

APPENDIX B

WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN CONSISTENCY ANALYSIS (LSA, JULY 2017)

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SPECIES HABITAT CONSERVATION PLAN
CONSISTENCY ANALYSIS**

**CANYON ESTATES DRIVE AND CANYON VIEW DRIVE INTERSECTION
IMPROVEMENT PROJECT**

CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, CALIFORNIA



July 2017

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IMPROVEMENT PROJECT**

CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, CALIFORNIA

Submitted to:

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Project No. SAE1701



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1.0 INTRODUCTION

The City of Lake Elsinore (City) proposes to realign and reconstruct the intersection of Canyon Estates Drive and Canyon View Drive located in the City's Lake Elsinore Hills District (proposed project). The purpose of the proposed project is to improve the functionality of this irregular intersection by realigning and reconstructing the entire intersection. This report analyzes consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) for the project footprint, plus a 100-ft buffer study area.

The City is a Permittee to the MSHCP, which was adopted by the County of Riverside in June 2003. As a Permittee, the City has the responsibility to implement and adhere to the provisions of the MSHCP as well as the MSHCP Implementing Agreement. The MSHCP is a comprehensive, multijurisdictional habitat conservation plan and Natural Communities Conservation Plan for the conservation of species and their associated habitats in western Riverside County. The MSHCP provides for take of listed plant and animal species to Permittees for otherwise lawful activities consistent with MSHCP requirements and terms and conditions. Take of threatened, endangered, and rare species is authorized by the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW), collectively referred to as the Wildlife Agencies. The Wildlife Agencies provided incidental take authorization through the MSHCP for otherwise lawful actions (i.e., public and private projects) in exchange for compliance with provisions of the MSHCP, including the assembly and management of a coordinated Conservation Area/Reserve.

As a Permittee to the MSHCP, the City's projects in the MSHCP area must comply with the following:

1. Policies for the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools per Section 6.1.2 of the MSHCP.
2. Policies for the Protection of Narrow Endemic Plant Species per Section 6.1.3 of the MSHCP.
3. Guidelines Pertaining to the Urban/Wildlands Interface per Section 6.1.4 of the MSHCP.
4. Additional Survey Needs and Procedures per Section 6.3.2 of the MSHCP.
5. Construction Guidelines in Section 7.5.3 and Standard Best Management Practices (BMP) in Appendix C of the MSHCP.

1.1 PROJECT LOCATION

The proposed project is located in the City of Lake Elsinore in Riverside County, California. Figure 1 shows the regional location and Figure 2 shows the project limits. The project footprint is in Sections 4 and 9 of Township 6 South, Range 4 West, as shown on the *Lake Elsinore, California* 7.5-minute series United States Geological Survey topographic map.

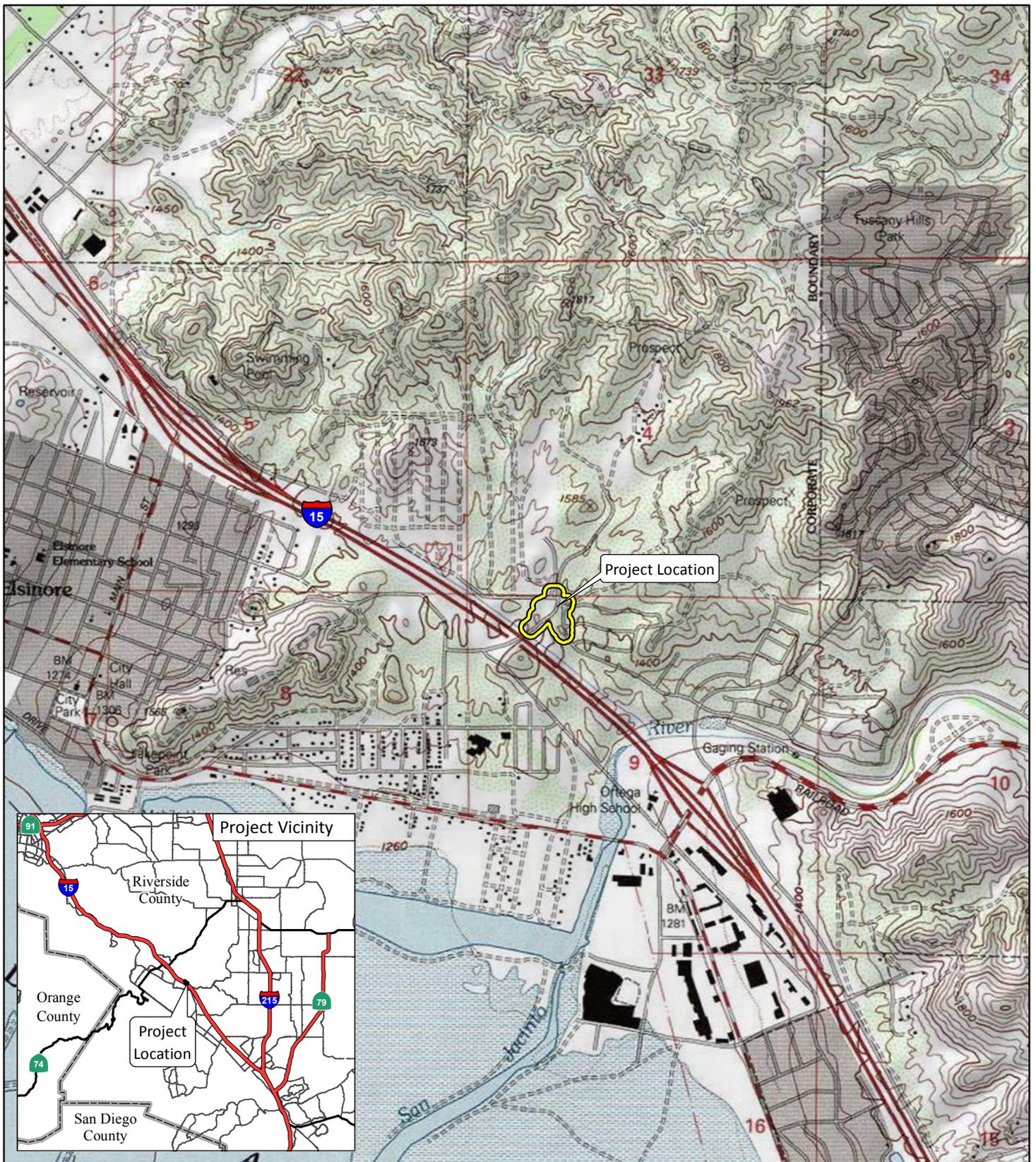


FIGURE 1

LSA

LEGEND

 Study Area



SOURCE: USGS 7.5' Quad - Lake Elsinore (1988)

