

Appendix C

Burrowing Owl Habitat Suitability Assessment and MSHCP Consistency Analysis

**Burrowing Owl Habitat Suitability Assessment
And MSHCP Consistency Analysis
For
Lake Elsinore Mixed Use Development
15749 Grand Avenue
Lake Elsinore, California 92530
APN 381-320-020 & 381-320-023**

**Prepared for
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1.0 EXECUTIVE SUMMARY

This document contains a study of potential impacts to biological and natural resources that could occur as a result of developing the proposed project, Bamayan Marketplace, at the Northwest corner of Grand Avenue and Ortega Highway in Lake Elsinore. The project site is a vacant lot on two parcels totaling 12.6 acres of annual grassland with some horticultural trees along the western perimeter.

Kinsinger Environmental Consulting (KEC) conducted a Habitat Suitability Assessment (HSA) for the project specifically to evaluate the suitability for burrowing owl, *Athene cunicularia*. In addition, KEC assessed the habitat for other potentially sensitive resources to meet the criteria set for the City of Lake Elsinore as signatory participants in the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP).

Components of the HSA evaluation show that:

- There is no indication that burrowing owls are using the site or have used it in the past and that there is presently no suitable habitat for burrowing owls on site.
- There are no sensitive habitats or riparian / riverine or vernal pools habitats on site.
- Impacts to habitat and listed or sensitive species including raptors and non-sensitive avian species are expected to be less-than-significant with mitigation.
- The project, in all phases, is expected to be consistent with the California Environmental Quality Act (CEQA) Guidelines (CRA, 2018) and the MSHCP with mitigation.

2.0 INTRODUCTION

Kinsinger Environmental Consulting prepared this report for Ahmad Zaki, the developer for Bamayan Marketplace, at the request of the City of Lake Elsinore, CA. It is located at the northwest corner of Grand Avenue and Ortega Highway, State Route 74 (SR-74) on a currently vacant lot (APN 381-320-023 & 281-320-020).

This study evaluates the potential for:

- Species identified as candidate, sensitive, or special status species identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS).
- Habitat Suitability for burrowing owl, *Athene cunicularia*, and recommendations for focused surveys if habitat is determined to be suitable.
- Riparian habitat or other sensitive natural communities identified in local or regional plans, policies or regulations or by the CDFW or USFWS.
- Waters under the jurisdiction of the U.S. Army Corps of Engineers (USACE), CDFW or the Santa Ana Regional Water Quality Control Board (RWQCB) and Western Riverside Multiple Species Habitat Conservation Plan (MSHCP).

In addition it includes a California Environmental Quality Act (CEQA) "Mandatory Findings of Significance" and consistency analysis of the project with respect to local, state and federal regulations and planning.

3.0 PURPOSE OF THE STUDY

The study is being conducted to evaluate potential impacts to natural resources and determine mitigation measures, if any, to avoid "significant impacts" as defined by CEQA. In addition to assessing individual project-related impacts, CEQA statutes require consistency with local regulations and a determination of whether incremental impacts constitute a significant cumulative impact, in the light of past, present and future impacts permitted by the discretionary authority, of the City of Lake Elsinore. (CRA, 2018)

4.0 STUDY AREA AND LOCATION

Mr. Zaki's mixed use development project site is located in Riverside County in the City of Lake Elsinore, California on the northwest corner of Grand Avenue and SR-74. It is located one block west of the Lake Elsinore shore line within the City of Lake Elsinore (See Figure 1 Survey Transects for Focused Burrowing Owl Survey on Bamayan Marketplace Site in Lake Elsinore, CA for location and project vicinity) The City of Lake Elsinore is located near the base of the Santa Ana Mountains within the peninsular ranges of mountains that divide the inland valleys from the coastal communities.

5.0 PROJECT DESCRIPTION

The project applicant proposes to build Bamayan Marketplace, a mixed-use commercial and residential development in three phases. Phase 1 includes a service station, mini-mart and full service car wash. Phase 2 includes a drive-thru restaurant, a gym, an office building and two retail buildings each with residential dwellings on a second level. Phase 3 is entirely residential, with 20 single-family homes with detached garages. This phase will be initiated after Phase 1 and 2 are completed. The Site plan is shown in Figure 2 Site Plan for Bamayan Marketplace, APN 381-320-023 & 281-320-020, in Lake Elsinore, CA.

The map of the soil types in the area is in Appendix A. Appendix B contains site photos showing the views of the project from all sides and includes the surrounding developments. Appendix C, Table C-1 corresponds with Figure 3 CNDDDB Spatial Distribution of Sensitive Species With Potential to Occur on Site. Figure 3 excludes locations of the species considered in Table C-1 that are not expected to occur. Appendix D has the parcel report that identifies the jurisdictional authorities that apply to these parcels and other parcel information.



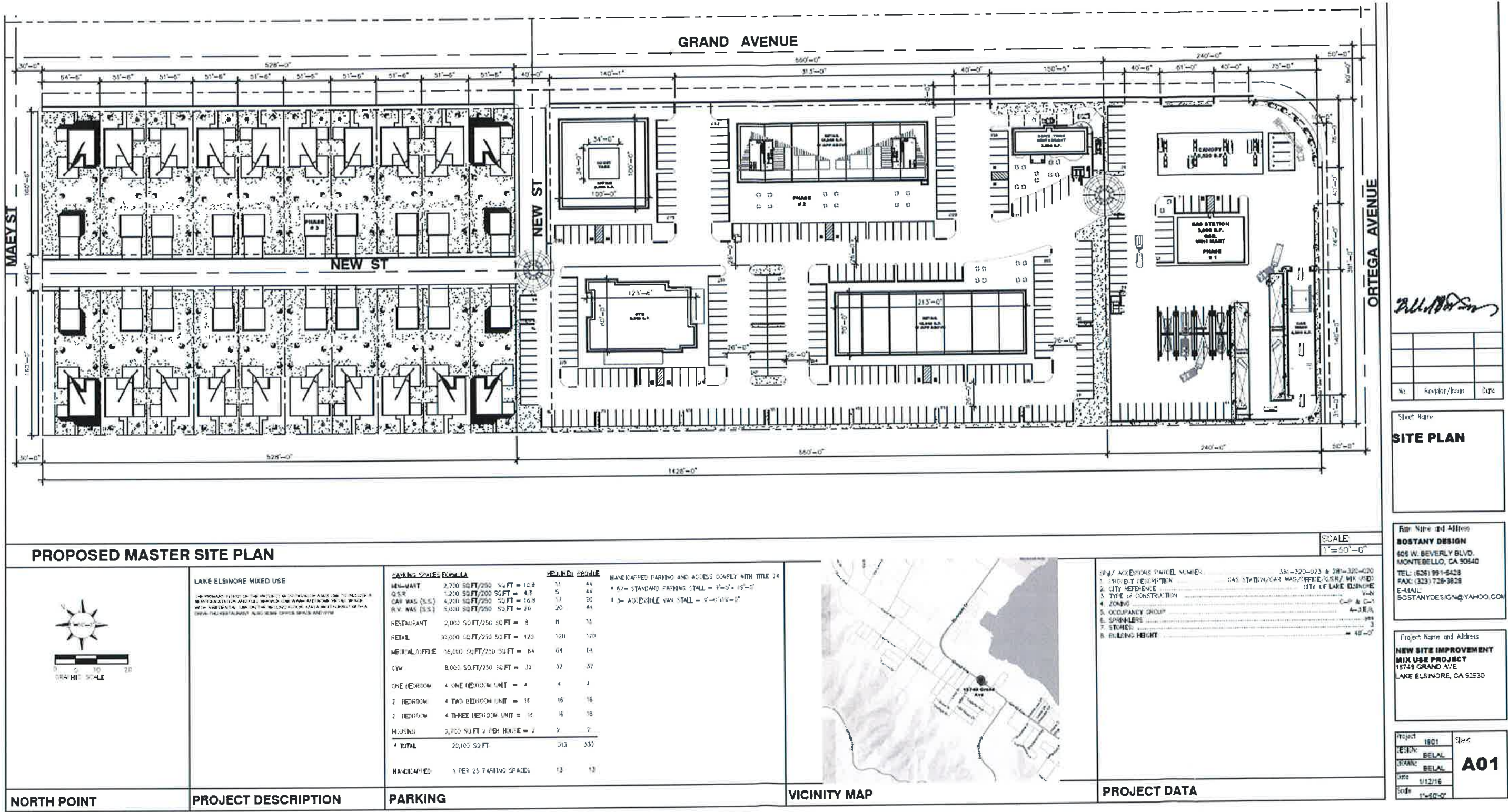
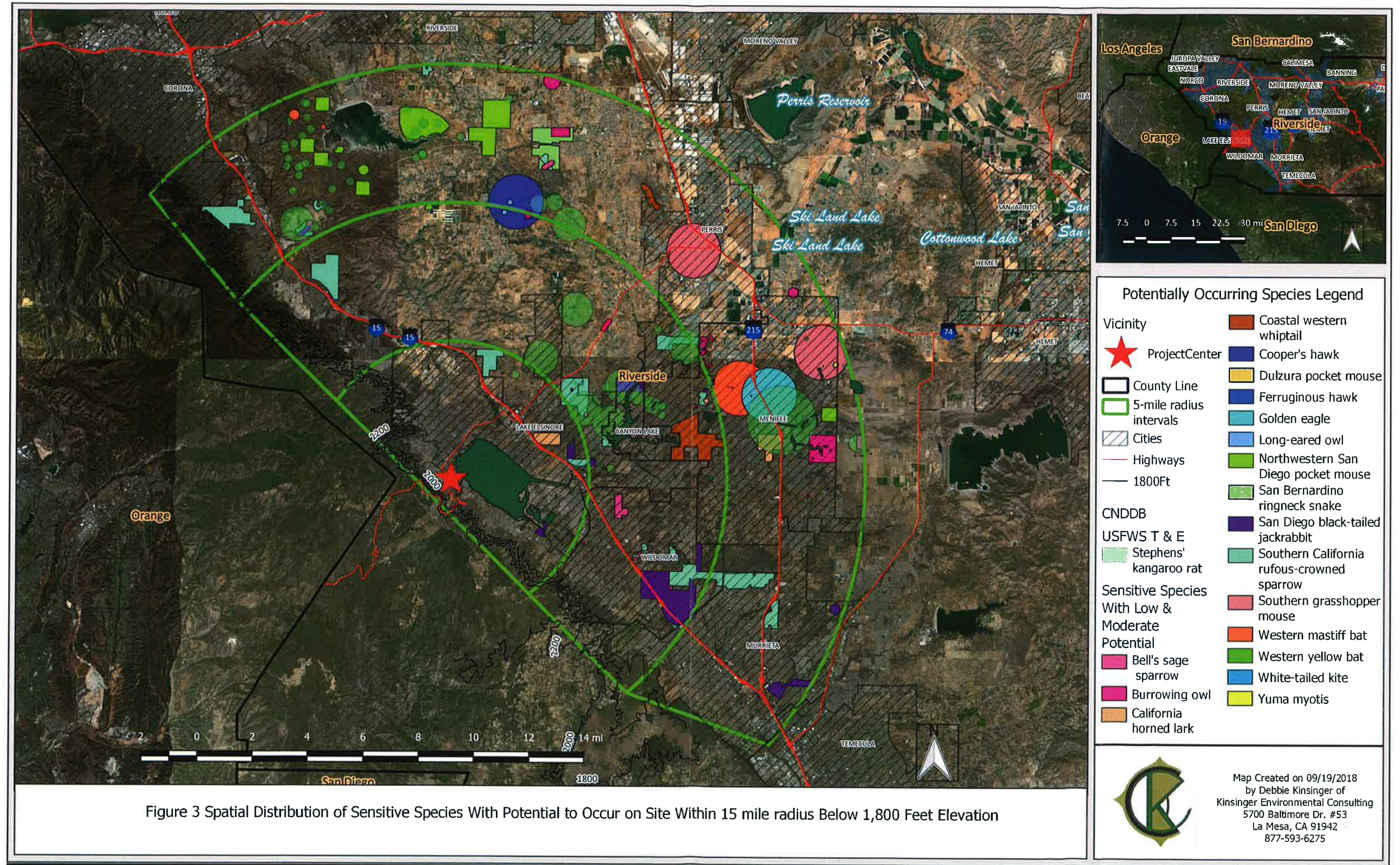


Figure 2 Site Plan for Bamayan Marketplace, APN 381-320-023 & 281-320-020, in Lake Elsinore, CA.



SITE PHYSICAL DESCRIPTION

5.1 Topography and Soils

The topography of the site is between 1,280 feet above mean sea level (AMSL) and 1,360 feet AMSL. According to the Natural Resource Conservation Service (NRCS) the soil types on the project site are Hanford sandy loam, 0 to 2 percent slopes, and formed from alluvium derived from granite. It has no water restricting layers to a depth of 60 inches and is rarely flooded. A map of local soil types is shown in Appendix A Soils (NRCS, 2018).

The parcel report in Appendix D identifies these soils as being susceptible to subsidence. The soils have a moderate potential for liquefaction when simultaneously experiencing soils completely saturated with water during an earthquake. However, it is not in a County fault zone or on a fault line.

5.2 Current and Historical Land Uses

The project site is currently a vacant lot with annual grassland ruderal (weedy) habitat. The alignment of the street grid is in 45 degree angle to true North. The Southwest border, longest dimension, of the project site faces the backyards of a housing tract. The northern end, of the site faces Macy Street and residential housing. The Northeast side of the project site faces Grand Avenue / Highway 74 with private residences and some empty lots that border the shores of Lake Elsinore. The South end of the project site borders Ortega Highway where Highway 74 departs from Grand Avenue and joining Ortega Highway leading up onto the plateau and West toward Orange County. The South end of the project side has some fast food restaurants and a grocery store (Figure 1). Historical aerial photos show that previous to 1967 it was an orchard and vacant land before that. Sometime before 1967 the orchard was removed and the site has been vacant land since then (NETR Online, 2018).

