annuus</i>	Common sunflower
<i>Hirschfeldia incana</i> (non-native species)	Shortpod mustard
<i>Hordeum murinum</i> (non-native species)	Mouse barley
<i>Malva parviflora</i> (non-native species)	Cheeseweed
<i>Melia azedarach</i> (non-native species)	Persian lilac, Chinaberry
<i>Nerium oleander</i> (non-native species)	Oleander
<i>Parkinsonia</i> sp.	Palo Verde tree
<i>Phalaris minor</i> (non-native species)	Littleseed canary grass
<i>Pseudognaphalium luteoalbum</i> (non-native species)	Jersey cudweed
<i>Rumex crispus</i>	Curly dock
<i>Salsola</i> sp.	Russian thistle
<i>Sambucus nigra</i> ssp. <i>caerulea</i>	Blue elderberry
<i>Schinus</i> sp. (non-native species)	Pepper tree
<i>Sisymbrium irio</i> (non-native species)	London rocket
<i>Solanum</i> sp.	Nightshade
<i>Sorghum halepense</i> (non-native species)	Johnsongrass
<i>Spergularia</i> sp.	Sandspurry
<i>Stellaria media</i> (non-native species)	Common chickweed

Species Observed on the Central Plaza Commercial Project Site

Scientific Name	Common Name
<i>Tamarix aphylla</i> (non-native species)	Athel
<i>Veronica</i> sp.	Speedwell
Birds	
<i>Sayornis nigricans</i>	Black phoebe
<i>Tyto alba</i>	Barn owl
Mammals	
<i>Spermophilus beecheyi</i>	California ground squirrel
<i>Sylvilagus audubonii</i>	Desert cottontail

APPENDIX C

WETLAND DETERMINATION DATA FORM

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: PRP1601 Central Plaza City/County: Lake Elsinore/Riverside Sampling Date: 05/06/16
 Applicant/Owner: Peninsula Retail Partners State: CA Sampling Point: 1
 Investigators: Maria Lum Section, Township, Range: 31, T5S, R4W
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): concave Slope (%): 3-5
 Subregion (LRR): C - Mediterranean California Lat: 33°41'24"N Long: 117°20'15" W Datum: NAD84
 Soil Map Unit Name: Arbuckle gravelly loam 8 to 15% slopes NWI classification: non-hydric

Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation Soil or Hydrology significantly disturbed? NO Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation Soil or Hydrology naturally problematic? NO (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic vegetation present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric soil present? Yes _____ No <u>X</u>		Yes _____	No <u>X</u>
Wetland Hydrology present? Yes <u>X</u> No _____			
Remarks:			

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Eucalyptus sp.</u>	<u>50</u>	<u>Y</u>	<u>UPL</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percentage of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
2. _____				
3. _____				
4. _____				
Total Cover: <u>50</u>				Prevalence index worksheet Total % Cover of: _____ Multiply by: OBL species <u>0</u> × 1 = <u>0</u> FACW species <u>40</u> × 2 = <u>80</u> FAC species <u>80</u> × 3 = <u>240</u> FACU species <u>90</u> × 4 = <u>360</u> UPL species <u>58</u> × 5 = <u>290</u> Column Totals: <u>188</u> (A) <u>976</u> (B) Prevalence Index = B/A = <u>5.2</u>
Sapling/Shrub Stratum				
1. <u>Rumex crispus</u>	<u>20</u>	<u>Y</u>	<u>FACW⁺</u>	
2. <u>Helianthus annuus</u>	<u>50</u>	<u>Y</u>	<u>FAC⁻</u>	
3. <u>Solanum sp.</u>	<u>2</u>	<u>N</u>	<u>FAC</u>	
4. <u>Datura stramonium</u>	<u>2</u>	<u>N</u>	<u>UPL</u>	
5. _____				
Total Cover: <u>74</u>				
Herb Stratum				
1. <u>Ambrosia artemisiifolia</u>	<u>10</u>	<u>Y</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: NONE Dominance Test is > 50% Prevalence Test is ≤ 3.0 ¹ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) Problematic Hydrophytic Vegetation ¹ (Explain)
2. <u>Amsinckia menziesii</u>	<u>2</u>	<u>N</u>	<u>UPL</u>	
3. <u>Cynodon dactylon</u>	<u>80</u>	<u>Y</u>	<u>FACU</u>	
4. <u>Echinochloa crus-galli</u>	<u>20</u>	<u>Y</u>	<u>FACW⁻</u>	
5. <u>Bromus diandrus</u>	<u>2</u>	<u>N</u>	<u>UPL</u>	
6. <u>Hordeum murinum</u>	<u>2</u>	<u>N</u>	<u>UPL</u>	
7. _____				
8. _____				
Total Cover: <u>116</u>				
Woody Vine Stratum				
1. _____				
2. _____				
Total Cover: <u>0</u>				
% Bare Ground in Herb Stratum: <u>0</u>		% Cover of Biotic Crust: <u>0</u>		Hydrophytic Vegetation Present? Yes _____ No <u>X</u>
Remarks:				