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Canyon Estates Drive and Canyon View Drive
Intersection Improvement
Project Location



FIGURE 2

LSA

LEGEND

-  Project Footprint
-  Study Area



0 100 200
FEET

SOURCE: Bing Maps (2014); SCE Engineering (2017)
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*Canyon Estates Drive and Canyon View Drive
Intersection Improvement
Project Footprint*

1.2 PROJECT DESCRIPTION

The City proposes to realign and reconstruct the intersection of Canyon Estates Drive and Canyon View Drive located in the City's Lake Elsinore Hills District. In the existing condition, the intersection of Canyon Estates Drive and Canyon View Drive meets adjacent to and east of the intersection of Canyon View Drive and Grunder Drive, creating an irregular intersection (Figure 2). Therefore, the purpose of the proposed project is to improve the functionality of this irregular intersection by realigning and reconstructing the entire intersection to shift the intersection southwesterly. The realignment will allow for a standard signalized four-way intersection that will connect the realigned Canyon Estates Drive with Franklin Street and the future Camino Del Norte extension (proposed under separate project). Canyon View Drive will connect to Franklin Street as a right-in/right-out intersection and will be stop controlled.

The major components of the proposed project include demolition of existing roadways and removal of demolished materials (asphalt, concrete, soils, and vegetation); utility relocation (electrical power poles and water line blow-off valve); site preparation and grading; roadway, curb/gutter, and sidewalk construction; pavement striping; and storm drainage improvements, including a reconstruction of existing drainage facilities and installation of a new triple 54-inch reinforced concrete pipe and ancillary facilities. These major components are described in further detail below. The limits of disturbance for the proposed activities are depicted on Figure 2.

Demolition: The removal of the existing intersection and roadway would require removal of asphalt materials, cutting and removal of the roadway foundation, and excavation of soils. Demolition waste would be hauled to the nearest landfill that accepts this type of waste material. The existing segment of Canyon Estates Drive, between Sagecrest Drive and Canyon View Drive, will be abandoned and removed. The demolition phase is anticipated to last approximately 2 weeks.

Site Preparation and Grading: The site preparation and grading phase will involve the use of heavy construction equipment to cut/fill and compact soils to obtain the desired slopes for roadway construction and proper drainage. It is anticipated that the amount of cut-and-fill of soils will be balanced on site and will not require a substantial amount of soils being hauled to the site. The site preparation and grading phase is anticipated to last approximately 4 weeks.

Construction: The construction phase would include the placement of the roadway foundation typically composed of aggregate materials and concrete overlaid by asphalt. Curb and gutter construction would involve the placement of concrete along the roadway edges and would be designed to channel storm water to existing storm drain facilities. Sidewalks would be constructed on both sides of the new alignments for Canyon Estates Drive and Canyon View Drive. The Grunder Drive pavement will be removed and will serve as a utility maintenance roadway. Upon completion of roadway construction, the pavement will be painted and striped to provide for a two-lane roadway (one lane in each direction) for Canyon View Drive and Canyon Estates Drive. The new intersection will be a four-way traffic signal-controlled intersection. The construction phase is anticipated to last approximately 6 months.

Drainage Improvements: At the new Canyon Estates Drive and Camino Del Norte at Franklin Street intersection, storm water will be contained in new curb and gutter and conveyed to existing storm

drain facilities. A new triple 54-inch reinforced concrete pipe, headwalls, wingwalls, and rock slope protection will be constructed below the realigned portion of Canyon Estates Drive and routed to Drainage D-3. D-3 channels storm water from upland areas north of the project limits to a concrete-lined open-air channel adjacent to and east of the Interstate 15 (I-15) mainline and eventually drains into the San Jacinto River. Temporary disruptions to existing drainage culverts are anticipated in order to relocate and construct the intersection. Appropriate temporary facilities will be installed to duplicate the existing condition until construction is completed and permanent drainage facilities are installed.

Utility relocation: Two electrical power poles and one water blow-off valve will be relocated at the new intersection. Two electrical power poles will be relocated on the Camino Del Norte extension.

Several closures of varying durations are anticipated during project construction. The majority of the construction can be performed while maintaining traffic on existing roadways. Existing roadway ties to the newly constructed roadways can be accomplished with short-term detours of fewer than 10 working days.

2.0 METHODS

This MSHCP Consistency Analysis incorporates the results of a literature review, field reconnaissance, and focused studies that have been conducted.

Field surveys and focused studies were completed and the following are relevant to the MSHCP:

- Species Associated with Riparian/Riverine and Vernal Pool habitats (MSHCP Section 6.1.2)
- Habitat assessment and focused burrow surveys for burrowing owl (*Athene cunicularia*), a California species of special concern and MSHCP additional survey species (MSHCP Section 6.3.2)

The Riparian/Riverine areas discussed in this report are based on the CDFW jurisdictional areas delineated in the Jurisdictional Delineation Report (LSA 2017), which has been prepared under separate cover.

The biological study area (BSA) used in this assessment was created to encompass the proposed project footprint and typical habitats that may be affected by the proposed project in the immediate vicinity. The BSA is the study area used for this MSHCP Consistency Analysis and is used interchangeably with “project” in this report.

3.0 ENVIRONMENTAL SETTING

The BSA is geographically situated north of I-15 and west of Canyon View Estates in the City. The topography, soils, and vegetation in the BSA are discussed in the following sections.

3.1 TOPOGRAPHY AND SOILS

The topography of the project area slopes downhill from north to south, with an elevation ranging from approximately 1,300 to 1,500 feet above mean sea level. The soils are included in Table A, as mapped by the United States Department of Agriculture Natural Resources Conservation Service soil survey (2003). The soil types are sandy loam and are gradually sloped toward the south.