6.0 SURVEY METHODS AND EXISTING CONDITIONS

Biologist Debra Kinsinger conducted a literature review that includes:

- The Western Riverside MSHCP Volume II Species Accounts (RCTLMA, 2003)
- USFWS List of Threatened and Endangered Plants and Animals as updated daily at: <http://ecos.fws.gov/> (ECOS, 2018)
- CDFW Habitat Conservation Planning Branch Threatened and Endangered Plants, updated quarterly at: <https://www.wildlife.ca.gov/Conservation> (CDFW, 2018). Sensitive species plant names and taxonomy in Table 2 follow, Roberts et. al. (Roberts, 2004) or the Jepson Online Interchange <http://ucjeps.berkeley.edu/interchange/index.html> (Jepson Flora Project (eds.), 2016).
- Vegetation Alliances of Western Riverside, California (Klein & Evens, 2005)
- Explorer online Encyclopedia of Life (NatureServe, 2018)
- Birds of North and Middle America Checklist <http://checklist.aou.org/> (BNA, 2018).

Additional research on Habitat and Distribution and Occurrence Probability are sourced from:

- The California Natural Diversity Data Base – GIS Interface (CDFW, 2015)
- The IUCN Red list of Threatened Species <http://www.iucnredlist.org> (IUCN, 2018)
- Bat Conservation International (BatCon, 2018)

The study area includes the project site and a 500-foot survey buffer that includes the vacant lots to the North and Northeast of the project site (Figure 1). Ms. Kinsinger conducted a general biological survey in conjunction with a habitat assessment for Western burrowing owl (BUOW), *Athene hypugea cunicularia*, according to. (See BUOW Survey Results)

She used the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) protocol for Western burrowing owl survey Part A Step I and Part B, Step II (RCTLMA, 2006). This includes a habitat assessment and mapping of potentially suitable burrows for the western burrowing owl.

She conducted the Step I habitat assessment on April 10, 2018 (Table 1) and determined that there was suitable habitat on site and therefore warranted a Step II Part A systematic survey for BUOW dens. The surveyor conducted the Step II Part A survey, using a Garmin (eTrex Vista) GPS to map ground squirrel burrows and other artificial cavities that could provide potential habitat for BUOW. The systematic burrow mapping was conducted on the same day as the habitat assessment. Each ground squirrel burrow that was larger than 3 inches in diameter was mapped as potentially suitable habitat for BUOW. (RCTLMA, 2006)

As required by the survey protocol, the habitat assessment was conducted within one hour before civil sunrise and two hours after civil sunrise which was at 06:24 AM on April, 10th 2018. Transects were walked in meandering parallel lines, spaced 100 feet on the center. The survey area included the vacant lots within 500-feet of the project site perimeter. These areas were covered on foot except for the fenced lot behind the grocery store on the South side of Ortega Highway across from the housing tract. This area was surveyed using binoculars while walking along the fence line. Potential burrows along the fence line were recorded on the map in Figure 1. (RCTLMA, 2006)

Finally, she assessed the site for potential wetlands or jurisdictional waters and the project site's potential to support other threatened, endangered or sensitive wildlife and plants.

Table 1 Survey Dates and Weather Conditions

Date	Begin/End Time	Temperature	Wind	Cloud cover
04/10/2018	07:55 – 13:30	60 - 92° F	1 – 3 miles /hour	clear

6.1 Flora and Fauna Observed On Site

The vegetation communities in this document follow a Manual of California Vegetation (Sawyer, 2009). Scientific and common names of the flora follow The Vascular Plants of Western Riverside County, California (Roberts, 2004) with current updates to nomenclature as found in the Jepson Interchange Index to California Plant Names (Jepson Flora Project (eds.), 2016). Scientific and common names of fauna follow (NatureServe, 2017). All flora and fauna observed at the time of the field survey are listed in Table 2.

Table 2 Flora and Fauna Observed on the Project Site

Scientific Name	Common Name	Abundance/Sensitivity
Flora		
Gymnosperms		

Bamayan Marketplace
Burrowing Owl Habitat Suitability Assessment

Scientific Name	Common Name	Abundance/Sensitivity
Pinaceae		
<i>Pinus canariensis</i> *	Canary Island palm	One on site
<i>Pinus radiata</i>	Monteray pine	Few on site
Monocots		
Arecaceae		
<i>Phoenix dactylifera</i> *	Canary Island date palm	One on site
<i>Washingtonia filifera</i>	California fan palm	East side of Grand only
<i>Washingtonia robusta</i> *	Mexican fan palm	One on site
Poaceae		
<i>Avena fatua</i> *	Wild oat	Common
<i>Bromus diandrus</i> *	Ripgut broom	Common
<i>Bromus madritensis</i> *	Foxtail chess	Common
<i>Cynodon dactylon</i> *	Bermuda grass	Common
<i>Festuca myuros</i> [<i>Vulpia myuros</i>]*	Rattail grass	Common
<i>Hordeum murinum</i> ssp. <i>leporinum</i> *	Foxtail barley	Common
<i>Schismus barbatus</i> *	Mediterranean schismus	Common
Dicots		
Anacardiaceae		
<i>Rhus integrifolia</i>	Lemonade berry	Few shrubs onsite
<i>Malosma laurina</i>	Laurel sumac	Few shrubs onsite
<i>Schinus molle</i>	Peruvian pepper	Few trees onsite
Apocynaceae		
<i>Nerium oleander</i>	Oleander	East side of Grand only
Asteraceae [Compositae]		

Bamayan Marketplace
Burrowing Owl Habitat Suitability Assessment

Scientific Name	Common Name	Abundance/Sensitivity
<i>Conyza canadensis</i>	Canadian horseweed	Common
<i>Heterotheca grandiflora</i>	Telegraph weed	Common
<i>Oncosiphon piluliferum</i> *	Globe chamomile	Common on south east end
<i>Osteospermum</i> sp.*	African daisy	Common
<i>Salsola tragus</i> * [<i>Salsola pestifer</i>]	Russian thistle	Common
Boraginaceae		
<i>Amsinckia tessellata</i>	Devil's lettuce	Common esp. offsite
Brassicaceae (Cruciferae)		
<i>Hirschfeldia incana</i> *	Shortpod mustard	Common in graded area
<i>Capsella bursa-pastoris</i> *	Shepherd's purse	Common onsite
<i>Sisymbrium irio</i> *	London rocket	East side of Grand
Convolvulaceae		
<i>Convolvulus arvensis</i> *	Field bindweed	Common
Chenopodiaceae		
<i>Chenopodium album</i>	Lamb's quarters	Few onsite
Fabaceae [Leguminosae]		
<i>Acacia longifolia</i> *?	Golden wattle	Few
<i>Acmispon glaber</i> [<i>Lotus scoparius</i>]	Deerweed	Common onsite
<i>Lathyrus vestitus</i> subsp. <i>vestitus</i>	Chaparral sweet pea	One
<i>Lupinus bicolor</i>	Miniature lupine	Few
<i>Melilotus indicus</i> *	Sourclover	Few
Geraniaceae		
<i>Erodium brachycarpum</i> *	Short-fruit stork's bill	Common onsite

Bamayan Marketplace
Burrowing Owl Habitat Suitability Assessment

Scientific Name	Common Name	Abundance/Sensitivity
Malvaceae		
<i>Malva parviflora</i> *	Cheeseweed	Common
Myrtaceae		
<i>Melaleuca armillaris</i> *	Honey myrtle	Onsite west side among trees
Oliaceae		
<i>Olea europea</i> *	Common olive	East side of Grand and S. side of Ortega only.
Platanaceae		
<i>Platanus x hispanica</i> *	London plane	One offsite on 74 th street
Polygonaceae		
<i>Eriogonum fasciculatum</i>	Flat-top buckwheat	Common onsite
Simaroubaceae		
<i>Ailanthus altissima</i> *	Tree of heaven	East side of Grand only
Solanaceae		
<i>Datura wrightii</i> [<i>Datura metaloides</i>]	Jimsonweed	Few onsite
Tamaricaceae		
<i>Tamarix</i>	Tamarisk	Few small trees onsite west side among trees
Fauna		
Mammals		
<i>Canis familiaris</i> *	Domestic dog	Scat
<i>Otospermophilus beecheyi</i>	California ground squirrel	None on site, only found on opposite sides of Grand Ave. and SR-74.
<i>Sylvilagus audubonii</i>	Desert cottontail	On site observed
<i>Thomomys bottae</i>	Pocket gopher	Burrows onsite
Birds		
<i>Aphelocoma californica</i>	California scrub jay	One on site in tree
<i>Buteo lineatus</i>	Red-shouldered hawk	One fly over
<i>Calypte anna</i>	Anna's hummingbird	Few

Scientific Name	Common Name	Abundance/Sensitivity
<i>Charadrius vociferus</i>	Killdeer	2 pair observed offsite east side of Grand Ave.
<i>Columba livia</i>	Rock Pigeon (Feral pigeon)	Common
<i>Corvus corax</i>	Common raven	Few seen occasionally
<i>Falco columbarius</i>	Merlin	One Fly over
<i>Haemorhous mexicanus</i>	House finch	Common throughout
<i>Hirundo rustica</i>	Barn swallow	Few fly over
<i>Icterus cucullatus</i>	Hooded oriole	Few fly over
<i>Mimus polyglottos</i>	Northern mockingbird	Common throughout
<i>Molothrus ater</i>	Brown-headed cowbird	Few
<i>Passer domesticus</i>	House sparrow	Few throughout
<i>Picoides pubescens</i>	Downy woodpecker	One foraging onsite, MSHCP-covered species
<i>Quiscalus mexicanus</i>	Great-tailed grackle	Several onsite
<i>Setophaga petechia</i>	Yellow warbler	Onsite, MSHCP-covered species, CDFW SSC
<i>Streptopelia decaocto</i> *	Eurasian collared-dove	Common
<i>Tyrannus vociferans</i>	Cassin's kingbird	Common
<i>Aphelocoma californica</i>	California scrub jay	Onsite in tree
Herptofauna		
<i>Sceloporus occidentalis</i>	Western fence lizard	Observed onsite
Insects		
<i>Pogonomyrmex sp.*</i>	Harvester ant	Observed onsite
<i>Vanessa atalanta</i>	Red admiral butterfly	Observed onsite
<i>Pontia occidentalis</i>	Western white butterfly	Observed onsite

* = Non-Native Species

6.2 Vegetation Communities

There is only one vegetation community on site; Non-native grassland. The other mapping designations on site and within the 500-foot buffer are also grasslands except for a fenced area west of the grocery store on the South side of Ortega Highway and across from the housing tract that was surveyed by binoculars. That site is Riversidean coastal sage scrub (RCSS). There is a row of mostly horticultural tree plantings along the west border of the parcel interspersed with a few native and non-native shrubs.(Figure 1)

6.2.1 Annual Grassland (AGS) Code 42200

The grasslands at this site are dominated by brome species, wild oats and native dicots such as rancher's fiddleneck as well as ruderal dicots including filaree and mustard species which are indicators of non-native grass habitats. It does not include any native grass species (Klein & Evens, 2005). The site has many non-native and native "ruderal" or weedy species such as: Russian thistle, London rocket, and shortpod mustard.

Other conspicuous flowering native species include Jimsonweed (thorn apple) and lupine all which are quite common in annual grassland habitats.

6.2.2 Riversidean Coastal Sage Scrub (RCSS) Code 32700

This vegetation community occurs in the area on the South side of the Ortega Highway behind the grocery store and grass lots (furthest extent of survey to the West) (Figure 1). It is dominated by California sage and flatted buckwheat with sub-dominant shrubs including (*Salvia apiana*) white sage, (*Acmispon glabra* [*Lotus scoparius*]) deer weed, (*Tetradymia comosa*) cottonthorn and (*Corethrogyne filaginifolia* [*Lessingia filaginifolia*]) common sandaster (Klein & Evens, 2005). Common annuals include (*Amsinckia menziesii*) rancher's fiddleneck and non-native (*Bromus* sp.) brome grasses and (*Avena* sp.) wildoats. Many of these species were identified by binoculars within the survey 500-foot buffer area.

6.3 Wildlife Habitats

Wildlife habitats differ from plant communities in that a wildlife habitat may contain several plant communities, which will be similar in structure but different in their plant species composition, location, and soil substrate. This distinction becomes an important factor when assessing the sensitivity of a particular wildlife habitat. An example of this would be a mowed lawn which does not support wildlife versus grassland that supports enough burrowing mammals to form a prey base for raptors and suitable dens for sensitive species like the burrowing owl.

6.3.1 Urban / Developed

Urban/Developed habitat can include formal landscaping in developed sites, urban trees, roofs, and chimneys which are used by urban birds and constitute a habitat mixed in among streets, roads and freeways that imperil wildlife and are barriers to movement. At the project site Urban developed land includes private residences the shopping center and parking lots, and Macy Street, Grand Avenue and Ortega Highway. Some wildlife, like ground squirrels, choose habitat next to streets to opportunize on litter containing food. Dumpsters like those at the grocery market are attractions for crows and ravens. Burrowing owls are secretive and avoid habitats with traffic and activity.

6.3.2 Grasslands, Pastures and Fields (Annual Grassland Code 42200)

Annual grasslands are important habitats for raptors because they support small burrowing animals that forage on herbs and seeds. Fences and utility poles serve as perches for raptors such as hawks, which prey on ground squirrels, snakes, mice and lizards. The western burrowing owl, is attracted to agricultural fields near irrigation canals that have water and support an insect prey base and small mammal burrows that they can modify as nesting dens. Potential habitat occurs off-site to the south of Ortega highway where there is grassland and scrub habitat and ground squirrel burrows that burrowing owl could modify for dens.

Ground squirrel burrows are common on the east side of Grand Avenue and the South side of State Route 74, Ortega Highway at the base of nearly every olive tree. But no ground squirrel burrows occurred on site probably due to frequent mowing and soil compaction. Two species of raptors were observed to fly over the project site, red-shouldered hawk and Merlin.