APPENDIX D

SPECIES OF SPECIAL CONCERN REPORTED IN LITERATURE

CNDDDB Records for Lake Elsinore, California Quadrangle (1,000–2,000 feet elevation) and Probability to Occur on the Central Plaza Commercial Project Site

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability	Habitat	Rationale
Plants						
<i>Centromadia pungens</i> ssp. <i>laevis</i> Smooth tarplant	US: – CA: 1B MSHCP: S	Generally alkaline areas in chenopod scrub, meadows, playas, riparian woodland, valley and foothill grassland below 480 meters (1,600 feet) elevation. Known from Riverside and San Bernardino Counties, extirpated from San Diego County.	Blooms April through November (annual herb)	Low	Absent	Site is developed, lacks suitable riparian, chenopod, and meadow habitat, and contains disturbed non-native annual grassland.
<i>Chorizanthe parryi</i> var. <i>parryi</i> Parry's spineflower	US: – CA: 1B MSHCP: P	Sandy or rocky soils in chaparral, coastal scrub, oak woodlands, and grassland at 40 to 1,705 meters (100 to 5,600 feet) elevation. Known only from Los Angeles, Riverside, and San Bernardino Counties.	Blooms April through June (annual herb)	None	Absent	Site contains non-native annual grassland species but lacks suitable coastal sage scrub, woodland, and chaparral habitat.
<i>Dodecahema leptoceras</i> Slender-horned spineflower	US: FE CA: SE/1B MSHCP: S	In the Vail Lake area, occurs in gravel soils of Temecula arkose deposits in openings in chamise chaparral. In other areas, occurs in sandy cobbly riverbed alluvium in alluvial fan sage scrub (usually late seral stage), on floodplain terraces and benches that receive infrequent overbank deposits from generally large washes or rivers, where it is most often found in shallow silty depressions dominated by leather spineflower (<i>Lastarriaea coriacea</i>) and other native annual species, and is often associated with cryptogamic soil crusts composed of bryophytes, algae and/or lichens. Occurs at 200 to 760 meters (600 to 2,500 feet) elevation. Known only from Los Angeles, Riverside, and San Bernardino Counties, California.	Blooms April through June (annual herb)	None	Absent	Site does not contain sandy riverbed or alluvial fan sage scrub.
Invertebrates						
<i>Cicindela senilis frosti</i> Tiger beetle	US: – CA: SA	Inhabits marine shoreline, from central California coast south to salt marshes of San Diego, also found at Lake Elsinore. Inhabits dark-colored mud in the lower zone and dried salt pans in the upper zone.	Presumed spring through fall	None	Absent	Site is located near Lake Elsinore but not adjacent. Similar soil conditions not present.

CNDDDB Records for Lake Elsinore, California Quadrangle (1,000–2,000 feet elevation) and Probability to Occur on the Central Plaza Commercial Project Site