Table A: Soils within the Biological Study Area

Soil Type	Description
CaD2 – Cajalco fine sandy loam	Well drained, 8–15% slopes, eroded
CbF2 – Cajalco rocky fine sandy loam	Well drained, 15–50% slopes, eroded
HnC – Honcut sandy loam	Well drained, 2–8% slopes

3.2 VEGETATION

The vegetation in the BSA is suspected to be recovering Riversidean sage scrub including a native erosion control mix. Figure 3 shows a map of the vegetation communities and land cover types and Table B shows impacts in the project footprint. The BSA contains four vegetation communities or land cover types (Appendix A, Site Photographs): Disturbed Riversidean Sage Scrub, Developed, Disturbed, and Ornamental, as described below.

Table B: Impacts to Vegetation and Land Cover Types (acres)

Community	Existing (acres)	Permanent Impacts (acres)	Temporary Impacts (acres)	Total Impacts (acres)
Disturbed Riversidean Sage Scrub	3.68	1.03	–	1.03
Developed	4.34	1.51	–	1.51
Disturbed	1.30	0.49	–	0.49
Ornamental	0.13	0.08	–	0.08

Disturbed Riversidean Sage Scrub: The sage scrub in the BSA is suspected to be recovering sage scrub including a native erosion control mix. The vegetation in these areas is mostly native, mixed with some nonnative species. This sage scrub vegetation is dominated by species of the genera *Artemisia*, *Encelia*, *Acmispon*, and *Eriogonum*.

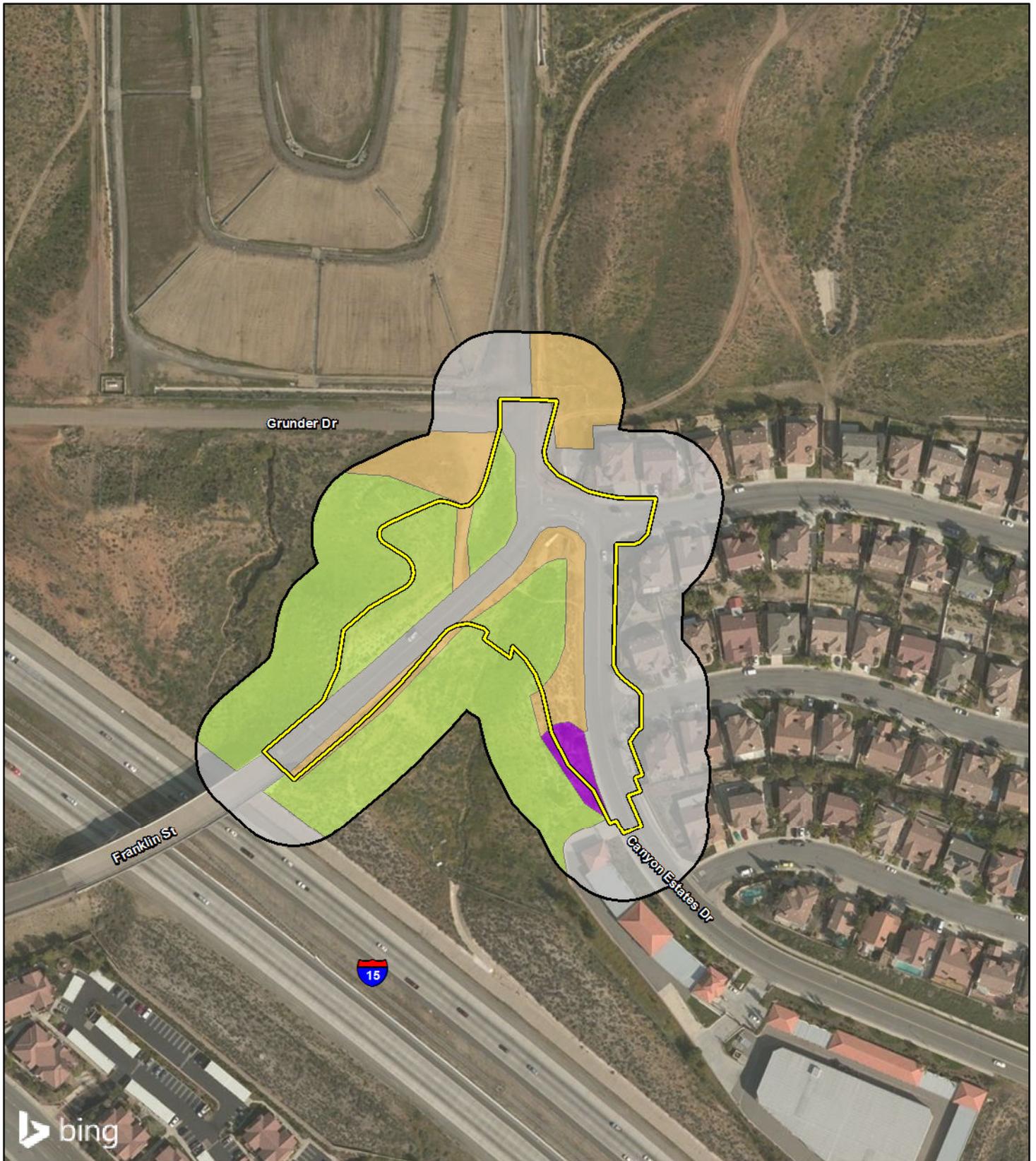


FIGURE 3

LSA

LEGEND

 Study Area

 Project Footprint

Vegetation

 Developed

 Disturbed

 Disturbed Riverside Sage Scrub

 Ornamental



SOURCE: Bing Maps (2014); SCE Engineering (2017)

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*Canyon Estates Drive and Canyon View Drive
Intersection Improvement
Vegetation*

Developed: These areas consist of the existing roadways and the housing development in the BSA.

Disturbed: This type consists of areas that are cleared or graded and either lack vegetation or are dominated by a sparse cover of ruderal vegetation. Ruderal vegetation is dominated by species of the genera *Erodium*, *Brassica*, *Bromus*, and *Salsola*.

Ornamental: Ornamental landscaping consists of introduced trees, shrubs, and flowers. Ornamental vegetation is located near the housing development in the southeast portion of the BSA.

4.0 RESULTS AND CONSISTENCY FINDINGS

4.1 VEGETATION COMMUNITIES AND LAND COVERS

Table B provides the acreages of vegetation in the BSA as well as impacts resulting from the proposed project. Impacts were calculated using geographic information system (GIS) software based on current design plans.