7.0 POTENTIALLY OCCURRING SPECIES

Potentially Occurring Sensitive Species (APPENDIX C) were evaluated by querying the California Natural Diversity Data Base (CNDDB) for species distributed within the 15-mile radius from the project site and

eastward but excluding the habitats to the west above 2,200 feet within the Cleveland National Forest and Santa Ana Mountains that are a distinct ecoregion from the valley. The CNDDDB query includes Lake Elsinore and Lake Matthews and typical valley habitats and the lower slopes of the Santa Ana Mountains (CDFW, 2015) and a June 2018 update of USFW threatened and endangered species within the CNDDDB database.

There are 71 potentially occurring species that are listed along with their state and federal status, preferred habitat types, and locations of known populations within the area In Appendix C, Table C-1.

7.1 Species Accounts

7.1.1 Burrowing Owl Species Account

The burrowing owl (BUOW), *Athene cunicularia*, is a California "Species of Special Concern" (SSC) that specializes in grassland habitats and is covered under the Western Riverside MSHCP. It is a small owl, between 14 and 20 inches in length as an adult, that is brown with white speckles on the back and wings. It has yellow eyes with distinctive white "eyebrows" and nests in the ground in modified ground squirrel burrows or other ground cavities. (BNA, 2018)

Open grass fields, are considered primary habitat for BUOW in Riverside County, especially when near lakes and rivers. Sparse coastal sage scrub, vernal pools, playa grassland, and agricultural lands are of "secondary importance". The BUOW migrates seasonally although some birds may overwinter. It breeds and rears young in Western Riverside County between March 1 and August 31 (RCTLMA, 2003) Vol. 2 App. B MSHCP Species Accounts Birds.

BUOW commonly use artificially created habitat of discarded concrete, soil and other fill as well as existing burrows borrowed from other animals. Loosened soil is ideal habitat for ground squirrels, the primary source of burrowing habitat for BUOW. They enlarge the burrows of ground squirrels for nesting but do not excavate burrows themselves. Their burrows are distinguished from ground squirrel burrows by an earthen "apron" around the entrance of the den that the owls "decorate" with shiny objects, glass, trash and their own chitin-filled pellets, whitewash and feathers (RCTLMA, 2003) Vol. 2 App. B MSHCP Species Accounts Birds.

BUOW also occupy burrows in berms along irrigation ditches and dikes, and deeply incised washes within an embankment, for roosting and potential burrow sites. They prefer burrows that are somewhat elevated above a flat plain with few obstructions by vegetation so they can monitor prey. The project site was evaluated as having a moderate potential for burrowing owl to occur because of the open grassland and potential for ground squirrels to use the site. However, there are no ground squirrel burrows on site that the burrowing owl could modify for dens (RCTLMA, 2003) Vol. 2 App. B MSHCP Species Accounts Birds.

8.0 CONSISTENCY WITH MSHCP

Riverside County's "Map My County" is an interactive mapping service that generates individual parcel reports. The report for this project identifies the planning and jurisdictional overlays that are used to guide the technical studies required for development permits. KEC used information from the parcel report (See Appendix D) to determine issues of consistency with the MSHCP (RCIT, 2018).

8.1 Development Impact Fee

The project site is within the Western Riverside County MSHCP, Elsinore Plan Area, SubUnit 3 Elsinore. It is part of MSHCP "Rough Step Unit 9" and within the MSHCP Fee Area Elsinore Area 15. It is subject to those fees as a condition of approval for occupancy (Riverside County Ordinance 659). The development fee supports habitat conservation plans that mitigate for development that the City permits. The project will be in compliance with the development fee requirement. (Appendix D)

8.2 Consistency with MSHCP Objectives for Reserve Assembly

The MSHCP divides its Area Plans into Subunits and further into Criteria Cells with specific conservation objectives identified for each. Conservation objectives include target conservation acreages, along with a description of the Planning Species, Biological Issues and Considerations, and Criteria for each Subunit and Criteria Cell. Reserve Assembly planning also considers biological "Core Areas" "Cell Group", "Criteria Area", "Core Linkage Area", "Core Area", and "Public/Quasi-Public" (PQP) lands (WRCRCA, 2014) Section 7.3.7 of the MSHCP.

8.2.1 Impact Evaluation

The study area is located within the Elsinore Area Plan; however, it is not located in any Criteria Cells; therefore, the proposed project is not subject to cell criteria identified in the MSHCP. The study area is also not adjacent to any Cores or Linkages or Public/Quasi-Public (PQP) lands (WRCRCA, 2014) Section 7.3.7 of the MSHCP. Since habitat loss conservation objectives only need to be considered for projects within the Criteria Area, habitat loss impacts to Planning Species and/or Criteria Cells do not need to be evaluated. The project will be consistent with the MSHCP and with respect to habitat loss it needs only to consider Mandatory Findings of Significance with respect to non-criteria species under CEQA (See Section 10.0).

8.3 Consistency with MSHCP Riparian/Riverine and Vernal Pool Survey Requirements

The MSHCP requires assessment of riparian, wetland and stream habitats for potential to support sensitive species as defined by local, state, and federal regulation. The assessment must include all drainages (vegetated or not), if they have the potential to support MSHCP Covered Species or Conservation Areas, whether or not they meet the requirements for state or federal jurisdiction (RCTLMA, 2003) Vol. 1 Section 6.1.2.

8.3.1 Habitat Assessment

There are no riparian / riverine habitats or vernal pools on site as defined in the MSHCP (RCTLMA, 2003) - Vol. I The Plan; Section 6.1.2. There is a depression around a storm drain on the site adjacent to Grand Avenue but it is not connected to a ditch, flowing water or show indications of ponding.

8.3.2 Impact Evaluation

It does not have suitable habitat for covered species and does not meet the MSHCP definition of covered waters. Therefore the project parcels are not subject to "Conservation Objectives" defined by the MSHCP riparian/riverine and vernal pool requirements (RCTLMA, 2003).

8.4 Consistency with MSHCP Focused Survey Needs

The project site is not within a "Survey Area for "Criteria Species", "Narrow Endemic Plant Species" "Mammals", "Amphibians" or "Burrowing Owl".

8.4.1 Habitat Assessment

KEC biologist, Debra Kinsinger, conducted a field Habitat Assessment of the project site on April 10, 2018. She found that the annual grasslands on site held potential as burrowing owl habitat and warranted a mapping of potentially suitable burrowing owl dens. Even though it was not identified as a potential burrowing owl survey area by the MSHCP, the City of Lake Elsinore had requested it as part of a Habitat Assessment. Otherwise, her findings from the field Habitat Assessment are consistent with the parcel report for remaining MSHCP planning overlays.

8.4.2 Impact Evaluation

The project will be consistent with the MSCHP without special focused surveys for Criteria Species, Narrow Endemic Plant Species, or special focused mammal or amphibian surveys. The habitat assessment and impact evaluation for burrowing owl is discussed below.

8.5 Survey Results For Burrowing Owl

8.5.1 Habitat Assessment

Ms. Kinsinger completed the Habitat Suitability Assessment for the project site on April 10th during the morning twilight survey period looking for activity with binoculars and evaluating potential habitat on foot. After the initial assessment, she determined that the site is suitable habitat for burrowing owl and began the Part B Step II protocol portion of the survey by walking transects 100 feet apart on the center and mapping every burrow greater than 3 inches in diameter on the project site and on suitable habitat within 500-feet of the project site.

Ground squirrel burrows and burrow complexes do not occur on the project site although they do occur in the habitat within the 500-foot survey buffer outside the project site. On site there were signs of pocket gopher activity but no other burrow types were observed during the transect mapping. All of the burrows mapped off-site are identified in Figure 1 Survey Transects for Focused Burrowing Owl Survey on Bamayan Marketplace Site in Lake Elsinore, CA.

The results of the den mapping (Part B Step II of the survey protocol) showed that most of the suitably-sized ground squirrel burrows off-site were located directly adjacent to Grand Avenue and Ortega Highway on the opposite side of the road from the project site Figure 1. Most of them are at the base of olive trees a short distance, one to three feet, from busy traffic.

On the south side of State Route 74/ Ortega Highway, and behind the grocery store there is some scrub habitat that might be suitable for BUOW but it is fragmented from the project site by the highway and the presence of a housing development and the shopping center. Survey with binoculars showed that burrows within the habitat were occupied by ground squirrels. All of the ground squirrel burrows along the fenceline are mapped in Figure 1.

8.5.2 Impact Evaluation

Based on current information, there will be no impacts to BUOW. These survey results show that no ground squirrel burrows occur on the project site and the ones that occur offsite are unsuitable as burrowing owl habitat due to their proximity to traffic. We conclude that the project site and 500-foot buffer is currently unsuitable habitat for the western burrowing owl.

For these reasons, the habitat suitability survey for BUOW is concluded with the completion of the MSHCP Part A, Step I, Habitat Suitability Assessment and Step II Part B, ground squirrel burrow mapping elements. The results of the ground squirrel burrow mapping are presented in (Figure 1). Other than the 30-day pre-construction burrowing owl survey, no additional focused surveys are required to confirm absence. The project will be consistent with the MSHCP with the pre-construction survey.

8.6 Consistency With MSHCP Best Management Practices

The MSHCP has established Best Management Practices (BMPs) to ensure protection of conservation areas (RCTLMA, 2003) - Vol. 1 Section 7.0 Appendix C.

8.6.1 Habitat Assessment

While there are no conservation areas on the site, there are several storm drains that must be protected from non-storm water discharge. The BMPs include actions such as providing environmental training to construction personnel to explain the BMP procedures applicable to the project.

8.6.2 Impact Evaluation

No direct or indirect impacts will occur with the implementation of BMP's that include:

- Implementing Stormwater Pollution Prevent Plan (SWPPP) and erosion control plans,
- Installing erosion control BMPs around storm drains during construction
- Prepare a Water Quality Management Plan (WQMP) to protect storm drains during the operational phase of the project.

The project's design and construction activities will incorporate these BMPs and remain consistent with the MSHCP.

8.7 Consistency with MSHCP Urban/Wildlands Interface Guidelines

These guidelines address indirect effects that are a result of development in areas adjacent to MSHCP Conservation Areas.

8.7.1 Habitat Assessment

The project site and 500-foot buffer study area is not adjacent to MSCHP Conservation Areas, PQP areas, Core Areas or Linkages or Criteria Areas. Therefore, it is not subject to the MSHCP Urban/Wildlands Interface Guidelines (RCTLMA, 2003) - Vol. 1 Section 6.1.4. These guidelines address indirect effects that are a result of development in areas adjacent to MSHCP Conservation Areas.

8.7.1 Impact Evaluation

The project is consistent with MSHCP Urban/Wildlands Interface Guidelines without mitigation since it is not adjacent to wildlands or Conservation Areas.

8.8 Consistency With the City of Lake Elsinore

The project site is subject to the City of Lake Elsinore Development Impact Fee (DIF) under the Habitat Conservation Ordinance 1015 (City of Lake Elsinore, 2018, pp. Municipal Code, Title 19.04) which is independent from the Riverside County DIF. Otherwise, there are no local or City zoning overlays that apply to biological or natural resource protections for the project site. The Lake Elsinore Municipal Code as of April

10, 2018 has repealed the "(RCA) Resource Conservation Overlay District under Title 17 Zoning Chapter 17.24 .

8.8.1 Habitat Assessment

The project site is within the City of Lake Elsinore and within the General Plan the project site lots are mapped as "developed" (City of Lake Elsinore, 2011). However, technically the project site parcels are vacant land and have only been used for agricultural in years preceeding 1965 (NETR Online, 2018). The City of Lake Elsinore requested a habitat assessment for burrowing owl for this parcel even though it is not specifically required by the County MSHCP. This is probably because of the status of the parcel being an annual grassland rather than it's mapped designation in the General Plan as "developed".

8.8.2 Impact Evaluation

Based on current information, there will be no impacts to BUOW. These survey results (Section 8.5 this document) show that no ground squirrel burrows occur on the project site and the ones that occur offsite are unsuitable as burrowing owl habitat due to their proximity to traffic. We conclude that the project site and 500-foot buffer is currently unsuitable habitat for burrowing owl.

For these reasons, the habitat suitability survey for BUOW is concluded with the completion of the MSHCP Part A, Step I, habitat suitability assessment and Step II Part B, ground squirrel burrow mapping elements. The results of the ground squirrel burrow mapping are presented in (Figure 1). Other than the 30-day pre-construction burrowing owl survey, no additional focused surveys are required to confirm absence. The project is consistent with the City of Lake Elsinore General Plan and local ordinances with the pre-construction survey.

9.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

9.1 Adopted Habitat Conservation Plans

CEQA requires determination of consistency with the MSHCP as well as local regulations and a significance analysis for impacts to biological and natural resources not adequately conserved under those regulations. (CRA, 2018). The Western Riverside MSHCP MOU enables the city jurisdictions to permit development in compliance with CEQA, in return for a fee that is used to purchase suitable conservation habitat and to fund an endowment for continued maintenance of the conservation area.

This project site is within the MSHCP Elsinore Area 15, Development Impact Fee (DIF) Area. It is not located within any part of the MSHCP conservation reserve assembly. Conservation for species that are "adequately covered" under the MSHCP reserve assembly is supported by mitigation in the form of the DIF. Other mitigation or additional surveys are not required for these "adequately covered" species.

The planned project is in compliance with the MSCHP and project site is not subject to any other adopted HCP and is therefore in compliance with all adopted Habitat Conservation Plans under CEQA.

9.2 Threatened and Endangered Species

The MSCHP is approved by the State of California and the U.S. Fish and Wildlife Service (USFWS) to cover threatened or endangered species listed under the California Endangered Species Act (CESA) (California, State of, 2014) and the federal Endangered Species Act (ESA) (U.S.C., 1973). The City may permit

development without additional consultation for potentially occurring listed species, because these species are determined to be adequately covered under their respective plans. The project as planned is in compliance with CEQA with respect to listed species because it is consistent with the MSHCP.