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability	Habitat	Rationale
<i>Euphydryas editha quino</i> Quino checkerspot butterfly	US: FE CA: SA MSHCP: C	Meadows or openings within coastal sage scrub or chaparral below about 5,000 feet where food plants (<i>Plantago erecta</i> and/or <i>Orthocarpus purpurascens</i>) are present. Historically known from Santa Monica Mountains to northwest Baja California; currently known only from southwestern Riverside County, southern San Diego County, and northern Baja California.	January through late April	None	Absent	Site is developed and does not contain disturbed coastal sage scrub or chaparral habitat species.
Amphibians						
<i>Spea hammondi</i> Western spadefoot	US: – CA: SSC MSHCP: C	Grasslands and occasionally hardwood woodlands; largely terrestrial but requires rain pools or other ponded water persisting at least three weeks for breeding; burrows in loose soils during dry season. Occurs in the Central Valley and adjacent foothills, the non-desert areas of southern California, and Baja California.	October through April (following onset of winter rains)	None	Absent	Site contains non-native annual grassland species, but small pools of standing water do not occur.
Reptiles						
<i>Aspidoscelis hyperythra</i> Orangethroat whiptail	US: – CA: SSC MSHCP: C	Prefers washes and other sandy areas with patches of brush and rocks, in chaparral, coastal sage scrub, juniper woodland, and oak woodland from sea level to 915 meters (3,000 feet) elevation. Perennial plants required. Occurs in Riverside, Orange, San Diego Counties west of the crest of the Peninsular Ranges, in extreme southern San Bernardino County near Colton, and in Baja California.	March through July with reduced activity August through October	None	Absent	Site area does not contain washes and sandy soils, and lacks other suitable habitat types.
<i>Crotalus ruber</i> Red diamond rattlesnake	US: – CA: SSC MSHCP: C	Desert scrub, thornscrub, open chaparral and woodland; occasional in grassland and cultivated areas. Prefers rocky areas and dense vegetation. Morongo Valley in San Bernardino and Riverside Counties to the west and south into Mexico.	Mid-spring through mid-fall	None	Absent	Site contains disturbed non-native grassland habitat and extent of development limits range of the species.
<i>Phrynosoma blainvillii (coronatum)</i> Coast horned lizard	US: – CA: SSC MSHCP: C	Primarily in sandy soil in open areas, especially washes and floodplains, in many plant communities. Requires open areas for sunning, bushes for cover, patches of loose soil for burial, and an abundant supply of ants or other insects. Occurs west of the deserts from northern Baja California north to Shasta County below 2,400 meters (8,000 feet) elevation.	April through July with reduced activity August through October	None	Absent	Site is developed without suitable soil and vegetation types.

CNDDDB Records for Lake Elsinore, California Quadrangle (1,000–2,000 feet elevation) and Probability to Occur on the Central Plaza Commercial Project Site

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability	Habitat	Rationale
<i>Salvadora hexalepis virgulata</i> Coast patch-nosed snake	US: – CA: SSC	Coastal chaparral, washes, sandy flats and rocky areas. Widely distributed throughout lowlands, up to 2,130 meters (7,000 feet) elevation, of Southern California from coast to the eastern border.	Active diurnally throughout most of the year	None	Absent	Site is developed and does not contain chaparral habitat species.
Birds						
<i>Accipiter cooperii</i> (nesting) Cooper's hawk	US: – CA: SA MSHCP: C	Forages in a wide range of habitats, but primarily in forests and woodlands. These include natural areas as well as human-created habitats such as plantations and ornamental trees in urban landscapes. Usually nests in tall trees (20 to 60 feet) in extensive forested areas (generally woodlots of 4 to 8 hectares with canopy closure of greater than 60 percent). Occasionally nests in isolated trees in more open areas.	Year-round	Moderate	Present	Site is developed with ornamental trees and vegetation, which could be used for nesting/roosting raptors.
<i>Athene cunicularia</i> (burrow sites) Burrowing owl	US: – CA: SSC (breeding) MSHCP: S	Open country in much of North and South America. Usually occupies ground squirrel burrows in open, dry grasslands, agricultural and range lands, railroad rights-of-way, and margins of highways, golf courses, and airports. Often utilizes man-made structures, such as earthen berms, cement culverts, cement, asphalt, rock, or wood debris piles. They avoid thick, tall vegetation, brush, and trees, but may occur in areas where brush or tree cover is less than 30 percent.	Year-round	None to Low	Present	Although there is open space and ground squirrel burrows, the site contains residential development, numerous large trees and lacks large open areas for breeding and foraging territory, which compromises suitability and potential nesting success,
<i>Eremophila alpestris actia</i> California horned lark	US: – CA: SA MSHCP: C	Open grasslands and fields, agricultural area, open montane grasslands. This subspecies is resident from northern Baja California northward throughout non-desert areas to Humboldt County, including the San Joaquin Valley and the western foothills of the Sierra Nevada (north to Calaveras County). Prefers bare ground such as plowed or fall-planted fields for nesting, but may also nest in marshy soil. During the breeding season, this is the only subspecies of horned lark in non-desert southern California; however, from September through April or early May, other subspecies visit the area.	Year-round interior (inland areas)	None	Absent	Site contains non-native annual grassland but lacks large areas of undeveloped land.