4.2 RIPARIAN/RIVERINE RESOURCES (MULTIPLE SPECIES HABITAT CONSERVATION PLAN SECTION 6.1.2 COMPLIANCE)

4.2.1 Riparian/Riverine Resources

Section 6.1.2 of the MSHCP describes the process through which the protection of Riparian/Riverine areas and Vernal Pools is intended to occur in the MSHCP area. The MSHCP defines Riparian/Riverine areas as “lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year.” The Riparian/Riverine areas discussed in this report are based on the CDFW jurisdictional areas delineated in the Jurisdictional Delineation Report.

Two drainages are located in the BSA, but only one is within the project boundary. The drainages in the BSA are ephemeral and are vegetated with upland plant species. The drainages are considered MSHCP Riverine based on the fact that they convey fresh water flow during all or a portion of the year (Figure 4). Impacts to Riverine areas total 0.13 acre, as shown in Table C.

Table C: Impacts to Riverine Areas (acres)

Jurisdiction	Existing (acres)	Permanent Impacts (acres)	Temporary Impacts (acres)	Total Impacts (acres)
Corps	0.06	0.01	–	0.01
RWQCB	0.06	0.01	–	0.01
CDFW	0.58	0.13	–	0.13
MSHCP Riverine	0.58	0.13	–	0.13

CDFW = California Department of Fish and Wildlife
 Corps = United States Army Corps of Engineers
 MSHCP = Multiple Species Habitat Conservation Plan
 RWQCB = Regional Water Quality Control Board

4.2.2 Functions and Values of Riparian/Riverine Resources

The project site supports unvegetated, ephemeral drainages. As required in MSHCP Section 6.1.2, the following is a discussion of the functions and values (hydrologic regime, flood storage and flood flow modification, sediment trapping and transport, nutrient retention and transformation, toxicant

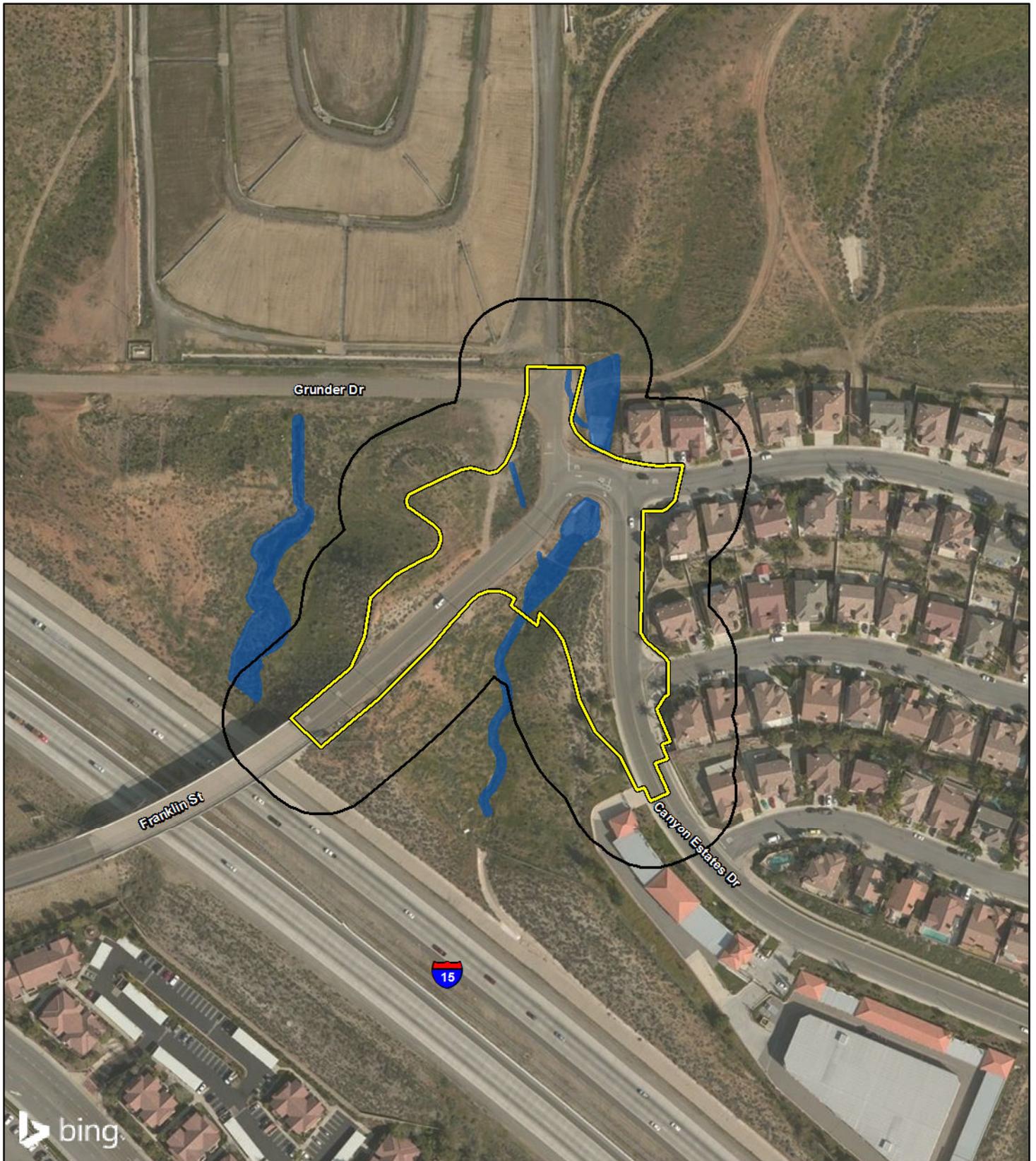


FIGURE 4

LSA

LEGEND

-  Study Area
-  Project Footprint
-  MSHCP Riverine (0.58 ac)



SOURCE: Bing Maps (2014); SCE Engineering (2017)
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*Canyon Estates Drive and Canyon View Drive
 Intersection Improvement
 MSHCP Riverine*

trapping, public use, wildlife habitat, and aquatic habitat) of the MSHCP Riparian/Riverine areas in the BSA.

Potential impacts to water quality could occur during construction and operation of the proposed project due to increased erosion and storm water runoff. However, construction BMPs would be implemented during construction of the proposed project to reduce impacts to water quality and beneficial water resource values.