Stephens' kangaroo rat was the only species that is listed as threatened or endangered that had a potential to occur but that potential was considered to be low. The list of potentially occurring species (Appendix C Table C-1) gives the rational for each species' likelihood to occur in the last column.) There is a Stephens' Kangaroo Rat Habitat Conservation Plan (SKRHCP) specific to that species and its habitat has been conserved. The project is not subject to the SKRHCP since it is outside its boundary and there are no focused survey requirements. Take of Stephens' kangaroo rat, *Dipodomys stephensi*, outside of the SKRHCP boundary is permitted. Therefore, this project is in compliance with the CESA and ESA for Stephen's kangaroo rat.

10.0 MANDATORY FINDINGS OF FACT AND CONSISTENCY ANALYSIS

CEQA "Mandatory Findings of Significance" require evaluation of actions that may "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; substantially reduce the number or restrict the range of an endangered, rare or threatened species" (CRA, 2018) CCR 15065 (a) (1)). While threatened and endangered species and many other non-listed species are covered for take and conserved within existing Habitat Conservation Plans and Mitigation Banks within Riverside County, CEQA requires that any species or population, whether covered by an HCP or not, be considered for the potential to experience "significant impacts" according to this definition.

Cities that are signatory to the MSCHP, such as Lake Elsinore, are authorized to permit "take" for MSHCP-covered species that occur outside the MSHCP reserve assembly. However, some species and habitats that are defined as "not adequately conserved" under the MSHCP are not permitted for take with out a significance evaluation meeting the criteria described under the CEQA Mandatory Findings of Fact requirements (RCTLMA, 2003) - Vol. I Section 9.2 Covered Species, Table 9.3. Also, migratory birds or any other species with a potential to occur must be evaluated for its potential to experience significant impacts under the mandatory significance definition.

This evaluation includes the species considered in Section 11.0 CEQA Significance Determination subsections 11.1 – 11.2 and finds that none of the indirect, direct or incremental impacts to species and habitat are above this threshold definition of significance and impacts are substantially below this threshold.

10.1 General Findings

All of the flora and fauna observed on the site and within the 500-foot survey buffer were identified except for a few introduced horticultural species. None of the flora on site were sensitive. Of the fauna, three sensitive birds with were observed on site; merlin, downy woodpecker and yellow warbler (Table 2).

Of all 71 sensitive species considered for their potential to occur listed in Appendix C, Table C-1 of this document, none of the 26 plants, two (2) insects or two (2) amphibians were expected to occur. Of the remaining eight (8) reptiles, 20 birds and 13 mammals, 23 species had either a low or moderate potential to occur. Figure 3 shows the distribution of the species that have a low or moderate potential to occur within the query area.

Many of the species represented in Table C-1 are not expected to occur on site because they are typically associated with wetland or alkali habitats which are common in the valley but do not occur on the project site. Remaining species that are not expected to occur are associated with native habitats, scrub, forest, riparian or lacustrine habitats that do not occur on the project site or within the 500-foot survey buffer.

The three birds that were observed on site are omitted from the legend in Figure 3 because and they had no records within the CNDDDB query area; although, they are fairly common and under-reported for that reason. They are known to occur within the query area based on records from E-bird (E-Bird, 2018). Also, the coyote is a species covered by the MSHCP but not considered by the CNDDDB.¹

10.2 Raptors And Other Avian Species

The California Fish and Game Code (Sections 3503, 3503.5, 3505 and 3513), and California Code of Regulations (Title 14, Sections 251.1, 652 and 783- 786.6) have specific provisions for the protection of raptors (birds of prey). Furthermore, the Migratory Bird Treaty Act (MBTA) protects the nests of migratory birds and raptors (USFWS, 1918). Participation in the MSHCP and contribution of MSHCP mitigation fees provides compensation for the loss of migratory bird and raptor foraging habitat due to approved projects.

10.2.1 Habitat Assessment

Of the 20 birds assessed for their potential to occur, the yellow warbler, Downy woodpecker, and the merlin, were observed on site and have a moderate potential to occur but nesting is not expected. All three are MSHCP-covered species. The yellow warbler is also a CDFW Species of Special Concern (SSC). The merlin, a bird of prey, is a CDFW “watch-list” species and although it did not show up in the CNDDDB records, it was recorded at Lake Elsinore in e-bird (E-Bird, 2018). Often species of lower sensitivity are not reported to CNDDDB.

Yellow warbler is specific to riparian habitat but often seen in urban settings during migration. The downy wood pecker prefers riparian habitats as well but will venture away to forage offsite where trees with dead branches harbor insects. There is no indication that any of the species were nesting on site or that habitat on site would be suitable for nesting.

White-tailed kite, *Elanus leucurus*, a CDFW “fully protected” species and western burrowing owl are both ranked as having a moderate potential to forage, roost or nest on the project site. The burrowing owl is an SSC species but surveys did not reveal any past or present signs of use and no suitable burrows were present on site. It’s potential to occur is considered moderate. (See survey results, Section 8.1.)

White-tailed kite is a resident bird known for communal roosting near large water bodies during the non-breeding season. Suitable habitat includes rolling foothills and valley margins adjacent to open grasslands, meadows with scattered oaks and river bottomlands or marshes next to deciduous woodland like the habitats found around Lake Elsinore (Unitt, 2007)

White-tailed kite prefers nesting in the crown of oak trees or in mistletoe on the oaks. It will also will use other trees including horticultural species like orange trees or large shrubs like laurel sumac, wherever the nest habitat is close to open grasslands with small mammal populations (Unitt, 2007). The lack of a small

¹ Some occurrence polygons in Figure 3 represent multiple species, the color of the polygon will be the first species in the list of those that occur for the same given location.

mammal population on site and lack of mature oak trees makes it a less-than-ideal habitat candidate but there is at least moderate potential for white-tailed kite to forage and perhaps even nest on site. The white-tailed kite's fully protected status means that incidental take is not allowed and no permits for incidental take are given.

Among the other birds that are CDFW SSC, seven (7) have a low potential to either forage or nest on the project site. Those species include: Bell's sage sparrow, *Artemisiospiza belli belli*; California horned lark, *Eremophila alpestris actia*; Cooper's hawk, *Accipiter cooperii*; ferruginous hawk, *Buteo regalis*; golden eagle, *Aquila chrysaetos*; Southern California rufous-crowned sparrow, *Aimophila ruficeps canescens*; and Long-eared owl, *Asio otus*. Their habitat criteria and rationale for determining their potential to occur is given in Appendix C Table C-1 Potentially Occurring Sensitive Species on the Project Site. All are MSHCP-covered species.

10.2.2 Impact Evaluation and Mitigation for Raptors and Other Avian Species

The three sensitive species observed on site, downy woodpecker, merlin and yellow warbler are transient or migrant visitors. Seventeen remaining species have either a low or moderate potential to occur on site but were not observed in field surveys and significant populations or colonies of these species are not expected to occur on site.

Impacts to nesting birds will be avoided by limiting earth disturbing and construction activities to the non-nesting season for migratory birds. If earth disturbing and construction activities are to occur within the breeding season between February 15 and August 31, pre-construction nesting bird surveys will be conducted. A construction monitor shall be on site to set up exclusion areas for nesting birds, based on the pre-construction surveys and clearance monitoring. The monitor will have authority to stop and/or pause construction when necessary to implement mitigation (See mitigation Section 11.8 for specific mitigation measures).

Impacts to raptors or other nesting birds under the CEQA definition for Mandatory Findings of Significance will be less-than-significant with mitigation.

10.3 Survey Results Other Sensitive Species

10.3.1 Habitat Assessment

Two reptiles have at least a low potential to occur. The San Bernardino ringneck snake, *Diadophis punctatus modestus*, a CDFW "watch-list" species, prefers moist habitats including wet meadows, rocky hillsides, gardens, farmland, grassland, chaparral, mixed coniferous forests, woodlands and finds cover under rocks, wood or surface litter. Potential habitat on site would be next to the back yards of the housing tracts on the Southwest side of the project site and under litter near where moisture is retained.

Coastal western whiptail, *Aspidoscelis tigris stenjnegeri*, a CDFW Species of Special Concern (SSC) requires shrub or grassland associations in open, rocky areas with little vegetation. Generally those habitats would be grasslands in association with native habitats (ecotones) rather than urban or landscaped habitats. But rarely it may use habitats such as those on site, so it was considered as having a low potential to occur.

Of the 13 mammals identified in the CNDDDB query, there are nine (9) that have a low or moderate potential to occur. The coyote, *canis latrans*, has a moderate potential to use the site as a movement corridor to the lake habitats. Coyotes have a wide range and are likely to travel at night between their coastal scrub

habitats on the Penninsular slope to the west and habitats along the lake shore, looking for prey that include domestic pets.

Likewise, the San Diego black-tailed jackrabbit uses similar habitats and ranges widely. It has a moderate potential to, on occasion, use the project site as a movement corridor between scrub habitat on the lower slope of the Santa Ana Mountains and habitat around Lake Elsinore shores. The coyote and black-tailed jackrabbit are both “covered species” under the Western Riverside MSHCP.

Three bat species have a moderate potential to occur on site or to forage near the site; Western mastiff bat, *Eumops perotis*, Yuma myotis, *myotis yumanensis*; and Western yellow bat, *Lasiurus xanthinus*. Yuma myotis is likely to roost under bridges or structures while the Western yellow bat roosts under palm fronds so potential habitat exists within the 500-foot survey area. Both forage over open water so potential for them to forage over Lake Elsinore is high but only moderate for the project site. Western mastiff bat habitat in the vicinity would be scrub but this ubiquitous species has a large range and has a moderate potential for foraging on the project site. The MSHCP does not consider the potential for bats to occur within the plan area.

Other mammals with a low potential to occur on site include: Dulzura pocket mouse, *Chaetodipus californicus femoralis*; Northwestern San Diego pocket mouse, *Chaetodipus fallax fallax*; Southern grasshopper mouse, *Onychomys torridus ramona*; and Stephens’ kangaroo rat. They may use annual grasslands for habitat but typically are found within the ecotone where grasslands and scrub habitat meet. For this reason, the project site holds only a low potential for them to occur since there is no scrub habitat present. Stephen’s kangaroo rat prefers habitats with soft loamy soil that is easy to burrow in but the soil on site is very compact. Kangaroo rat burrows are easy to identify by size and tracks and none were present on site. Of the four species, only the Southern grasshopper mouse is not a MSHCP-covered species.

10.3.2 Impact Evaluation

Two reptile species have potential to breed on site. Indirect impact from habitat loss would be less-than-significant because the habitat is non-native and these species depend primarily on native habitats or annual grassland / native scrub ecotones. Direct impacts to these species, if they are present, are expected to be less-than-significant because the non-native habitat does not support “substantial numbers” that could affect the species on a local level or cause local extirpation once the habitat is removed (CRA, 2018). Direct and indirect Impacts would therefore be less-than-significant.

Indirect impacts to birds from loss of annual grassland habitat would only affect raptors but those impacts are expected to be less-than-significant because suitable grassland habitats exist in the area and in MSHCP-conserved habitats around the margins of Lake Elsinore. Habitat loss would not be “substantially reduced”.

Direct impacts to bird species is not expected to occur because monitoring will be implemented as mitigation to prevent impacts during the breeding season for migratory and/or sensitive bird species with potential to use the habitat on site. Therefore indirect and direct impacts to birds will be less-than-significant.

Other remaining sensitive mammal species that could use the habitat are not expected to experience significant indirect impacts due to loss of this habitat because these species depend primarily on native habitats or annual grassland / native scrub ecotones. Direct impacts to these species, if they are present, are expected to be less-than-significant because the non-native habitat does not support “substantial

numbers” that could affect the species on a local level or cause local extirpation once the habitat is removed (CRA, 2018). Direct and indirect Impacts would therefore be less-than-significant.

11.0 CEQA SIGNIFICANCE DETERMINATION

11.1 Direct and Indirect Impacts to Habitats, Species and Biological Resources

The proposed project will result in the loss of 12.6 acres of annual grassland habitat. Indirect impacts from habitat loss will not “substantially reduce the habitat”, “eliminate a plant or wildlife community” or “or substantially reduce the number or restrict the range” of any of the species considered.

Since habitat loss conservation objectives are met for covered species under the MSHCP, the project’s indirect impacts to habitat are already compensated (RCTLMA, 2003) - Vol. I Section 7.1. The project will be consistent with the MSHCP for species that are “adequately covered”. Only two species that are “not adequately covered” under the MSHCP were identified in the CNDDB query and neither are expected to occur on the project site or within the survey buffer. Therefore, indirect impacts as a result of habitat loss will be less-than-significant.

No threatened or endangered listed species are known to occur or expected to occur on site based on the field surveys and data queries. No sensitive plant, insect or amphibian species are known or expected to occur on site based on the field surveys and data queries. Therefore, no direct impacts to these species are expected to occur.

Of sensitive species with either low or moderate potential to occur including reptiles, raptors or other avian species or mammals; direct impacts to those species would not meet the threshold for significance under the “Mandatory Findings of Fact” significance criteria. Mitigation to prevent impacts to raptors or other avian species will be implemented during the breeding season to avoid take and comply with the MBTA (USFWS, 1918)(See Section 12.0). Therefore, impacts to these species would be less-than-significant.

Indirect impacts to surrounding areas as a result of the project may include, but are not limited to, increased dust, stormwater runoff and non-stormwater discharges. Those impacts will be minimized to a level less-than-significant by implementing BMPs. These measures include:

- Implementing a Stormwater Pollution Prevention Plan (SWPPP) for the construction phase of the project
- Installing erosion control BMPs around storm drains during construction
- Preparing a Water Quality Management Plan (WQMP) to protect storm drains during the operational phase of the project.

