APPENDIX B

Biological Habitat Assessment Report

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TIGE WATERSPORTS DEVELOPMENT PROJECT

(APN 378-030-031)

WESTERN RIVERSIDE MSHCP HABITAT ASSESSMENT REPORT

CITY OF LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

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EXECUTIVE SUMMARY

Blackhawk Environmental (Blackhawk) conducted a literature review, field reconnaissance survey, focused burrowing owl burrow survey and biological special-status species habitats assessment of the proposed Tige Watersports Project site (Project) to assess existing site conditions, as well as to assess the potentials for sensitive species or habitats to occur within and/or adjacent to the Project site. The Project is an approximately 2.78-acre watersports building site proposed in the City of Lake Elsinore, Riverside County, California. The Project site is located on Assessor's Parcel Number (APN) 378-030-031 in the Elsinore Area Plan within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The site is best characterized as an unimproved, disturbed land use type. The Project is located within an area necessitating habitat assessments and potential surveys for burrowing owl (*Athene cunicularia*), seven criteria area plant species [threadleaf brodiaea (*Brodiaea filifolia*), Davidson's saltscale (*Atriplex serenana* var. *davidsonii*), Parish's brittlescale (*Atriplex parishii*), smooth tarplant (*Centromadia pungens* ssp. *laevis),* round-leaved filaree (*California macrophylla)*, Coulter's goldfields (*Lasthenia glabrata ssp. coulteri*) and little mousetail (*Myosurus minimus*)] and nine narrow endemic plant species [Munz onion (*Allium munzii)*, San Diego ambrosia (*Ambrosia pumila*), slender-horned spineflower (*Dodecahema leptoceras*), many-stemmed dudleya (*Dudleya multicaulis*)), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), San Miguel savory (*Satureja chandleri*), Hammitt's clay-cress (*Sibaropsis hammittii*) and Wright's trichocoronis (*Trichocoronis wrightii var. wrightii*)].

The literature review additionally identified one sensitive wildlife species and five sensitive plant species with potentials to occur within the Project site and immediately surrounding areas for evaluation during the habitat assessment. In total, 21 sensitive plant species and 24 sensitive wildlife species were evaluated for their potentials to occur on or adjacent to the Project site. Seven sensitive plant species and six sensitive wildlife species were deemed to have some potential to occur on the Project site, while three sensitive wildlife species were found present on or adjacent to the Project site (these are discussed in the following paragraph). Of the potentially occurring sensitive plant species, threadleaf brodiaea, smooth tarplant, round-leaved filaree, Munz onion, San Diego ambrosia, many-stemmed dudleya and Palmer's grapplinghook (*Harpagonella palmeri*) were determined to have the potential to occur on the Project site. Of the potentially occurring sensitive wildlife species, burrowing owl, California horned lark (*Eremophila alpestris actia*), orange-throated whiptail (*Aspidoscelis hyperythra*), California glossy snake (*Arizona elegans occidentalis*), western spadefoot (*Spea hammondii*) and San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) were determined to have the potential to occur on the Project site.

Three sensitive wildlife species were found present on or adjacent to the Project site. The State and federally-endangered least Bell's vireo (*Vireo bellii pusillus)* was identified to exist in several locations adjacent to the Project site; however, suitable nesting habitat for this species is restricted to areas adjacent to the west side of the Project site, but does not occur within the Project site itself. In addition, California Species of Special Concern (SSC), the yellow warbler (*Setophaga petechia*) was found present adjacent to the Project site intermixed with the least Bell's vireos; its suitable nesting habitats is also confined to the same area, and does not exist on the Project site itself. The MSHCP-covered Cooper's hawk (*Accipiter cooperii*) was found present flying over the Project site, potentially foraging; however, unlike the yellow warbler and least Bell's vireo, suitable nesting habitat for this species is found on and adjacent to the Project site (Figure 4).

The Project site and surrounding areas support suitable nesting substrates for many legally-protected migratory bird and raptor species common to the area. Take authorization for migratory bird and raptor species is not provided by the MSHCP. The MSHCP functionally covers the remaining sensitive species identified as potentially occurring onsite, as well as impacts to their habitats; no other sensitive biological resources or habitats beyond those discussed in this report are present or are expected to occur on the Project site. No significant adverse impacts to sensitive biological resources of the region are anticipated with implementation of the Project mitigation measures contained herein.