CNDDDB Records for Lake Elsinore, California Quadrangle (1,000–2,000 feet elevation) and Probability to Occur on the Central Plaza Commercial Project Site

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability	Habitat	Rationale
<i>Polioptila californica californica</i> Coastal California gnatcatcher	US: FT CA: SSC MSHCP: C	Inhabits coastal sage scrub in low-lying foothills and valleys up to about 500 meters (1,640 feet) elevation in cismontane southwestern California and Baja California.	Year-round	None	Absent	Site does not contain disturbed coastal sage scrub habitat.
<i>Vireo bellii pusillus</i> Least Bell's vireo	US: FE CA: SE MSHCP: S	Riparian forests and willow thickets. The most critical structural component of Least Bell's Vireo habitat in California is a dense shrub layer 2 to 10 feet (0.6–3.0 meter) above ground. Nests from central California to northern Baja California. Winters in southern Baja California.	April through September	None	Absent	Site lacks riparian habitat.
Mammals						
<i>Lepus californicus bennettii</i> San Diego black-tailed jackrabbit	US: – CA: SSC MSHCP: C	Variety of habitats including herbaceous and desert scrub areas, early stages of open forest and chaparral. Most common in relatively open habitats. Restricted to the cismontane areas of Southern California, extending from the coast to the Santa Monica, San Gabriel, San Bernardino, and Santa Rosa Mountain ranges.	Year-round, diurnal and crepuscular activity	None	Absent	Site is developed and contains non-native annual grassland and surrounding areas are developed.
<i>Chaetodipus fallax fallax</i> Northwestern San Diego pocket mouse	US: – CA: SSC MSHCP: C	Found in sandy herbaceous areas, usually associated with rocks or coarse gravel in coastal scrub, chaparral, grasslands, and sagebrush, from Los Angeles County through southwestern San Bernardino, western Riverside, and San Diego Counties to northern Baja California.	Year-round	Low	Absent	Site is developed and highly gravelly.
<i>Dipodomys stephensi</i> Stephens' kangaroo rat	US: FE CA: ST MSHCP: C	Found in plant communities transitional between grassland and coastal sage scrub, with perennial vegetation cover of less than 50%. Most commonly associated with <i>Artemisia tridentata</i> , <i>Eriogonum fasciculatum</i> , and <i>Erodium</i> . Requires well-drained soils with compaction characteristics suitable for burrow construction (neither sandy nor too hard). Not found in soils that are highly rocky or sandy, less than 20 inches deep, or heavily alkaline or clay, or in areas exceeding 25% slope. Occurs only in western Riverside County, northern San Diego County, and extreme southern San	Year-round, nocturnal	None	Absent	Site is developed and contains non-native annual grassland and ornamental vegetation.

CNDDDB Records for Lake Elsinore, California Quadrangle (1,000–2,000 feet elevation) and Probability to Occur on the Central Plaza Commercial Project Site

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability	Habitat	Rationale
		Bernardino County, below 915 meters (3,000 feet) elevation. In northwestern Riverside County, known only from east of Interstate 15. Reaches its northwest limit in south Norco, southeast Riverside, and in the Reche Canyon area of Riverside and extreme southern San Bernardino Counties.				

LEGEND

US: Federal Classifications

- No applicable classification
- FE Taxa listed as Endangered.
- FT Taxa listed as Threatened.

CA: State Classifications

- SE Taxa State-listed as Endangered.
- ST Taxa State-listed as Threatened.
- SSC California Species of Special Concern. Refers to animals with vulnerable or seriously declining populations.
- SA Special Animal. Refers to any other animal monitored by the Natural Diversity Data Base, regardless of its legal or protection status.
- 1B California Rare Plant Rank 1B: Rare, threatened, or endangered in California and elsewhere.

California Rare Plant Ranks are assigned by a committee of government agency and non-governmental botanical experts and are not official State designations of rarity status.

MSHCP: Western Riverside County MSHCP Status

- S Species is adequately conserved under the MSHCP, but surveys are required within indicated habitats and/or survey areas.
- C Species is adequately conserved under the MSHCP.
- P Species is covered but not considered adequately conserved pending completion of MSHCP specified requirements.