All potential direct effects to habitats, species and biological resources are reduced to a level less-than-significant by a combination of avoidance of impacts, compliance with local, regional, state and federal standards and laws, payment of development impact fees and consistence with the MSHCP as discussed in the previous sections.

11.2 Cumulative Effects

Cumulative impacts potentially include increased edge effects, reduced habitat quality, loss of common habitat and increased mortality of some common wildlife species. The MSHCP provides take authorization for

listed species, coverage for special-status plant and animal species. Its reserve assembly serves as mitigation for impacts to special-status species and associated native habitats within the signatory city boundaries.

Since habitat loss conservation objectives are met for covered species under the MSHCP, the project's indirect impacts to habitat are already compensated (RCTLMA, 2003) - Vol. I Section 7.1. The proposed project will not contribute to a loss of sensitive habitat. The incremental contribution of grassland habitat loss is less-than-significant when considered in light of habitat conservation areas that preserve high quality habitat occupied by threatened and endangered species in MSHCP habitat conservation areas.

The Western Riverside MSHCP also has special survey requirements for species that occur outside of the conservation areas and guidance for how and when to implement those surveys. These measures, along with status monitoring throughout the region and project-level mitigation, ensure that discretionary permitting by local jurisdictions do not contribute significant incremental and cumulative effects to the species covered by the plans.

The MSHCP Final EIR/EIS states that:

"implementation of the MSHCP and Covered Projects will not result in a cumulative adverse effect, either directly or through habitat modifications, on any of the Covered Species, including the 31 species that are currently listed as threatened or endangered and the one species that is currently proposed for listing. Implementation of the MSHCP will benefit the Covered Species by preserving their habitat in order to address their life cycle needs. Thus, based on the features of the Plan itself, impacts to Covered Species are mitigated below a level of significance." (RCTLMA, 2003) - Vol. 4 Section 5.1.1.

The proposed project will be in compliance with the MSHCP; therefore, cumulative impacts to covered species and habitat will be mitigated to a level that is less-than-significant by the City's participation in the MSHCP and mitigation recommendations specific to this project.

12.0 CONCLUSIONS AND RECOMMENDATIONS

There is no evidence of past or present burrowing owl use on the project site or within the 500-foot buffer survey area. Other non-sensitive migratory birds may use the trees on the site as nesting habitat. In order to comply with the MBTA the project must implement mitigation to prevent significant impacts.

No threatened, endangered, rare or sensitive flora, insects or amphibians are expected to occur on site. No sensitive vegetation communities or riparian/riverine or vernal pool habitats occur on site. The project is not adjacent to sensitive or conserved habitats. So no impacts are expected to occur in these categories.

No sensitive reptiles, birds or mammals are known to use the habitat for breeding and reproduction. If sensitive species occur on site, they are expected to occur as transients or in low numbers. No populations are expected to occur that are at the extent of their range or in significant colonies. Impacts to sensitive species, if they occur, would be less-than-significant according to the significance threshold definition set by the Mandatory Findings of Significance.

In order for the project to proceed with less-than-significant impacts to sensitive flora and fauna, the following Mitigation Measures will be implemented.

12.1 Mitigation Measures

Mitigation Measure 1 (MM-1): A qualified biologist shall conduct a "30-day preconstruction burrowing owl study" not more than 30 days before and not less than 14 days before surface disturbing activity to ensure that BUOW has not occupied the site since surveys were concluded the previous season. This survey consists of one site visit.

MM-2: If site brushing, grading and/or removal of any trees or vegetation on site or within 150 meters (500 feet) of the site will occur between February 1 and August 31 (CDFW, 2012), the following mitigation measures are required:

- A 72-hour pre-construction survey for migratory birds and raptors, including ground nesting birds such as killdeer and burrowing owl.
- If pre-construction surveys find that raptors or migratory birds are on site or within 100 meters (300 feet) of the site, or 150 meters (500 feet) for burrowing owls, a biological monitor shall remain on site during the vegetation and earth disturbing activity and/or construction to:
 - Prevent impacts to the birds by setting up work nest buffers or temporarily halt actions that could impact the nesting bird.
 - Ensure compliance with the Migratory Bird Treaty Act (USFWS, 1918)

MM-3: The following best management practices shall be implemented to prevent non-storm water discharges from entering the storm drain systems.

- Implement Stormwater Pollution Prevention Plan (SWPPP) erosion control plans,
- Install erosion control BMPs around storm drains during construction
- Prepare a Water Quality Management Plan (WQMP) to protect storm drains during the operational phase of the project.

13.0 CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits/appendices present the data and information required for this Habitat Suitability Assessment, burrowing owl survey and Consistency Analysis. The facts, statements, and information presented are true and correct to the best of my knowledge and belief.



Date: 10/04/2018

If you have any question regarding this biological technical report, please contact Debra Kinsinger at (877)-593-6275.

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APPENDIX A

SOIL



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Orange County and Part of Riverside County, California, and Western Riverside Area, California



September 5, 2018

Bamayan Marketplace
Burrowing Owl Habitat Suitability Assessment



Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
145	Cleneba-Rock outcrop complex, 30 to 75 percent slopes	0.2	0.2%
156	Hanford sandy loam, 2 to 9 percent slopes	24.6	16.0%
186	Ramona fine sandy loam, 2 to 9 percent slopes	8.0	5.2%
Subtotals for Soil Survey Area		32.8	21.4%
Totals for Area of Interest		153.1	100.0%

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
146	Corralitos loamy sand	3.7	2.4%
156	Hanford sandy loam, 2 to 9 percent slopes	106.4	69.5%
GpB	Grangeville sandy loam, drained, saline-alkali, 0 to 5 percent slopes	0.3	0.2%
GtA	Grangeville fine sandy loam, drained, 0 to 2 percent slopes	0.1	0.1%
GtD	Grangeville fine sandy loam, drained, 5 to 15 percent slopes	4.3	2.8%
W	Water	5.6	3.7%
Subtotals for Soil Survey Area		120.3	78.6%
Totals for Area of Interest		153.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made

Western Riverside Area, California

146—Corralitos loamy sand

Map Unit Setting

National map unit symbol: snp5
Elevation: 30 to 1,000 feet
Mean annual precipitation: 12 to 30 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 230 to 300 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Corralitos and similar soils: 65 percent
Unnamed: 20 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Corralitos

Setting

Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Riser, flat
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from mixed

Typical profile

H1 - 0 to 9 inches: loamy sand
H2 - 9 to 60 inches: stratified sand to loamy sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: SANDY (1975) (R019XD035CA)
Hydric soil rating: No

Description of Unnamed

Setting

Parent material: Alluvium derived from mixed

Custom Soil Resource Report

Properties and qualities

Depth to restrictive feature: More than 80 inches
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Minor Components

Riverwash

Percent of map unit: 5 percent
Landform: Fans
Hydric soil rating: Yes

Metz, loamy sand

Percent of map unit: 5 percent
Hydric soil rating: No

Soboba, gravelly loamy sand

Percent of map unit: 3 percent
Hydric soil rating: No

Capistrano, sandy loam

Percent of map unit: 2 percent
Hydric soil rating: No

156—Hanford sandy loam, 2 to 9 percent slopes

Map Unit Setting

National map unit symbol: snp7
Elevation: 150 to 900 feet
Mean annual precipitation: 10 to 20 inches
Mean annual air temperature: 63 degrees F
Frost-free period: 250 to 280 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Hanford and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hanford

Setting

Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Riser, flat
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from granite

Custom Soil Resource Report

Typical profile

H1 - 0 to 14 inches: sandy loam
H2 - 14 to 50 inches: loamy sand
H3 - 50 to 60 inches: gravelly fine sandy loam

Properties and qualities

Slope: 2 to 9 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: SANDY (1975) (R019XD035CA)
Hydric soil rating: No

Minor Components

Corralitos, loamy sand

Percent of map unit: 5 percent
Hydric soil rating: No

Capistrano, sandy loam

Percent of map unit: 5 percent
Hydric soil rating: No

Garretson, gravelly fine sandy loam

Percent of map unit: 3 percent
Hydric soil rating: No

Unnamed, less sloping or steeper soils

Percent of map unit: 2 percent
Hydric soil rating: No

GpB—Grangeville sandy loam, drained, saline-alkali, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: hcvk
Elevation: 10 to 1,800 feet
Mean annual precipitation: 8 to 16 inches
Mean annual air temperature: 61 to 64 degrees F
Frost-free period: 200 to 270 days

APPENDIX B

PHOTOS

			
Fig. 1 The mowed project site has no ground squirrel burrows.	Fig. 2 Checked the slopes for burrows and found nothing.	Fig. 3 The habitat is all annual grasslands, just a few native forbs.	Fig. 4 There were pocket gopher burrows no BUOW burrows
			
Fig. 5 West side lot has native shrubs, stone pine and wattle.	Fig. 6 Ground squirrel burrow by a wall on Grand Ave.	Fig. 7 Grand Ave. is only 2 feet from the burrow entrances.	Fig. 8 Ground squirrel burrow is 5 inches wide. No BUOW sign.
	The photo point index on the left shows the location where the correspondingly numbered photos on this page were taken. The arrows point to the direction the camera was facing. Photos 6, 7 and 8 do not have arrows because those are photos of close up features rather than landscape features.		
Photo Point Index			
	Fig. 9 I did transects through this tall grass east of Grand Ave but no ground squirrel burrows here.	Fig. 10 I walked transects here also. Tall grass is poor burrowing owl habitat. No burrows here.	Fig. 11 There was a ground squirrel burrow under every olive tree along the S. side of Ortega Hwy. (Photo looking towards grocery store, building on right, behind fence)
			
			Fig. 12 There is a fenced vacant lot behind the grocery store that is kept mowed. No ground squirrel burrows were present here.

APPENDIX C

POTENTIALLY OCCURRING SENSITIVE SPECIES

Potentially Occurring Sensitive Species Tables

The CNDDDB query used to develop this list of potentially occurring sensitive species resulted in 71 species: 26 plants, 2 insects, 2 amphibians, 8 reptiles, 20 birds and 13 mammals. It includes spatial data from the lower slopes of the Santa Ana Mountains slope to the west of the project site below approximately 2,200 feet. The rationale for excluding the species above this elevation is that the ecological biome changes to one that is not representative of habitats in the valley due to elevation, temperature and precipitation differences. Although species that occur within the Santa Ana Mountains also occur in the valley, many of the sensitive species that occur are unique to the mountains have little potential to occur in the valley. Sensitive species that do occur in both biomes are likely to be represented in the query within the 15-mile radius of the project site to the east.

Crustaceans such as fairy shrimp and fish were excluded from consideration of potentially occurring species in this table because the initial habitat assessment confirmed that there are no wetlands, moist depressions or vernal pools on site and no water conveyances such as ditches or channels.

Column 1, labeled "Special Status Species" identifies the potentially occurring species common name and currently accepted species name. Column 2, "Habitat and Distribution", lists appropriate habitat types and/or vegetation types for the indicated species and for plants and animals. Column 3, "Status Designation", gives the the sensitivity status designated at the federal level and California level as well as the state ranking and status within the MSHCP. Plants also include a California Native Plant Society (CNPS) status (CNPS, 2018). The code descriptions for these rankings are listed below the table.

The last column, "Potential for Occurrence", ranks the probability of occurrence on-site.

- Present:* Observed onsite during surveys or recorded onsite by other qualified biologists.
- High:* Observed in similar habitat in region by qualified biologists or often occurs in habitat similar to that onsite and within the known range of the species.
- Moderate:* Reported sightings in surrounding region or site and is within the known range of the species and often occurs in habitat similar to that onsite.
- Low:* Site is within the known range of the species but habitat onsite is rarely used by the species.
- Absent:* A focused study failed to detect the species, no suitable habitat is present, or the site is well outside known geographic or elevational ranges.
- Unexpected:* Habitat for these species does not occur on site or within the 500-foot survey buffer area and/or beyond the known extent of the species range.
- Unknown:* Focused surveys have been performed in the region and the species' distribution and habitat are poorly known.

Table C-1 Potentially Occurring Sensitive Species on the Project Site

Special Species	Status	Habitat and Distribution	Reproductive Season and/or Elevation	Status Designation	Occurrence Probability
Plants (26)					
<i>Abronia villosa</i> var. <i>aurita</i> Chaparral sand-verbena		Chaparral, coastal scrub, desert dunes	Blooms Mar – Sep 974 – 3,510 ft.	Fed: None Calif: None CNPS: 1B.1 State Rank: S2 MSHCP: No	Not Expected – No scrub or dunes
<i>Allium munzii</i> Munz's onion		"On heavy clay soil soils in native grasslands and grassy openings in coastal sage scrub, terrace escarpments. Gavilan Hills, Santa Ana Mtns. (Elsinore Peak), Alberhill, and hills and valleys in the vicinity of Murrieta and lake Skinner. Endemic within western Riverside County."	Blooms Apr – May Elev. 984 – 2,953 ft.	Fed: END Calif: THR CNPS: 1B.1 State Rank: S1 MSHCP: NES	Not Expected – No native grasslands, no clay soil
<i>Ambrosia monogyra</i> Singlewhorl burrobush		Chaparral & Sonoran desert scrub. Sandy soils Washes & dry river beds.	Blooms Aug – Nov Elev. 32-1,902 ft.	Fed: None Calif: None CNPS: 2B.2 State Rank: S2 MSHCP: No	Not Expected – No, riparian habitat
<i>Ambrosia pumila</i> San Diego ragweed		Along Sandy benches or disturbed áreas of lakes and streams, vernal pools, native grasslands, coasta scrub/chaparral ecotones.	Blooms Apr - Oct Elev. 66 – 1,362 ft.	Fed: END Calif: None CNPS: 1B.1 State Rank: S1 MSHCP: NES	Not Expected – No, wetlands, streams or lakeshores on project site.
<i>Arctostaphylos rainbowensis</i> Rainbow manzanita		Chaparral habitat, mostly in mountains, Santa Rosa Plateau and also Santa Margarita River Valley on ultra-mafic soils.	Blooms Dec - Mar 673 – 2,198 ft	Fed: None Calif: None CNPS: 1B.1 State Rank: S2 MSHCP – Additional survey needs	Not Expected – No chaparral habitat. Site is granitic not mafic Rare endemic
<i>Atriplex coronata</i> var. <i>notatior</i> San Jacinto Valley crownscale		Playas, Valley and foothill grassland, vernal pools, Alkali flats along the San Jacitno River and West of Hemet.	Apr – Aug Elev. 456 – 1,640 ft.	Fed: END Calif: None CNPS: 1B.1 State Rank: S1 MSHCP: CAS	Not Expected – No alkali soils or vernal pools, playas or native grasslands on site
<i>Atriplex serenana</i> var. <i>davidsonii</i>		Local records are a misapplied name	Apr – Oct Elev. 33 - 656 ft	Fed: None Calif: None CNPS: 1B.2 State Rank: S1 MSHCP: CAS	Not Expected - – No alkali soils or vernal pools, playas or native grasslands on site Local records
<i>Brodiaea filifolia</i> Thread-leaved brodiaea		Chaparral openings, cismontane woodland, coastal scrub playas, valley and foothill grassland, vernal pools	Blooms Mar-Jun Elev. 82 – 3,675 ft	FED: THR Calif: END CNPS: 1B.1 CNDDB S2 MSHCP CAS	Not Expected – No vernal pools, no native grasslands.