The Project site supports suitable habitat for burrowing owl and is located within a designated area requiring burrowing owl assessments. If suitable habitat is found within the Project site or within 150 meters of the Project site, burrowing owl surveys then become required. Suitable burrows and habitat were found on and adjacent to the Project site. Therefore, for MSHCP consistency, additional focused surveys and a pre-construction survey will be required pursuant to *Step II, Part B: Focused Burrowing Owl Surveys* of the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (2006).

The Project site also supports suitable habitat for criteria area sensitive plant species thread-leaved brodiaea, smooth tarplant and round-leaved filaree, plus narrow endemic sensitive plant species Munz onion, San Diego ambrosia and many-stemmed dudleya. Therefore, for MSHCP consistency, additional focused rare plant surveys for these species are required.

No potentially jurisdictional waterways or drainage features were found on the Project site. Therefore, there are no follow-up delineations or jurisdictional permits required by the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB) and/or the California Department of Fish & Wildlife (CDFW) to support the Project.

1.0 INTRODUCTION

Blackhawk was contracted under West County Investments to conduct specified environmental surveys and provide a Habitat Assessment Report (HAR) for the proposed Tige Watersports Project, located on approximately 2.78 acres of entirely disturbed and developed land in the City of Lake Elsinore, Riverside County, California.

The purpose of this survey effort and HAR is to identify and document sensitive biological resources potentially occurring within the Project site and surrounding areas, and then to propose mitigation measures to avoid, minimize and/or mitigate for any adverse direct or indirect impacts to such resources. The Project site is in the MSHCP Elsinore Area Plan, Criteria Cell 4266. The survey effort focused on documentation of existing site conditions, including soils, topography, vegetation communities, plant and animal species, riverine/riparian habitats, vernal pools and potentially jurisdictional aquatic resources as required for review under the MSHCP.

Specifically, the assessment was conducted to determine if habitat was present for species identified in the Conservation Summary Report Generator, including burrowing owl, thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree, Coulter's goldfields, little mousetail, Munz onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress and Wright's trichocoronis. Additional evaluated sensitive plant species that were not identified by the Conservation Summary Report Generator, but that were found to occur within five miles of the Project site, included Parry's spineflower (*Chorizanthe parryi* var. *parryi*), San Jacinto crownscale (*Atriplex coronata*), long-spined spineflower (*Chorizanthe polygonoides* var. *longispina*), intermediate monardella (*Monardella hypoleuca* ssp. *intermedia*) and Palmer's grapplinghook. Additional evaluated sensitive wildlife species that were not identified by the Conservation Summary Report Generator, but that were found to occur within five miles of the Project site, included least Bell's vireo, coastal California gnatcatcher (*Polioptila californica californica*), Bell's sage sparrow (*Artemisiospiza belli belli*), Cooper's hawk, yellow-breasted chat (*Icteria virens*), white-faced ibis (*Plegadis chihi*), western snowy plover (*Charadrius alexandrinus nivosus*), white-tailed kite (*Elanus leucurus*), loggerhead shrike (*Lanius ludovicianus*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), tricolored blackbird (*Agelaius tricolor*), orange-throated whiptail, Blainville's horned lizard (*Phrynosoma blainvilli*), red diamond rattlesnake (*Crotalus ruber*), coast-patch-nosed snake (*Salvadora hexalepis virgultea*), California glossy snake, western spadefoot, Quino checkerspot butterfly (*Euphydryas editha quino*), Riverside fairy shrimp (*Streptocephalus woottoni*), Stephens' kangaroo rat (*Dipodomys stephensii*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*) and San Diego black-tailed jackrabbit.

The assessment did not include a formal jurisdictional or wetland delineation or aquatic resources mapping effort.

Project Description

The Tige Watersports Project proponent proposes to construct a 25,682 square foot industrial building that will include a boat showroom, offices, service, and manufacturing at 29400 Enterprise Way, Lake Elsinore, CA 92530 (Figure 1). The Project site occurs on APN 378-030-031.

The Project site is composed of two overlapping rectangles and is bound to the northwest by the developed Twist'n U Gymnastics facility and associated parking lots; to the northeast an RV facility, storage buildings and a vacant disturbed lot; to the southeast by Riverside Drive and beyond a vacant disturbed lot; and to the southwest by an improved drainage channel containing disturbed mulefat scrub, beyond which lies a riparian woodland.