Two drainages are located in the study area. Neither drainage supports riparian vegetation; therefore, impacts to these features would not result in impacts to conservation of covered species and habitats. As discussed in the Jurisdictional Delineation Report prepared for the proposed project, MSHCP Riverine areas, United States Army Corps of Engineers potential jurisdictional areas, CDFW jurisdictional areas, and Regional Water Quality Control Board (RWQCB) jurisdictional areas are present in the drainages. The drainages are nonwetland waters and are considered Riverine areas, as defined by the MSHCP. The drainages have low functions and values for flood storage and flood flow modification, sediment trapping and transport, nutrient retention and transformation, toxicant trapping, public use, and wildlife and aquatic habitat due to their small size, lack of riparian habitat, lack of public access, and lack of perennial or intermittent sources of water. Implementation of the proposed project would not result in significant impacts to natural and beneficial floodplain values. Impacts to the drainage within the project footprint will be permanent; however, post-construction hydrology will be equal to preconstruction conditions, resulting in no net loss to the functions and values of the area.

Because the project cannot avoid all impacts to Riverine areas, a Determination of Biologically Superior or Equivalent Preservation (DBESP) is required to mitigate for any impacts. Impacts to Riverine areas equal 0.13 acre of the total 0.58 acre in the BSA. The DBESP has been prepared under separate cover. At a minimum, compensation for Riverine impacts in the DBESP will include one or a combination of the following: on-site restoration, off-site participation in an in-lieu fee program, and/or purchase of credits from a mitigation bank for habitat creation. Mitigation in the DBESP will be equivalent or superior to that which would occur if impacts to the Riverine resources were avoided.

4.3 SPECIES ASSOCIATED WITH RIPARIAN/RIVERINE AREAS AND VERNAL POOLS

The definition of Riparian/Riverine habitats is based on potential for the habitat to support Riparian/Riverine Covered Species. The MSHCP species associated with Riparian/Riverine areas and Vernal Pools, as listed in Section 6.1.2, were assessed for the probability of occurring in and adjacent to the project site. No riparian habitat is located in the BSA.

The least Bell's vireo (*Vireo bellii pusillus*) is found in riparian scrub, forest, and woodland habitats that typically feature dense cover within 1 to 2 meters of the ground and a dense stratified canopy.

The southwestern willow flycatcher (*Empidonax traillii extimus*) is restricted to dense riparian woodlands along streams and rivers with mature dense stands of willows (*Salix* spp.), cottonwoods (*Populus* spp.), or smaller springfed or boggy areas with willows or alders (*Alnus* spp.).

The western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) requires dense, wide riparian woodlands with well-developed understories for breeding.

The project site lacks riparian habitat; therefore, focused surveys for sensitive bird species are not required. The drainages on site have been classified as MSHCP Riverine based on the fact that they convey fresh water flow during all or a portion of the year (Figure 4).

4.4 ADDITIONAL SURVEY SPECIES REQUIREMENTS (MULTIPLE SPECIES HABITAT CONSERVATION PLAN SECTION 6.1.3 AND 6.3.2 COMPLIANCE)

Habitat assessments and focused species surveys are required by the MSHCP for species associated with unique habitats (e.g., riparian, vernal pools, and certain soil types). The project site is located in the MSHCP Additional Survey Area for burrowing owl (*Athene cunicularia*).

Table D lists the survey data, including survey type, date, and biologist(s) for the various surveys performed in the BSA.

Table D: Survey Data

Survey Type	Date(s)	Biologist(s)
Burrowing Owl Habitat Assessment	March 13, 2017	Laura Magee
Focused Burrow Survey	March 13, 2017	Laura Magee
Jurisdictional Delineation	March 21, 2017	Lonnie Rodriguez and Laura Magee

The results and project impacts to these MSHCP survey species are discussed below.

4.4.1 Burrowing Owl

Suitable habitat for burrowing owl consists of grasslands, lowland scrub, cultivated agricultural lands, and ruderal open range areas. A habitat assessment was conducted for burrowing owl per Step I of the Burrowing Owl Survey Instructions for the Western Riverside MSHCP Area. The entire site was walked. The site consists of shrub lands with low density shrub cover, constituting suitable burrowing owl habitat (Figure 5); therefore, a focused burrow survey was required per Step II, Part A, of the survey instructions. A 500-foot buffer was scanned with binoculars because I-15 lies to the south of the project area. “No trespassing” signs were posted on the north and west sides. Residential homes lie to the east of the site. No fossorial mammals except one Audubon’s cottontail (*Sylvilagus audubonii*) were observed on site, and no burrows or burrow-like constructs, including natural and manmade structures, were identified. No owls or owl sign (e.g., feathers, scat, pellets, or tracks) were present.

The results of the focused owl survey determined that burrowing owl is absent from the proposed project site at this time. The burrowing owl is a highly mobile species with the potential to move onto the proposed project site prior to construction. Per the MSHCP burrowing owl survey requirements, a preconstruction survey for this species will be required within 30 days prior to ground disturbance to ensure that the burrowing owl has not subsequently occupied the site.