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Special Species	Status	Habitat and Distribution	Reproductive Season and/or Elevation	Status Designation	Occurrence Probability
<i>California macrophylla</i> [<i>Erodium macrophyllum</i>] Round-leaved filaree		Open sites, grassland, scrub, vertic clay, occasionally serpentine soils. Endemic to deep clay soils. Cismontane woodland, valley and foothill grassland. Temescal Valley near Lake Mathews, near Lake Skinner and Oak Mtn. near Vail Lake.	Blooms Mar - Jul Elev. < 3,937 ft.	Fed: None Calif: None CNPS: None State Rank: S? MSHCP CAS	Not Expected – No clay, serpentine soils, no native grasslands
<i>Calochortus weedii</i> var. <i>intermedius</i> Intermediate mariposa-lily		Dry, rocky open slopes and rock outcrops in coastal scrub, chaparral, valley and foothill grassland. Hills and valleys west of Lake Skinner and Vail Lake in the MSHCP plan area.	Blooms May-Jul Elev. 344 – 2,805 ft.	Fed: None Calif: None CNPS: 1B.2 State Rank: S2 MSHCP - Yes	Not Expected – No scrub or chaparral habitat, no native grasslands
<i>Caulanthus simulans</i> Payson's jewel-flower		Pinyon juniper woodland, chaparral, coastal scrub, sandy or granitic soils	Blooms Mar-May Elev. 295 – 7,218 ft.	Fed: None Calif: None CNPS: 4.2 State Rank: S4 MSHCP: Yes	Not Expected – No scrub, chaparral or pinyon juniper habitat
<i>Centromadia pungens</i> Smooth tarplant		Alkali meadow - playa, alkali scrub; also in disturbed places, grassland, chenopod scrub, meadow, especially San Jacinto River basin. upper benches of Santa Ana River and Lytle Creek	Blooms Apr-Sep Elev. < 2,100 ft.	Fed: None Calif: None CNPS: 1B.1 State Rank: S2 MSHCP – CAS	Not Expected – No alkali habitat on site.
<i>Chorizanthe parryi</i> var. <i>parryi</i> Parry's spineflower		Los Angeles, San Bernardino, & Riverside Counties sandy places in alluvial washes, coastal or desert scrublands, valley & foothill grasslands, 1000-4000 ft. elev.	Blooms Apr-Jun Elev. 33 – 5,594 ft.	Fed: None Calif: None CNPS: 1B.1 State Rank: S2 MSHCP – Additional survey needs	Not Expected – No active alluvial washes on site.
<i>Chorizanthe polygonoides</i> var. <i>longispina</i> Long-spined spineflower		Gabbroic clay in chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, vernal pools. Temecula, Lake Skinner, and foothills of the Agua Tibia.	Blooms Mar-Jun Elev. 98 – 5,020 ft.	Fed: None Calif: None CNPS: 1B.2 State Rank: S3 MSHCP – Yes	Not Expected – Non-clay soil, no wetlands, no native grasslands
<i>Chorizanthe xanti</i> var. <i>leucotheca</i> White-bracted spineflower		Coastal scrub, Mojavean desert scrub, pinyon juniper woodlands.	Blooms Apr – Jun Elev. 984 – 3,937 ft.	Fed: None Calif: None CNPS: 1B.2 State Rank: S3 MSHCP - Yes	Not Expected – No scrub or pinyon juniper woodlands.
<i>Clinopodium (Satureja) chandleri</i> San Miguel savory		Rocky, gabbroic or metavolcanic substrate. Chaparral, cismontane woodland, coastal scrub, riparian woodland, valley and foothill grassland. Mostly in the vicinity of Santa Rosa Plateau and upper San Juan Canyon within MSHCP plan area.	Blooms Mar-May 394 – 3,297 ft.	Fed: None Calif: None CNPS: 1B.2 State Rank: S2 MSHCP-NES	Not Expected – Suitable rocky chaparral habitat but out of common range of this uncommon plant.
<i>Dudleya multicaulis</i> Many-stemmed dudleya		Undisturbed chaparral, sage scrub, valley and foothill grassland/often clay. Very local in open rocky clay soils without dense cover. "Mostly near the crest of the Gavilan Hills, but also elsewhere along the western edge of the county."	Blooms Apr – Jul Elev. 49 – 2,592 ft.	Fed: None Calif: None CNPS: 1B.2 State Rank: S2 MSHCP: NES	Not Expected – No scrub, chaparral or native grassland habitat

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Special Species	Status	Habitat and Distribution	Reproductive Season and/or Elevation	Status Designation	Occurrence Probability
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's goldfields		Coastal salt marshes, playas, valley and foothill grassland, vernal pools. Seasonally flooded plains of the San Jacinto River and Alberhill Creek in MSHCP plan area.	Blooms Mar-May Elev. < 4,593 ft.	Fed: None Calif: None CNPS: 1B.1 State Rank: S2.1 MSHCP CAS	Not Expected – No alkali habitats, no vernal pools.
<i>Myosurus minimus</i> ssp. <i>apus</i> Little mousetail		Vernal pools, depressions and ditches in areas that once supported vernal pools. Alkali soils	Blooms Apr – May Elev. 66 – 2,100 ft.	Fed: None Calif: None CNPS: 1B.1 State Rank: S2.2 MSHCP: CAS	Not Expected – No vernal pools
<i>Navarretia fossalis</i> Spreading navarretia		Vernal pools, depressions and ditches in areas that once supported vernal pools. Alkali soils	Blooms April – June Elev. 98 to 4,265 ft.	Fed: THR Calif: SSC CNPS: 1B.1 State Rank: S2 MSHCP- NES	Not Expected – No vernal pools, no alkaline soils
<i>Navarretia prostrata</i> Vernal pool prostrate navarretia		Coastal sage scrub, valley and foothill grassland (alkaline washes) and vernal pools	Blooms Apr – Jul Elev. 10 – 3,970 ft.	Fed: None Calif: None CNPS: 1B.1 State Rank: S2 MSHCP: CAS	Not Expected – No scrub or native grasslands.
<i>Orcuttia californica</i> California Orcutt grass		Vernal pool indicator species, requires deep ponding with water persisting late into the spring or even summer. "Scarce annual of vernal pools, west of Hemet, Menifee Valley, Skunk Hollow, and Santa Rosa Plateau."	Blooms Apr-Jun, Elev. < 2,296 ft.	Fed: END Calif: END CNPS: 1B.1 State Rank: S1 MSHCP: NES	Not Expected: No wetland habitat
<i>Pseudognaphalium leucocephalum</i> White rabbit-tobacco		Sandy margins of washes or debris cones feeding from steep canyons. Uncommon in San Timoteo Cyn and Santa Ana Mtns in MSHCP plan area.	Blooms Aug – Sep Elev. < 6,890 ft.	Fed: None Calif: None CNPS: 2B.2 State Rank: S2 MSHCP: No	Not Expected – No loose sandy soil, sandy wash habitat.
<i>Scutellaria bolanderi</i> ssp. <i>austromontana</i> Southern skullcap		Chaparral, woodland, lower montane coniferous forest	Blooms Jun – Aug Elev. 1,394 – 6,562 ft.	Fed: None Calif: None CNPS: 1B.2 State Rank: S3 MSHCP: No	Not Expected – No scrub Chaparral or coniferous forest
<i>Senecio aphanactis</i> Chaparral ragwort		Chaparral, cismontane woodland, coastal scrub, in alkaline flats below about 2624 ft. elev. W Calif. (from Solano Co. south) & Baja Calif.	Blooms Jan – April Elev. 49 – 2,625 ft.	Fed: None Calif: None CNPS: 2B.2 State Rank: S2 MSHCP: No	Not Expected: – Site is not alkaline, Wilder's Cyn, Jurupa Hills

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Special Species	Status	Habitat and Distribution	Reproductive Season and/or Elevation	Status Designation	Occurrence Probability
<i>Symphytotrichum defoliatum</i> San Bernardino aster		Vernally mesic grassland or near ditches, streams and springs; meadows and seeps, marshes and swamps, disturbed areas. Coastal scrub, cismontane woodland, lower montane coniferous forest. In the western Riverside County documented only from Santa Rosa Plateau and apparently extirpated from Temescal Valley . (Roberts, 2004)	Blooms Jul – Nov (perennial herb) Elev. 9 – 6,693 ft.	Fed: None Calif: None CNPS: 1B.2 State Rank: S2 MSHCP: No	Not Expected – Wet areas associated with the ephemeral stream may be marginally suitable although it is not expected due to its rarity in the County and distance from recorded occurrences.
Insects (2)					
<i>Cicindela senilis frosti</i> Senile Tiger beetle		Coastal Wetlands, tidal flat/shore, playa/salt flat. Only healthy population of beetle occurs in Lake Elsinore salt marsh, other species of tiger beetle occur in the mud around the shores of the lake. Extirpated from much of its former coastal range and exceedingly rare (Kamoun, 1996)	Breeding in April	Fed: None Calif: None CDFW: None State Rank: S1 MSHCP - No	Not Expected – No Riparian or salt marsh habitat on site or within 500-foot buffer.
<i>Euphydryas editha quino</i> Quino checkerspot butterfly		Key component open-canopied habitats which may include chaparral, coastal sage scrub, desert scrubs, grasslands, peninsular juniper woodland and scrub, playas and vernal pools, and Riversidean alluvial fan sage scrub habitats with larval host species <i>Plantago erecta</i> , <i>Collinsia concolor</i> and other members of the Plantaginaceae family.	Diapause ends with fall/winter rain. Larvae feed on host plants until pupal stage Adult flight Feb – May depending on weather and elevation.	Fed: END Calif: None CDFW: None State Rank: S1S2 MSHCP: Yes	Not Expected – Habitat is not an open scrub.
Amphibians (2)					
<i>Spea hammondi</i> Western spadefoot		Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood or scrub with vernal pools. Vernal pools are essential for breeding and egg-laying.	Estivates in summer. Active Oct-Apr if rain has fallen. Elev. < 4,472 ft.	Fed: None Calif: None CDFW: SSC State Rank: S3 MSHCP - Yes	Not Expected – No native grasslands, scrub or vernal pools.
<i>Taricha torosa</i> Coast range newt		"Pools and runs" stream courses (i.e., playa and vernal pools, riparian scrub, woodland and forest, and water), and secondary upland habitat, chaparral, coastal sage scrub, grasslands, Riversidean alluvial sage scrub, oak woodlands and forests. Known populations southeast of Lake Elsinore, along Hwy. 74, southwest of Corona. west of I-15, Santa Rosa Plateau.	Peak breeding in Jan-May. Elev. < 6000 ft.	Fed: None Calif: None CDFW: SSC State Rank: S4 MSHCP -Yes	Not Expected – No streams or wetlands on site.
Reptiles (8)					