2.0 REGULATORY SETTING

The proposed Project is subject to a host of state and federal regulations associated with a number of regulatory programs. These programs often overlap and were developed to protect natural resources, including: state- and federally listed plants and animals; aquatic resources including rivers and creeks, ephemeral streambeds, wetlands, and areas of riparian habitat; other special-status species that are not listed as threatened or endangered by the state or federal governments; and other special-status vegetation communities.

2.1 State and/or Federally Listed Plant and Wildlife Species

2.1.1 State of California Endangered Species Act

California's Endangered Species Act (CESA) defines an endangered species as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease." The State defines a threatened species as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an Endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as rare on or before January 1, 1985 is a threatened species." Candidate species are defined as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list." Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike the Federal Endangered Species Act (FESA), CESA does not list invertebrate species.

Article 3, Sections 2080 through 2085, of the CESA addresses the taking of threatened, endangered, or candidate species by stating "No person shall import into this state, export out of this state, or take, possess, purchase, or sell within this state, any species, or any part or product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided." Under the CESA, "take" is defined as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." Exceptions authorized by the state to allow "take" require permits or memoranda of understanding and can be authorized for endangered species, threatened species, or candidate species for scientific, educational, or management purposes and for take incidental to otherwise lawful activities. Sections 1901 and 1913 of the California Fish and Game Code provide that notification is required prior to disturbance.

2.1.2 Federal Endangered Species Act

The FESA of 1973 defines an endangered species as "any species that is in danger of extinction throughout all or a significant portion of its range." A threatened species is defined as "any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range." Under provisions of Section 9(a)(1)(B) of the FESA it is unlawful to "take" any listed species. "Take" is defined in Section 3(18) of FESA: "...harass, harm, pursue, hunt,

shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Further, the United States Fish and Wildlife Service (USFWS), through regulation, has interpreted the terms "harm" and "harass" to include certain types of habitat modification that result in injury to, or death of species as forms of "take." These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species. In a case where a property owner seeks permission from a Federal agency for an action that could affect a federally listed plant and animal species, the property owner and agency are required to consult with USFWS. Section 9(a)(2)(b) of the FESA addresses the protections afforded to listed plants.

2.1.3 State and Federal Take Authorizations for Listed Species

Federal or state authorizations of impacts to or incidental take of a listed species by a private individual or other private entity would be granted in one of the following ways:

- Section 7 of the FESA stipulates that any federal action that may affect a species listed as threatened or endangered requires a formal consultation with USFWS to ensure that the action is not likely to jeopardize the continued existence of the listed species or result in destruction or adverse modification of designated critical habitat. 16 U.S.C. 1536(a)(2).

- In 1982, the FESA was amended to give private landowners the ability to develop Habitat Conservation Plans (HCP) pursuant to Section 10(a) of the FESA. Upon development of an HCP, the USFWS can issue incidental take permits for listed species where the HCP specifies at minimum, the following: (1) the level of impact that will result from the taking, (2) steps that will minimize and mitigate the impacts, (3) funding necessary to implement the plan, (4) alternative actions to the taking considered by the applicant and the reasons why such alternatives were not chosen, and (5) such other measures that the Secretary of the Interior may require as being necessary or appropriate for the plan.

- Sections 2090-2097 of the California Endangered Species Act (CESA) require that the state lead agency consult with the California Department of Fish & Wildlife (CDFW) on projects with potential impacts on state-listed species. These provisions also require CDFW to coordinate consultations with USFWS for actions involving federally listed as well as state- listed species. In certain circumstances, Section 2080.1 of the California Fish and Game Code allows CDFW to adopt the federal incidental take statement or the 10(a) permit as its own based on its findings that the federal permit adequately protects the species under state law.

2.2 California Environmental Quality Act

Shortly after the United States federal government passed the National Environmental Policy Act (NEPA), the California Environmental Quality Act (CEQA) was passed in 1970 to institute a statewide policy of environmental protection. CEQA does not directly regulate land uses, but instead requires state and local agencies within California to follow a protocol of analysis and public disclosure of environmental impacts of proposed projects and adopt all feasible measures to mitigate those impacts. CEQA makes environmental protection a mandatory part of every California state and local agency's decision making process.