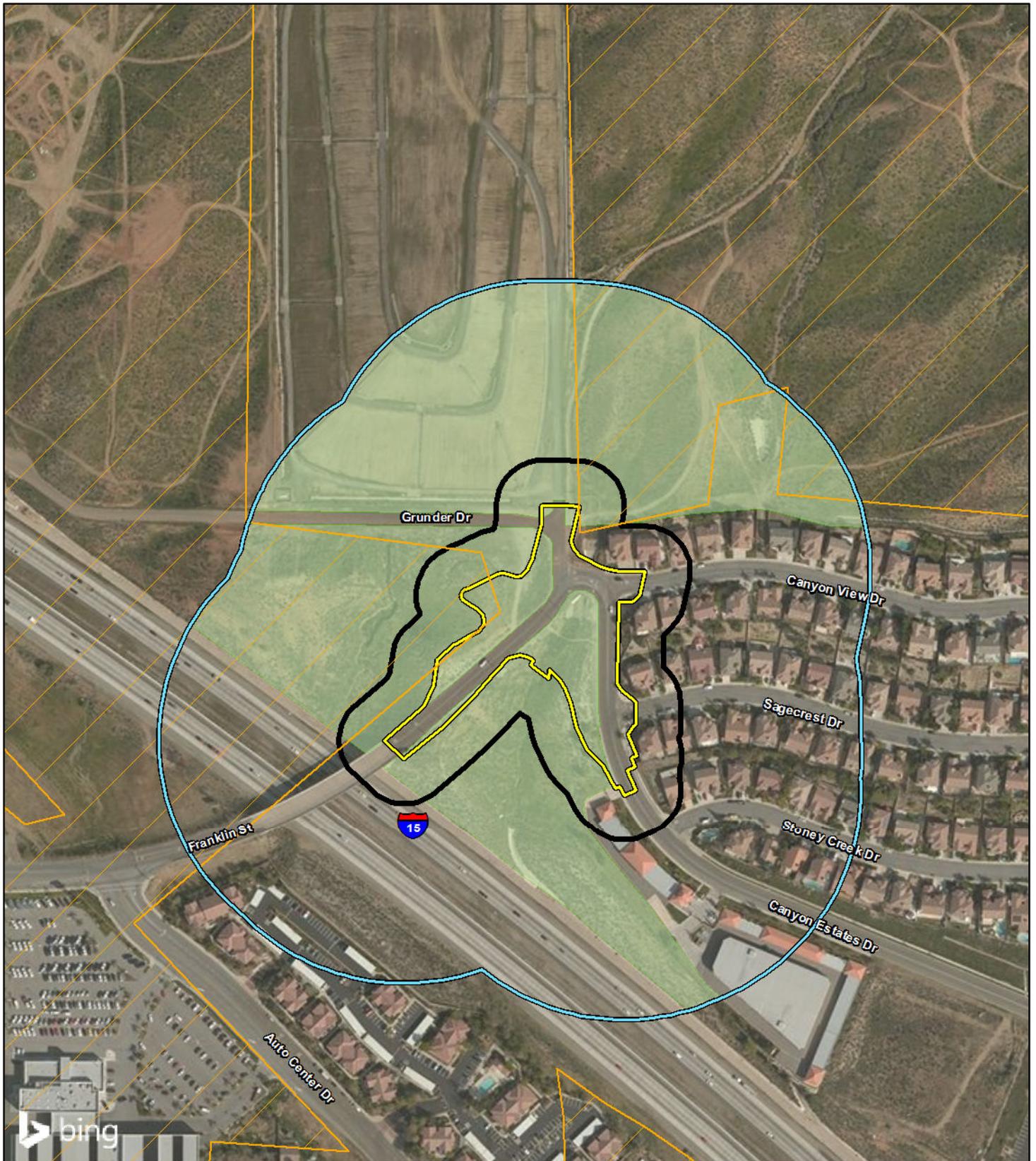
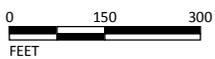


FIGURE 5

LSA

LEGEND

- Study Area
- Project Footprint
- 500ft Buffer of Project Footprint
- Burrowing Owl Survey Area
- Burrowing Owl Suitable Habitat



SOURCE: Bing Maps (2014); SCE Engineering (2017)
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*Canyon Estates Drive and Canyon View Drive
 Intersection Improvement
 Burrowing Owl Suitable Habitat*

4.4.2 Additional Species Observed or Expected to Occur within the Study Area

4.4.2.1 Nesting Birds

The structures and vegetation present on the site can provide habitat for nesting birds that are protected by the USFWS Migratory Bird Treaty Act of 1918; therefore, any ground-disturbing activities should be conducted outside the bird nesting season of February 15 to August 31. One federally listed as threatened species, the coastal California gnatcatcher (*Poliophtila californica californica*), was audibly detected in the BSA during the field survey. Due to the project's location in the MSHCP Criteria Area, there is no survey requirement for the gnatcatcher. Should there be a need to conduct ground disturbance within the nesting season, a nesting bird clearance survey should be conducted by a qualified biologist no more than 3 days prior to avoid take of nesting birds, including the gnatcatcher. Appendix B provides a list of the plant and animal species observed in the BSA.

4.5 MULTIPLE SPECIES HABITAT CONSERVATION PLAN RESERVE ASSEMBLY REQUIREMENTS

The MSHCP provides for the assembly of conservation lands consisting of Criteria Areas for the conservation of sensitive, threatened, and endangered species covered by the MSHCP. The MSHCP conservation area comprises a variety of existing and proposed Cores, Linkages, Constrained Linkages, and Noncontiguous Habitat Blocks.

The BSA is located in the Lake Elsinore Area Plan of the MSHCP and is also located in the Criteria Area, in Cell 4548 of Cell Group C' and Cell 4646 (Figure 6). Conservation in Cell Group C' will focus on chaparral, coastal sage scrub, and grassland habitat. Conservation in the Cell Group will range from 70 percent to 80 percent of the Cell Group, focusing on the eastern portion of the Cell Group. A very small portion of the project site is located in the southwest corner of the Cell Group and does not contain the undisturbed habitat types described for conservation; therefore, conservation is not described on the project site. Conservation in Cell 4646 is to focus on riparian scrub, woodland, and forest habitat along the San Jacinto River. Conservation will be approximately 5 percent of the cell, focusing on the southeastern portion of the cell. The project site is located in the northwest corner of the cell, not along the San Jacinto River; therefore, conservation that contributes to the Reserve is not required.

The BSA is not located adjacent to Reserve Lands; therefore, the Permittee is not required to implement the Urban/Wildlands Interface Guidelines identified in Section 6.1.4 of the MSHCP.

4.6 URBAN/WILDLANDS INTERFACE GUIDELINES (MULTIPLE SPECIES HABITAT CONSERVATION PLAN SECTION 6.1.4 COMPLIANCE)

The proposed project is not located in public/quasipublic lands or already conserved lands. Conservation lands are, at a minimum, 0.25 mile to the east. The guidelines set forth in Section 6.1.4 are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area, where applicable. The project is not anticipated to have edge effects on MSHCP Conservation Areas, and existing local regulations are in place that address the issues presented in the guidelines; therefore, the project is consistent with Section 6.1.4 of the MSHCP.