Bamayan Marketplace
Burrowing Owl Habitat Suitability Assessment

Special Species	Status	Habitat and Distribution	Reproductive Season and/or Elevation	Status Designation	Occurrence Probability
<i>Aspidoscelis hyperythra beldingi</i> Belding's orange-throated whiptail		Coastal sage and chaparral adjacent to flood plains or terraces along streams occurring in western Riverside County, perennial vegetation.	Adults most active Apr – May, diurnal, warm parts of the day, Elev. < 3,412 ft.	Fed: None Calif: None CDFW: WL State Rank: S2S3 MSHCP – Yes	Not Expected – Not adjacent to flood plains or stream terraces.
<i>Aspidoscelis tigris stenjnegeri</i> Coastal western whiptail		Shrub or grassland associations in open, rocky areas with little vegetation.	Reproduction begins May. All elevations within the plan area.	Fed: None Calif: None CDFW: SSC State Rank: S3 MSHCP – Yes	Low – The project site is highly disturbed without habitat cover no scrub or rocky areas on site
<i>Crotalus ruber</i> Red-diamond rattlesnake		Occurs in rocky areas and dense vegetation, needs rodent burrows, cracks in rocks or surface cover objects. Chaparral, woodland, grassland, & desert areas from coastal San Diego county to the eastern slopes of the mountains	Year round, breeding in Apr – May. Elev. < 4000 ft.	Fed: None Calif: None CDFW: SSC State Rank: S3 MSHCP – Yes	Not Expected - No scrub or chaparral habitat.
<i>Diadophis punctatus modestus</i> San Bernardino ringneck snake		Prefers moist habitats, including wet meadows, rocky hillsides, gardens, farmland, grassland, chaparral, mixed coniferous forests, woodlands. Under rocks, wood or surface litter.	Nests in summer Dusk or night or cloudy days	Fed: None Calif: None CDFW: WL State Rank: S2? MSHCP - No	Low – Could occur under debris at edges of storm drains where water collects and grass isn't mowed.
<i>Lichanura orcutti</i> formerly [<i>Charina trivergata</i>] in CNDDDB Rosy boa (CaliforniaHerps, 2018)		Scrub and chaparral habitat in burrows or under surface debris	Crepuscular, in active during hottest and coldest months	Fed: None Calif: None CDFW: - State Rank: S3S4 MSHCP - No	Not Expected - No scrub or chaparral habitat.
<i>Phrynosoma blainvillei</i> Coast horned lizard		Most MSHCP plan area habitats, lowlands along sandy washes and open scrub with patches of loose soil for burial, and abundant supply of ants and other insects.	Breeding and reproduction Mar-Jul, Elev. < 6,890 ft.	Fed: None Calif: None CDFW: SSC State Rank: S3S4 MSHCP - yes	Not Expected - No scrub or chaparral habitat or sandy washes
<i>Salvadora hexalepis virgultea</i> Coast patch-nosed snake		Inhabits semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains	Breeding May - Aug	Fed: None Calif: None CDFW: SSC State Rank: S2S3 MSHCP - No	Not Expected – No scrub or rocky hillsides.
<i>Thamnophis hammondi</i> Two-striped gartersnake		Perennial and intermittent streams with rocky beds bordered by willow thickets or dense vegetation, occupies adjacent uplands in winter, Coastal sage or grassland.	Juveniles and adults emerge from hibernation in spring. Elev. < 7,848 ft.	Fed: None Calif: None CDFW: SSC State Rank: S3S4 MSHCP - yes	Not Expected – No streams or riparian habitat.
Birds (20)					

Bamayan Marketplace
Burrowing Owl Habitat Suitability Assessment

Special Species	Status	Habitat and Distribution	Reproductive Season and/or Elevation	Status Designation	Occurrence Probability
<i>Accipiter cooperii</i> Cooper's hawk		Mature deciduous or coniferous forest, open woodland and forest edge. Preys on other birds	Nest Apr - Jun	Fed: None Calif: None CDFW: WL State Rank: S4 MSHCP: Yes	Low – Trees along the perimeter of the project site may provide temporary roosting and foraging habitat.
<i>Agelaius tricolor</i> Tricolored blackbird		Dense emergent vegetation as primary Habitat for breeding. Riparian woodlands are a secondary habitat. Congregates with other blackbirds at dairies.	Nests Apr - Jul	Fed: None Calif: None CDFW: SSC State Rank: S1S2 MSHCP: (colonies only)	Not Expected – No riparian habitats or flooded agricultural lands or dairies. CNDDDB record from Alberhill
<i>Aimophila ruficeps canescens</i> Southern California rufous-crowned sparrow		Frequents relatively steep, often rocky hillsides with grass and forb patches. Nests on the ground. coastal sage scrub and sparse mixed chaparral.	Breeds Mar – Jun Elev. < 4,000 ft.	Fed: None Calif: None CDFW: WL State Rank: S3 MSHCP: Yes	Low – No scrub habitat
<i>Aquila chrysaetos</i> Golden eagle		Open to semi-open habitat, chaparral, sage and grassland meadows, and woodland habitats. Nests in cliff faces or large trees. Very large territory range of thousands of acres.	Nests Jan - Jun	Fed: None Calif: None CDFW: FP State Rank: S3 MSHCP: Yes	Low – Low population of diurnal mammals for prey. Too urban for nesting.
<i>Artemisiospiza belli belli</i> [<i>Amphispiza belli belli</i>] Bell's sage sparrow		Rocky outcrops on Gabbro based soil. Nests on the ground beneath a shrub in chaparral dominated by fairly dense stands of chamise. Found in coastal sage scrub in south of range.	Breeds Mar – Jun Elev. < 5,600 ft. (San Diego County)	Fed: None Calif: None CDFW: WL State Rank: S3 MSHCP: Yes	Low – No scrub habitat
<i>Asio otus</i> Long-eared owl		Roosts and nests in trees in forests and woodlands with dense vegetation, especially near riparian areas and lakes. Hunts small rodents.	Nests Mar -May	Fed: None Calif: Candidate END CDFW: SSC State Rank: S3 MSHCP : Yes	Low – Some potential to roost in trees on site due to proximity of lake.
<i>Athene cunicularia hypugea</i> Western burrowing owl		Nests in ground squirrel burrows for dens. Open, dry annual or perennial grasslands deserts and scrublands characterized by low-growing vegetation.	Breeds Mar – Aug peak in Apr – May.	Fed: None Calif: None CDFW: SSC State Rank: S3 MSHCP- additional survey needs	Moderate - Based on 2018 habitat assessment there are no suitable burrows or evidence of past or present occupation. However potential habitat is present.
<i>Buteo regalis</i> Ferruginous hawk		Open grasslands, sagebrush flats, desert scrub, low foothills and pinyon-juniper habitats. Primary diet rabbits, ground squirrels and mice. Population trends may follow rabbits.	Winter migrant Oct – Mar	Fed: None Calif: None CDFW: WL State Rank: S3S4 MSHCP: Yes	Low – Low population of diurnal mammals for prey

Bamayan Marketplace
Burrowing Owl Habitat Suitability Assessment

Special Species	Status	Habitat and Distribution	Reproductive Season and/or Elevation	Status Designation	Occurrence Probability
<i>Charadrius alexandrinus nivosus</i> [<i>Charadrius nivosus nivosus</i>] Western snowy plover		Beaches, dry mud or salt flats, sandy shores of rivers, lakes, and ponds, playa, sand or dune. Preys on insects	Breeding migrant and year-round, ground nester Nesting Mar – Aug.	Fed: THR (coastal pop.) Calif: None CDFW: SSC State Rank: S2S3 MSHCP: Yes	Not Expected – No breeding habitat on site, too far from only known location at Lake Elsinore south levee and back basin
<i>Elanus leucurus</i> White-tailed kite		Rolling foothills and valley margins, open grasslands, meadows with scattered oaks and river bottomlands or marshes next to deciduous woodland for breeding.	Resident species. Nests Feb – Oct peak May – Aug.	Fed: None Calif: None CDFW: FP State Rank: S3S4 MSHCP: Yes	Moderate – Proximity to Lake Elsinore and grassland habitat. Could forage on site.
<i>Empidonax traillii extimus</i> Southwestern willow flycatcher		Dense multi-storied willow riparian scrub and willow forest along perennial water.	Breeding migrant May – Aug.	Fed: END Calif: END CDFW: - State Rank: S1 MSHCP: Yes	Not Expected – No willow riparian habitat
<i>Eremophila alpestris actia</i> California horned lark		Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats. Suitable foraging habitat includes freshly tilled soil and bare ground.	Resident. Ground nester. Mar – Jul, peak in May.	Fed: None Calif: None CDFW: WL State Rank: S4 MSHCP: Yes	Low – No breeding habitat in open meadows or fallow fields. May follow bulldozer during vegetation clearing to forage for insects.
<i>Falco columbarius</i> Merlin		Roosting and foraging in sparse deciduous trees along coastlines, grasslands, woodlands, lakes and wetlands, foraging for birds.	Transient migrant in spring and fall, winters in San Diego rarely in Riverside County	Fed: None Calif: None CDFW: WL State Rank: S3S4 MSHCP: Yes	Moderate – Present, Suitable woodlands / grasslands near Lake Elsinore, Records in e-bird.
<i>Haliaeetus leucocephalus</i> Bald eagle		Many forested or scrub habitats near open water in marine or terrestrial environments. Ranges of hundreds of square miles.	Winter migrant San Diego County records of summer breeding pairs (E-Bird, 2018)	Fed: Delisted Calif: END CDFW: FP State Rank: S3 MSHCP: Yes	Not Expected – CNDDB records from Lake Matthews in 1970 -1980
<i>Icteria virens</i> Yellow-breasted Chat		Riparian scrub, forest, and woodlands chaparral and oak woodlands.	Breeding migrant May-Aug	Fed: None Calif: None CDFW: SSC State Rank: S3 MSHCP: Yes	Not Expected – Not near willow riparian forest.
<i>Setophaga petechia</i> Yellow warbler		Riparian, including willow, cottonwood, sycamore, alders, & aspen for nesting & foraging, also conifer forest.	Breeding migrant Apr – Aug	Fed: None Calif: None CDFW: SSC S3S4 MSHCP: Yes	Moderate – Present, Commonly occurs outside of breeding habitat during migration

Bamayan Marketplace
Burrowing Owl Habitat Suitability Assessment

Special Species	Status	Habitat and Distribution	Reproductive Season and/or Elevation	Status Designation	Occurrence Probability
<i>Picoides pubescens</i> Downy woodpecker		Riparian scrub, forest and woodland, and oak woodland, forest, parks and orchards common throughout county.	Resident Mar – Sep Peak May - June	Fed: None Calif: None CDFW: None State Status: ? MSHCP: Yes	Moderate – Present, Records in e-bird at Lake Elsinore.
<i>Plegadis chihi</i> White-faced ibis		Herbaceous wetlands, tidal flats/shores shallow waters along lakes with riparian habitat.	Breeding migrant Apr - Aug	Fed: None Calif: None CDFW: WL State Rank: S3S4 MSHCP: Yes	Not Expected – Possibly extirpated, one record from 1917
<i>Poliophtila californica californica</i> Coastal California gnatcatcher		Lowland and foothill bioregions of western Riverside county in coastal sage scrub. Core Areas between Lake Mathews and Lake Elsinore also Murrieta Hot Spring/Lake Skinner west to I-215.	Resident. Peak nesting Mar - Jul	Fed: THR Calif: None CDFW: SSC State Rank: S2 MSHCP: Yes	Not Expected – No coastal sage scrub habitat.
<i>Vireo bellii pusillus</i> Least Bell's vireo		Well-developed willow riparian scrub, woodlands, and forest.	Migrant. Breeds Apr - Jul	Fed: END Calif: END CDFW: SSC State Rank: S2 MSHCP: Yes	Not Expected – habitat no streams or riparian habitat
Mammals (13)					
<i>Canis latrans</i> Coyote		Ubiquitous in scrub and forested habitats in Southern California, forage in urban/wildlands interface areas and sometime prey on domestic animals.	Active year-round with reproduction in spring	Fed: None Calif: None CDFW: None State Rank: ? MSHCP: Yes	Moderate – Wide ranges include urban areas
<i>Chaetodipus californicus femoralis</i> Dulzura pocket mouse		Found in a variety of habitats including coastal sage scrub, chaparral, and grassland in northern Baja California, San Diego, and extreme southwestern and western Riverside Counties.	Active year-round, torpor during cold periods. Reproduction coincides with peak vegetation production.	Fed: None Calif: None CDFW: SSC State Rank: S3 MSHCP: No	Low – No scrub or chaparral habitat. Grassland habitat is frequently mowed and soil compacted.
<i>Chaetodipus fallax fallax</i> Northwestern San Diego pocket mouse		Confined to contiguous habitat in Coastal scrub-grassland ecotones, chaparral, grasslands, sagebrush, with rocks and coarse gravel. Within the MSHCP plan area they occur mountain foothills and valley hills.	Active year-round, torpor during cold periods. Reproduction coincides with peak vegetation production. Elev. < 6,000 ft.	Fed: None Calif: SSC State Rank: S3S4 MSHCP: Yes	Low – No scrub or chaparral habitat, not in foothills or valley hills.

Bamayan Marketplace
Burrowing Owl Habitat Suitability Assessment

Special Species	Status	Habitat and Distribution	Reproductive Season and/or Elevation	Status Designation	Occurrence Probability
<i>Dipodomys merriami parvus</i> San Bernardino kangaroo rat		Riversidean alluvial fan sage scrub, active washes in sandy gravelly soil, tier 2 - "open intermediate phases of alluvial sage scrub" with tier 3 "mature sage scrub refugia during floods";	Active year-round, peak breeding mid-winter. Reproduction in spring – summer. Nocturnal to crepuscular grainivore.	Fed: END Calif: None CDFW: SSC State Rank: S1 MSHCP: Yes	Not Expected - No suitable wash habitat in the vicinity. Records are 3 museum specimens ,2 from Menifee 1938, 1 from Murrieta 1989.
<i>Dipodomys stephensi</i> Stephens' kangaroo rat		Open grasslands and sparse coastal scrub, chaparral, sandy and sandy loam soils, with gentle slopes. Mostly in foothill and valley scrub habitats in Western Riverside County.	Active year-round with peak breeding in winter and spring. Multiple litters per year depending on rainfall. Elev. 180 – 4,100 ft.	Fed: END Calif: THR CDFW: None State Rank: S2 MSHCP: Yes SKRHCP: Yes	Low – No scrub or chaparral habitat. No kangaroo rat burrows or sign were observed during BUOW den mapping. Soil is hard and compacted.
<i>Eumops perotis</i> Western mastiff bat		Occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc.; roosts in crevices in vertical cliff faces, high buildings, and tunnels, and travels widely when foraging.	Year-round; nocturnal	Fed: None Calif: None CDFW: SSC State Rank: S3S4 MSHCP: No	Moderate – For foraging not nurseries. Habitat in study area on slopes west of the site. May fly through or forage nearsite.
<i>Lasiurus xanthinus</i> Western yellow bat		Found in desert and riparian areas of the southwest U.S. Individuals roost in the dead fronds of palm trees, and have also been documented roosting in cottonwood trees.	Year-round; nocturnal	Fed: None Calif: None CDFW: SSC State Rank: S3 MSHCP: No	Moderate – No roosting habitat in study area. Forages over open water.
<i>Lepus californicus bennettii</i> San Diego black-tailed jackrabbit		Open shrub and short grass herbaceous habitats, edges of coastal sage and chaparral scrub with open areas allowing predator escape with fast – or long distance sprints. Occurs throughout the MSHCP plan area.	Active year-round with primary productivity during peak vegetative growth. Elev. Low mountains and valleys.	Fed: None Calif: None CDFW: SSC State Rank: S3 MSHCP: Yes	Moderate – No den habitat on site. The habitat is fragmented from larger blocks in Criteria cells, may travel through.
<i>Myotis yumanensis</i> Yuma myotis		Feed predominantly over water, eat insects. Roost in buildings and bridges (BatCon, 2018)		Fed: None Calif: None CDFW: None State Rank: None MSHCP: No	Moderate – For foraging not nurseries. Roosting structures in the vicinity and Lake Elsinore permant water habitat.