2.2.1 Thresholds of Significance

Environmental impacts relative to biological resources are assessed using impact significance threshold criteria, which reflect the policy statement contained in CEQA, Section 21001(c) of the California Public Resources Code. Accordingly, the State Legislature has established it to be the policy of the State of California to:

> *"Prevent the elimination of fish or wildlife species due to man's activities, insure that fish and wildlife populations do not drop below self- perpetuating levels, and preserve for future generations representations of all plant and animal communities..."*

Determining whether a project may have a significant effect, or impact, plays a critical role in the CEQA process. According to CEQA, Section 15064.7 (Thresholds of Significance), each public agency is encouraged to develop and adopt (by ordinance, resolution, rule, or regulation) thresholds of significance that the agency uses in the determination of the significance of environmental effects. A threshold of significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant. In the development of thresholds of significance for impacts to biological resources CEQA provides guidance primarily in Section 15065, Mandatory Findings of Significance, and the CEQA Guidelines, Attachment G, Environmental Checklist Form. Section 15065(a) states that a project may have a significant effect where:

> *"The project has the potential to: substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or wildlife community, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, ..."*

Therefore, for the purpose of this analysis, impacts to biological resources are considered potentially significant (before considering offsetting mitigation measures) if one or more of the following criteria discussed below would result from implementation of the proposed project.

2.2.2 Criteria for Determining Significance Pursuant to CEQA

Attachment G of the 1998 State CEQA guidelines indicate that a project may be deemed to have a significant effect on the environment if the project is likely to:

> *a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.*
>
> *b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.*

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

2.2.3 CEQA Guidelines Section 15380

The CEQA requires evaluation of a project's impacts on biological resources and provides guidelines and thresholds for use by lead agencies for evaluating the significance of proposed impacts. Sections 5.1.1 and 5.2.2 below set forth these thresholds and guidelines. Furthermore, pursuant to the CEQA Guidelines Section 15380, CEQA provides protection for non-listed species that could potentially meet the criteria for state listing. For plants, CDFW assigns California Rare Plant Ranks (CRPR) to species categorized as List 1A, 1B, or 2 of the California Native Plant Society (CNPS) *Inventory of Rare and Endangered Plants in California* may meet the criteria for listing and should be considered under CEQA. CDFW also recommends protection of plants, which are regionally important, such as locally rare species, disjunct populations of more common plants, or plants on the CNPS Lists 3 or 4.

2.3 Special Status Species Designations

2.3.1 Federally Designated Special-Status Species

Some years ago, the USFWS instituted changes in the listing status of candidate species. Former C1 (candidate) species are now referred to simply as candidate species and represent the only candidates for listing. All references to federally protected species in this report (whether listed, proposed for listing, or candidate) include the most current published status or candidate category to which each species has been assigned by USFWS. Additionally, the USFWS *Birds of Conservation Concern 2008* report was published to identify the migratory and non-migratory bird species (beyond those already federally listed) that represent the highest conservation priorities for USFWS.

For this report, the following acronyms are used for federal special-status species:

- **FE**: Federally listed as Endangered
- **FT**: Federally listed as Threatened
- **FPE**: Federally proposed for listing as Endangered
- **FPT**: Federally proposed for listing as Threatened
- **FC**: Federal Candidate species (Former Category 1 candidates)
- **BCC**: USFWS Birds of Conservation Concern

2.3.2 State-Designated Special-Status Species

Some mammals and birds are protected by the state as Fully Protected (FP) Mammals or Fully Protected Birds, as described in the California Fish and Game Code, Sections 4700 and 3511, respectively. California Species of Special Concern (SSC) are species designated as vulnerable to extinction due to declining population levels, limited ranges, and/or continuing threats. This list is primarily a working document for the CDFW's California Natural Diversity Database (CNDDB) project. Informally listed taxa are not protected, but warrant consideration in the preparation of biotic assessments. For some species, the CNDDB is only concerned with specific portions of the life history, such as roosts, rookeries, or nest sites. For this report the following acronyms are used for State special-status species:

- **SE**: State-listed as Endangered
- **ST**: State-listed as Threatened
- **SCE**: State candidate for listing as Endangered
- **SCT**: State candidate for listing as Threatened
- **FP**: State Fully Protected
- **SSC**: Species of Special Concern

2.3.3 California Rare Plant Rank

The CNPS is a private plant conservation organization dedicated to the monitoring and protection of sensitive species in California. The California Native Plant Society's *California Native Plant Society's Inventory of Rare and Endangered Plants of California* separates plants of interest into five categories. CNPS has compiled an inventory comprised of the information focusing on geographic distribution and qualitative characterization of Rare, Threatened, or Endangered vascular plant species of California (Tibor 2001). The list serves as the candidate list for listing as threatened and endangered by CDFW.