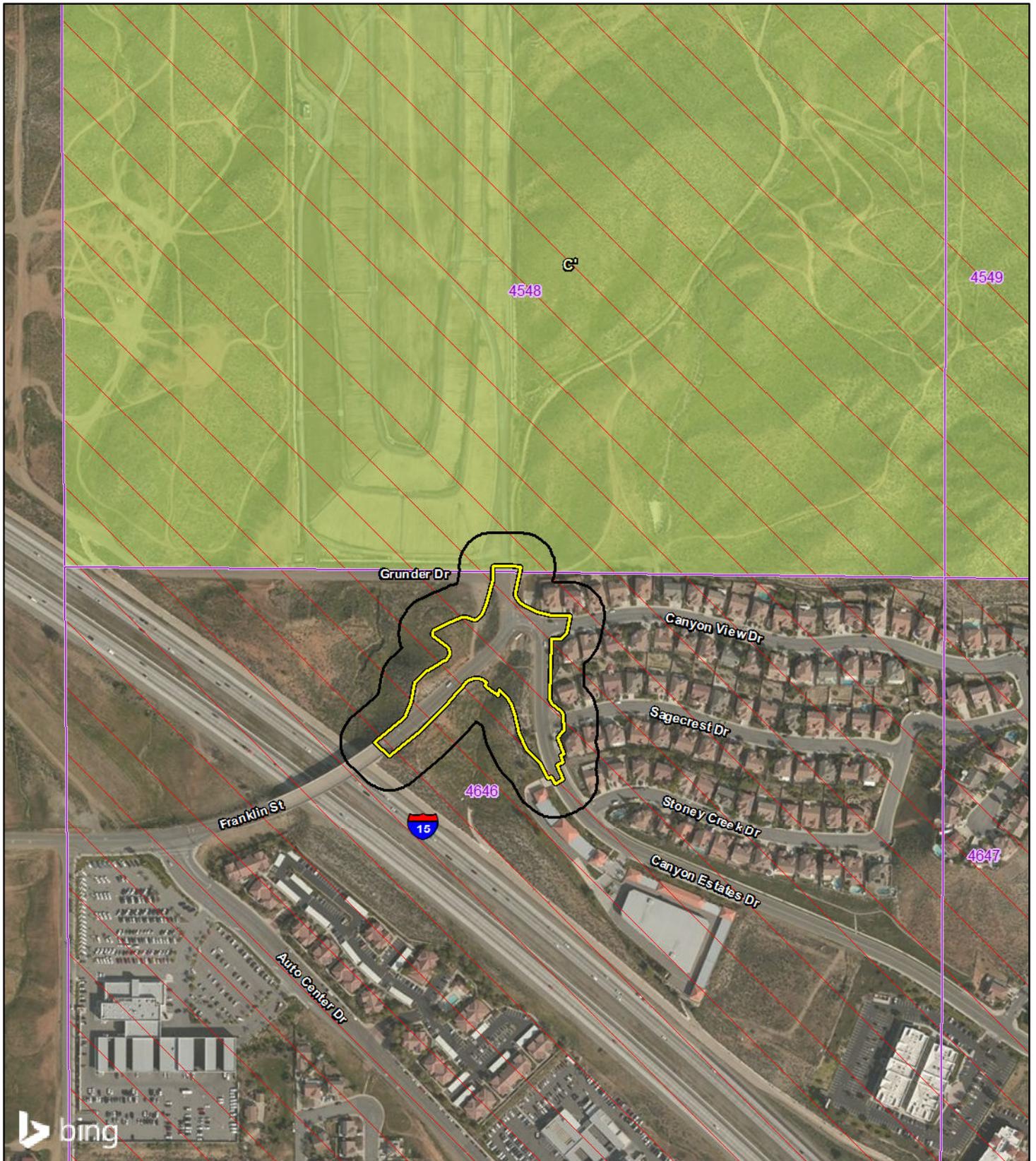


FIGURE 6

LSA

LEGEND

- Study Area
- Project Footprint
- Criteria Cells
- Criteria Area
- Cell Groups Designation



SOURCE: Bing Maps (2014); SCE Engineering (2017); Riverside County (4/2016)
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*Canyon Estates Drive and Canyon View Drive
 Intersection Improvement
 MSHCP Criteria Area*

4.7 CONSTRUCTION GUIDELINES (MULTIPLE SPECIES HABITAT CONSERVATION PLAN SECTION 7.5.3 COMPLIANCE)

The proposed project will comply with MSHCP Section 7.5.3, Construction Guidelines for Facilities within the Criteria Area.

4.8 STANDARD BEST MANAGEMENT PRACTICES

The proposed project will comply with MSHCP Volume 1, Appendix C, Standard BMPs. The applicable conditions shall be applied to the project so that impacts are reduced to species as construction occurs. Compliance with these conditions is required by the City as a Permittee per the Implementing Agreement Section 13.7 (A).

1. A qualified biologist shall conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Federal Endangered Species Act (FESA) and the MSHCP, the need to adhere to the provisions of the FESA and the MSHCP, the penalties associated with violating the provisions of the FESA, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.
2. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
3. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
4. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
5. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
6. When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal in-stream impacts. Silt fencing or other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from re-entering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.
7. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate

entities, including but not limited to the City, the USFWS, the CDFW, and the RWQCB, and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

8. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
9. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.
10. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
11. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
12. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.
13. The Permittee shall have the right to access and inspect any sites of approved projects, including any restoration/enhancement area, for compliance with project approval conditions including these BMPs.

5.0 CONCLUSION

The project site is within the City of Lake Elsinore Area Plan of the MSHCP. The project is also in the Criteria Area, but the project site is not described for conservation to contribute to the Reserve.

The project is anticipated to impact Riverine areas; therefore, a DBESP has been prepared to address impacts to these MSHCP resources (which correspond with CDFW jurisdictional areas). Mitigation in the DBESP will be equivalent or superior to that which would occur if impacts to the Riverine resources were avoided.

The proposed project is located in the MSHCP Additional Survey Area for Burrowing Owl. A habitat assessment and focused burrow survey were conducted as needed. Suitable habitat was present on site, but no occupied burrowing owl habitat was identified in the BSA. Per the MSHCP burrowing owl survey requirements, a preconstruction survey for this species will be required within 30 days prior to ground disturbance to avoid take of burrowing owl. To avoid take of nesting birds, preconstruction surveys will be conducted during the bird nesting season of February 15 to August 31, and construction is recommended to occur outside the nesting season.

The Canyon Estates Drive Canyon View Drive Intersection Improvement Project as planned is consistent with the applicable MSHCP requirements of Sections 6.1.2, Riparian/Riverine Areas and Vernal Pools; 6.3.2, Additional Survey Needs and Procedures; 6.1.4, Urban/Wildlands Interface Guidelines; 7.5.3, Construction Guidelines; and Appendix C, Standard BMPs.