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Special Species	Status	Habitat and Distribution	Reproductive Season and/or Elevation	Status Designation	Occurrence Probability
<i>Neotoma lepida intermedia</i> San Diego desert woodrat		Occurs in desert scrublands and coastal sage scrub habitats. with Opuntia and Yucca, as a source of water. Nests in these plants or in crevices of nearby rock outcroppings.	Active year-round with breeding in fall and winter.	Fed: None Calif: None CDFW: SSC State Rank: S3S4 MSHCP: Yes	Not Expected – No suitable rocky habitat present on site
<i>Nyctinomops femorosaccus</i> Pocketed free-tailed bat		Usually associated with significant high cliffs, rock outcrops, or slopes. May roost in tall buildings (including roof tiles) or caves. Southwestern United States to central Mexico.	Year-round; nocturnal	Fed: None Calif: None CDFW: SSC State Rank: S3 MSHCP: No	Not Expected – Potential roosting habitat on site.
<i>Onychomys torridus ramona</i> Southern grasshopper mouse		Shrub habitat. Nests in burrows of other animals. Feeds on arthropods and insects.	Year-round; nocturnal	Fed: None Calif: None CDFW: SSC State Rank: S3 MSHCP: No	Low - No shrub habitat, no suitable burrows on site,
<i>Perognathus longimembris brevinasus</i> Los Angeles pocket mouse		Open ground, loose sandy soil, alluvial fan sage scrub that is in the pioneer phase of vegetative succession in active alluvial fan habitats, mostly on alluvial slopes of mountain range foothills.	Nocturnal - Torpor during fall and summer. Most active Apr-Aug Elev. < 6,000 ft.	Fed: None Calif: None CDFW: S1S2 MSHCP- Additional survey needs	Not Expected – Site lacks the loose sandy soil typical of the species or alluvial fan sage scrub.

Federal designations: (federal Endangered Species Act, U. S. Fish and Wildlife Service):

END: Federally listed, endangered.
THR: Federally listed, threatened.

State designations: (California Endangered Species Act, California Dept. of Fish and Game)

END: State listed, endangered.
THR: State listed, threatened.
RARE: State listed as rare. (Listed "Rare" animals have been re-designated as Threatened, but Rare plants have retained the Rare designation.)
SSC: Species of Special Concern (DFG).

State Ranking: California Natural Diversity Data Base designations are applied to special status plants and sensitive plant communities; where correct category is uncertain, CDFW uses two categories or question marks.

S1: Fewer than 6 occurrences or fewer than 1000 individuals or less than 2000 acres.
S1.1: Very threatened.
S1.2: Threatened.
S1.3: No current threats known.
S2: 6-20 occurrences or 1000-3000 individuals or 2000-10,000 acres (decimal suffixes same as above).
S3: 21-100 occurrences or 3000-10,000 individuals or 10,000-50,000 acres (decimal suffixes same as above).

**Bamayan Marketplace
Burrowing Owl Habitat Suitability Assessment**

- S4: Apparently secure in California; this rank is clearly lower than S3 but factors exist to cause some concern (i.e., there is some threat or somewhat narrow habitat). No threat rank.
- S5: Demonstrably secure or ineradicable in California. No threat rank.
- SH: All sites are historical. The element has not been seen for at least 20 years, but suitable habitat still exists.
- SX: All sites are extirpated. This element is extinct in the wild.

CNPS: California Rare Plant Ranking System

- List 1A Plants presumed extirpated in California and either rare or extinct elsewhere
- List 1B Plants rare, threatened, or endangered in California and elsewhere
- List 2A Plants presumed extirpated in California but common elsewhere
- List 2B Plants rare, threatened, or endangered in California but more common elsewhere
- List 3 Review List: Plants about which more information is needed
- List 4 Watch List: Plants of limited distribution

California Rare Plant threat ranking extension

- 0.1 – Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
- 0.2 – Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
- 0.3 – Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

MSHCP Ranking

- Yes – Included in the list of species covered for incidental take within the plan area
- No – Not considered for protection under the MSHCP
- Additional Survey needed – Included within the MSHCP but additional survey is needed for it to be considered adequately protected under the plan
- NES – For plants only, Narrow Endemic Species, requires additional focused surveys before disturbing potential habitat
- CAS – For plants only, Criteria Area Species, requires additional focused surveys before disturbing habitat within Criteria Cell Blocks.

APPENDIX D

MAP MY COUNTY PARCEL REPORT

APPENDIX D

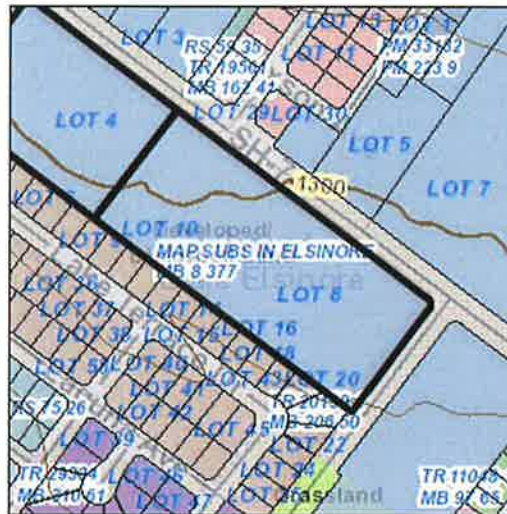
MAP MY COUNTY PARCEL REPORT



Riverside County Parcel Report

APN(s) 381320020

MAPS/IMAGES



PARCEL		CONSTRUCTION	
APN	381-320-020-1	Garage Type:	
Previous APN	381-320-016	Property Area (sq ft):	0
Owners	Not Available Online	Roof Type:	UNKNOWN
Address	381-320-020 NOT AVAILABLE	Number of Stories:	
Mailing Address	381-320-020 45 CINCH RD BELL CANYON CA 91307	Pool:	NO
Legal Description	381-320-020 Recorded Book/Page: MB 8/377 Subdivision Name: MAP SUBS IN EL SINORE Lot/Parcel: 8 Block: C Tract Number: 0	Central Cool:	NO
Lot Size	381-320-020 Recorded lot size is 7.91 acres	Central Heat:	NO
Property Characteristics	381-320-020 Year Constructed: 0000 Number of Baths: 0 Number of Bedrooms: 0 Construction Type: SPECIAL	Supervisory District	KEVIN JEFFRIES, DISTRICT 1
		Township/Range	T6SR5W SEC 11 RHO
		Elevation Range (ft.)	1296 - 1320
		Thomas Bros. Maps Page/Grid	Page: 865 GRID: J7 Page: 865 GRID: J6 Page: 865 GRID: H6 Page: 865 GRID: H7
		Indian Tribal Land	Not in a Tribal Land
		City Boundary	LAKE ELSINORE
		City Spheres of Influence	Not in a city sphere
		Annexation Date	N/A
		LAFCO Case	N/A
		Proposals	N/A
		March Joint Powers	

Bamayan Marketplace
Burrowing Owl Habitat Suitability Assessment

March Joint Powers Authority	Not in the jurisdiction of the March Joint Powers Authority	Conservation Plan) Plan Area	
County Service Area	Not in a County Service Area	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	Not in a Cell Group
PLANNING more...			
Specific Plans	Not in a Specific Plan		
Land Use Designations	CITY	WRMSHCP Cell Number	Not in a Cell Number
General Plan Policy Overlays	Not in a General Plan Policy Area	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	Project: N/A Conserve: Status: Notes: Intake Num: LMS Case:
Area Plan (RCIP)	Elsinore		
General Plan Policy Areas	Not in a General Plan Policy Area		
Zoning Classifications (ORD. 348)	Zoning: In a city CZ Number:	Vegetation (2005)	Urban or development Mapping Unit
Zoning Overlays	Not in a Zoning Overlay	FIRE	
Historical Preservation Districts	Not in a Historical Preservation District	Fire Hazard Classification (Ord. 787)	VERY HIGH
Agricultural Preserve	Not in an Agricultural Preserve	Fire Responsibility Area	LRA
Airport Influence Areas	NOT IN AN AIRPORT INFLUENCE AREA	DEVELOPMENT FEES	
Airport Compatibility Zones	NOT IN AN AIRPORT COMPATIBILITY ZONE	CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord. 875)	NOT IN THE COACHELLA VALLEY MSHCP FEE
Zoning Districts/Areas	Not in a Zone District/Area	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	WESTERN RIVERSIDE COUNTY
Community Advisory Councils	Not in a Community Advisory Council		
Residential Permit Statistics	N/A Expected Units: BRS Permit Units: Final Issued Active Current Permits: Cumulative Total: % of Expected:	Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	IN OR PARTIALLY WITHIN A TUMF FEE AREA.
ENVIRONMENTAL more...			
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area	NOT IN THE COACHELLA VALLEY MSHCP FEE	Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	NOT IN THE EASTERN TUMF FEE AREA
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	NOT COACHELLA VALLEY CONSERVATION	Road & Bridge Benefit District	NOT IN AN ROAD/BRIDGE BENEFIT DISTRICT
CVMSHCP Fluvial Sand Transport Special Provision Areas	NOT IN A FLUVIAL SAND TRANSPORT	DIF (Development Impact Fee Area Ord. 659)	ELSINORE, AREA 15
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area	WESTERN RIVERSIDE COUNTY	SKR Fee Area (Stephen's Kangaroo Rat Ord. 663.10)	Not in the SKR Fee Area
		Development Agreements	Agreement # Not in a Dev Agreement Amendment # Expiration Date Line

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Bamayan Marketplace
Burrowing Owl Habitat Suitability Assessment

TRANSPORTATION [more...](#)

Circulation Element
Ultimate Right-of-Way IN OR PARTIALLY WITHIN A CIRCULATION

Road Book Page 40

Transportation
Agreements Contract Number: Not in a Trans Agreement

CETAP (Community
and Environmental
Transportation
Acceptability Process)
Corridors Not in a CETAP Corridor

HYDROLOGY

Flood Plain Review OUTSIDE FLOODPLAIN, REVIEW NOT

Flood Control District RIVERSIDE COUNTY FLOOD CONTROL

Watershed SAN JACINTO VALLEY

Water District WESTERN MUNICIPAL WATER DISTRICT

GEOLOGIC

Fault Zone COUNTY FAULT ZONE

Faults NOT IN A FAULT LINE

Liquefaction Potential Moderate

Subsidence Susceptible

Paleontological
Sensitivity LOW POTENTIAL (L): FOLLOWING A
LITERATURE SEARCH, RECORDS CHECK
AND A FIELD SURVEY, AREAS MAY BE
DETERMINED BY A QUALIFIED
VERTEBRATE PALEONTOLOGIST AS
HAVING LOW POTENTIAL FOR CONTAINING
SIGNIFICANT PALEONTOLOGICAL
RESOURCES SUBJECT TO ADVERSE
IMPACTS.

MISCELLANEOUS

School Districts LAKE ELSINORE UNIFIED

Communities Not in a community

[Lighting \(Ord. 555\)](#) Zone: B

2010 Census Tract 430.08
464.01

Farmland LOCAL IMPORTANCE
URBAN-BUILT UP LAND

Special Notes NO SPECIAL NOTES

Tax Rate Area &
District Name 005020 - CITY OF LAKE ELSINORE ANX
005020 - CO FREE LIBRARY

005020 - CO STRUCTURE FIRE PROTECTION
005020 - CSA 152
005020 - ELSINORE AREA ELEM SCHOOL
005020 - ELSINORE VALLEY CEMETERY
005020 - ELSINORE VALLEY MUNICIPAL
005020 - ELSINORE VLY MUNI WTR IMP DIST
005020 - FLOOD CONTROL ADMIN
005020 - FLOOD CONTROL ZN 3
005020 - GENERAL
005020 - GENERAL PURPOSE
005020 - LAKE ELSINORE UNI IMP NO 96-1
005020 - LAKE ELSINORE UNIFIED
005020 - MT SAN JACINTO JR COLLEGE
005020 - MWD WEST 1302999
005020 - NW MOSQUITO & VECTOR CNTL
005020 - RDV RANCHO LAGUNA 1
005020 - RIV CO REGIONAL PARK & OPEN SF
005020 - RIVERSIDE CO OFC OF EDUCATION
005020 - SO. CALIF.,JT(19,30,33,36,37,56)
005020 - WESTERN MUNICIPAL WATER

Bamayan Marketplace
Burrowing Owl Habitat Suitability Assessment

PLUS PERMITS & CASES

Administrative Cases

Case	Case Description	Status
N/A	N/A	N/A

Building and Safety Cases

Case	Case Description	Status
N/A	N/A	N/A

Code Cases

Case	Case Description	Status
N/A	N/A	N/A

Fire Cases

Case	Case Description	Status
N/A	N/A	N/A

Planning Cases

Case	Case Description	Status
N/A	N/A	N/A

Survey Cases

Case	Case Description	Status
MAP37578	TR IN THE CITY OF LAKE ELSINORE	APPLIED

Transportation Cases

Case	Case Description	Status
N/A	N/A	N/A

DEPARTMENT of ENVIRONMENTAL HEALTH PERMITS

Septic Permits

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
N/A	N/A	N/A	N/A	N/A

Well Water Permits

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
N/A	N/A	N/A	N/A	N/A

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