2.4 Additional Applicable State and Federal Regulations

Each of the following regulations bears some applicability toward assessing the natural resources of the Project Site and any effects that construction and long-term operations and maintenance activities may have upon such resources. These are included for informational and referential purposes only.

2.4.1 Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (PL 95-616; 16 USC §§ 668 et seq.) provides for protection of the bald and golden eagles by prohibiting taking, possession, and commerce in the birds.

2.4.2 Clean Water Act

The Clean Water Act (CWA) regulates the discharge of pollutants to waters of the United States to protect water quality and the beneficial uses of these waters. Through a permit application process, CWA Section 404 regulates dredge and fill discharges to waters of the United States.

2.4.3 Fish and Wildlife Conservation Act of 1980

The Fish and Wildlife Conservation Act of 1980 (PL 96-366; 16 USC §§2901 et seq.) provides for conservation, protection, restoration and propagation of certain species, including migratory birds threatened with extinction.

2.4.4 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (PL 65-186, as amended; 16 USC §§ 703 et seq.) protects most birds, whether or not they migrate. Birds, their nests, eggs, parts, or products may not be killed or possessed. Game birds are listed and protected except where specific seasons, bag limits, and other features govern their hunting. Exceptions are made for some agricultural pests, which require a USFWS permit (yellow-headed, red-winged, bi-colored red-winged, tri-colored red-winged, Rusty and Brewer's blackbirds, cowbirds, all grackles, crows and magpies). Some other birds that injure crops in California may be taken under the authority of the County Agricultural Commissioner (meadowlarks, horned larks, golden-crowned sparrows, white- and other crowned sparrows, goldfinches, house finches, acorn woodpeckers, Lewis' woodpeckers and flickers). Permits may be granted for various non-commercial activities involving migratory birds and some commercial activities involving captive-bred migratory birds.

2.4.5 California Fish & Game Codes 3500 Series

California Fish & Game Codes 3500, 3503, 3503.5, 3505, 3511 and 3513 are State regulations that cover resident and non-resident game birds, protected bird nests, protected raptor nests, egrets, ospreys, Fully Protected bird species, and take considerations for Migratory Bird Treaty Act birds.

- **Code 3500:** "(a) Resident game birds are as follows:
  (1) Doves of the genus Streptopelia, including, but not limited to, spotted doves, ringed turtledoves, and Eurasian collared-doves.
  (2) California quail and varieties thereof.
  (3) Gambel's or desert quail.
  (4) Mountain quail and varieties thereof.
  (5) Sooty or blue grouse and varieties thereof.
  (6) Ruffed grouse.
  (7) Sage hens or sage grouse.
  (8) Hungarian partridges.
  (9) Red-legged partridges including the chukar and other varieties.
  (10) Ring-necked pheasants and varieties thereof.
  (11) Wild turkeys of the order Galliformes.
  (b) Migratory game birds are as follows:
  (1) Ducks and geese.
  (2) Coots and gallinules.
  (3) Jacksnipe.
  (4) Western mourning doves.
  (5) White-winged doves.
  (6) Band-tailed pigeons.
  (c) References in this code to "game birds" means both resident game birds and migratory game birds."

- **Code 3503:** "It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto."

- **Code 3503.5:** "It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto."

- **Code 3505:** "It is unlawful to take, sell, or purchase any aigrette or egret, osprey, bird of paradise, goura, numidi, or any part of such a bird."