6.0 REFERENCES

- Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area. 2006. March.
- California Department of Fish and Wildlife (CDFW) Natural Diversity Database. 2017. RareFind 5. Natural Heritage Division. Sacramento, CA. Accessed March 8, 2017.
- California Native Plant Society (CNPS), Rare Plant Program. 2017. Inventory of Rare and Endangered Plants (online edition, v8-02). Sacramento, CA. Website: <http://www.rareplants.cnps.org>, accessed March 8, 2017.
- Dudek & Associates. 2003. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Final MSHCP Volumes 1 and 2. Approved June 17, 2003.
- Jones & Stokes Associates, Inc. 1993. Methods Used to Survey the Vegetation of Orange County Parks and Open Space Areas and The Irvine Company Property. Sacramento, CA. February.
- LSA. 2017. Jurisdictional Delineation Report. Canyon View Drive and Canyon Estates Drive Intersection Improvement Project. April.
- Natural Resource Conservation Service. 2003. Soil Data Mart.

APPENDIX A

SITE PHOTOGRAPHS



Facing west (03/14/2017)



Intersection of Grunder Drive and Canyon Estates Drive



Facing southwest (03/14/2017)



Facing southwest (03/14/2017)

APPENDIX B

PLANT AND ANIMAL SPECIES OBSERVED IN THE CANYON ESTATES DRIVE AND CANYON VIEW DRIVE INTERSECTION IMPROVEMENT BIOLOGICAL STUDY AREA

Plant Species Observed in the Canyon Estates Drive and Canyon View Drive Intersection Improvement Biological Study Area

Scientific Name	Common Name
EUDICOTS	
Asteraceae	Sunflower Family
<i>Artemisia californica</i>	California sagebrush
<i>Centaurea solstitialis</i> ¹	Yellow star-thistle
<i>Encelia californica</i>	California encelia (brittlebush)
<i>Encelia farinosa</i>	Brittlebush
<i>Heterotheca grandiflora</i>	Telegraph weed
<i>Lasthenia californica</i>	California goldfields
<i>Oncosiphon piluliferum</i> ¹	Stinknet
Boraginaceae	Borage Family
<i>Amsinckia menziesii</i>	Fiddleneck
<i>Nemophila menziesii</i>	Baby blue eyes
Brassicaceae	Mustard Family
<i>Brassica nigra</i> ¹	Black mustard
<i>Lepidium nitidum</i>	Shining pepper grass
<i>Hirschfeldia incana</i> ¹	Shortpod mustard
<i>Sisymbrium irio</i> ¹	London rocket
Cactaceae	Cactus Family
<i>Cylindropuntia prolifera</i>	Coastal cholla
<i>Opuntia littoralis</i>	Coastal prickly pear
Chenopodiaceae	Goosefoot Family
<i>Salsola tragus</i> ¹	Russian thistle
Chenopodiaceae	Morning-glory Family
<i>Cuscuta californica</i>	California witch's hair
Crassulaceae	Stonecrop Family
<i>Crassula connata</i>	Sand pygmy-stonecrop
Euphorbiaceae	Spurge Family
<i>Ricinus communis</i> ¹	Castor bean
Fabaceae	Legume Family
<i>Acmispon glaber</i>	Coastal deerweed
<i>Lupinus bicolor</i>	Annual lupine
<i>Melilotus officinalis</i>	Yellow sweetclover
<i>Parkinsonia aculeata</i> ¹	Mexican palo verde
Lamiaceae	Mint Family
<i>Marrubium vulgare</i> ¹	White horehound
<i>Salvia apiana</i>	White sage
<i>Salvia carduacea</i>	Thistle sage
Geranaceae	Geranium Family
<i>Erodium cicutarium</i> ¹	Redstem filaree
Nyctaginaceae	Four O'clock Family
<i>Mirabilis californica</i>	California four o'clock
Polygonaceae	Buckwheat Family
<i>Eriogonum fasciculatum</i>	California buckwheat

Plant Species Observed in the Canyon Estates Drive and Canyon View Drive Intersection Improvement Biological Study Area

Scientific Name	Common Name
MONOCOTS	
Poaceae	Grass Family
<i>Bromus madritensis</i> ssp. <i>rubens</i> ¹	Red brome
<i>Bromus tectorum</i> ¹	Cheatgrass
Themidaceae	Brodiaea Family
<i>Dichelostemma capitatum</i> ssp. <i>capitatum</i>	Blue dicks

¹ not native to California

Animal Species Observed in the Canyon Estates Drive and Canyon View Drive Intersection Improvement Biological Study Area

Scientific Name	Common Name
REPTILIA	REPTILES
Phrynosomatidae	Phrynosomatid Lizards
<i>Sceloporus occidentalis</i>	Western fence lizard
AVES	BIRDS
Columbidae	Pigeons and Doves
<i>Columba livia</i> ¹	Rock pigeon
<i>Zenaidura macroura</i>	Mourning dove
Apodidae	Swifts
<i>Aeronautes saxatilis</i>	White-throated swift
Trochilidae	Hummingbirds
<i>Calypte anna</i>	Anna's hummingbird
Accipitridae	Hawks, Kites, Eagles, and Allies
<i>Buteo jamaicensis</i>	Red-tailed hawk
Tyrannidae	Tyrant Flycatchers
<i>Sayornis nigricans</i>	Black phoebe
Hirundinidae	Swallows
<i>Stelgidopteryx serripennis</i>	Northern rough-winged swallow
Poliophtilidae	Gnatcatchers and Gnatwrens
<i>Poliophtila californica californica</i>	Coastal California gnatcatcher
Mimidae	Mockingbirds and Thrashers
<i>Mimus polyglottos</i>	Northern mockingbird
Fringillidae	Finches
<i>Haemorhous mexicanus</i>	House finch
<i>Spinus psaltria</i>	Lesser goldfinch
Emberizidae	Emberizids
<i>Pipilo maculatus</i>	Spotted towhee
<i>Melospiza crissalis</i>	California towhee
Icteridae	Blackbirds
<i>Sturnella neglecta</i>	Western meadowlark
MAMMALIA	MAMMALS
Leporidae	Rabbits and Hares
<i>Sylvilagus audubonii</i>	Audubon's cottontail

¹ not native to California