- **Code 3511:** "(a) (1) Except as provided in Section 2081.7 or 2835, fully protected birds or parts thereof may not be taken or possessed at any time. No provision of this code or any other law shall be construed to authorize the issuance of permits or licenses to take any fully protected bird, and no permits or licenses heretofore issued shall have any force or effect for that purpose. However, the department may authorize the taking of those species for necessary scientific research, including efforts to recover fully protected, threatened, or endangered species, and may authorize the live capture and relocation of those species pursuant to a permit for the protection of livestock. Prior to authorizing the take of any of those species, the department shall make an effort to notify all affected and interested parties to solicit information and comments on the proposed authorization. The notification shall be published in the California Regulatory Notice Register and be made available to each person who has notified the department, in writing, of his or her interest in fully protected species and who has provided an e-mail address, if available, or postal address to the department. Affected and interested parties shall have 30 days after notification is published in the California Regulatory Notice Register to provide any relevant information and comments on the proposed authorization.
  (2) As used in this subdivision, "scientific research" does not include any actions taken as part of specified mitigation for a project, as defined in Section 21065 of the Public Resources Code.
  (3) Legally imported fully protected birds or parts thereof may be possessed under a permit issued by the department.
  (b) The following are fully protected birds:
  (1) American peregrine falcon (Falco peregrinus anatum).
  (2) Brown pelican.
  (3) California black rail (Laterallus jamaicensis coturniculus).
  (4) California clapper rail (Rallus longirostris obsoletus).
  (5) California condor (Gymnogyps californianus).
  (6) California least tern (Sterna albifrons browni).
  (7) Golden eagle.
  (8) Greater sandhill crane (Grus canadensis tabida).
  (9) Light-footed clapper rail (Rallus longirostris levipes).
  (10) Southern bald eagle (Haliaeetus leucocephalus leucocephalus).
  (11) Trumpeter swan (Cygnus buccinator).
  (12) White-tailed kite (Elanus leucurus).
  (13) Yuma clapper rail (Rallus longirostris yumanensis)."

- **Code 3513: "**It is unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Treaty Act."

2.4.6 Native Plant Protection Act

The Native Plant Protection Act (NPPA) was enacted in 1977 and allows the California Fish and Game Commission to designate plants as rare or endangered. There are 64 species, subspecies, and varieties of plants that are protected as rare under the NPPA. The NPPA prohibits take of endangered or rare native plants, but includes some exceptions for agricultural and nursery operations, emergencies, and/or with proper notification to the CDFW for vegetation removal from canals, roads, and other sites, changes in land use, and in certain other situations.

2.4.7 Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act (California Water Code §§13000 et seq.) is the State's primary water law. It gives the State Water Resources Control Board (SWRCB) and the nine regional water quality control boards substantial authority to regulate water use of surface and sub-surface waters.

2.5 Local Regulations

2.5.1 Western Riverside Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in Western Riverside County.

The MSHCP will serve as a HCP pursuant to Section 10(a)(1)(B) of the FESA, as well as a NCCP under the NCCP Act of 2001. The MSHCP will be used to allow the participating jurisdictions to authorize "take" of plant and wildlife species identified within the MSHCP area. USFWS and CDFW (Wildlife Agencies) have authority to regulate the take of threatened, endangered, and rare species. Under the MSHCP, the Wildlife Agencies will grant "take authorization" for otherwise lawful actions, such as public and private development that may incidentally take or harm individual species or their habitat outside of the MSHCP Conservation Area, in exchange for the assembly and management of a coordinated MSHCP Area. The MSHCP is designed to provide mitigation compliance under the FESA, CESA, CEQA, and National Environmental Protection Act (NEPA) with payment of a development mitigation fee to the appropriate local jurisdiction and completion of requisite habitat assessments/focused surveys for projects within those jurisdictions.

3.0 METHODS

Methods described below focused on determination of potential for occurrence of sensitive plant and wildlife species. Specific consideration was given for species not covered or functionally covered under the MSHCP. Species are considered to be sensitive, and are therefore subject to analysis in this section, if they meet one or more of the following criteria:

- Plant and animal species listed as endangered (FE), threatened (FT), or candidates (FPE or FPT) for listing under the Federal Endangered Species Act (FESA);
- Plant and animal species listed as endangered (SE), threatened (ST), or candidates (SPE or SPT) for listing under the California Endangered Species Act (CESA);
- Animals designated as Fully Protected Species (FP), as defined in California Fish and Game Code Sections 3511, 4700, 5050, and 5515;
- Animal species designated as Species of Special Concern (SSC) by the CDFW;
- Bat species designated as High Priority (H) by the Western Bat Working Group;
- Plants that are state-listed as Rare[1]; or
- Plant species ranked by the California Native Plant Society (CNPS) as having a California Rare Plant Rank (CRPR) of 1 or 2.[2]

Sensitive natural communities are communities that have a limited distribution and are often vulnerable to the environmental effects of projects. These communities may or may not contain sensitive species or their habitats. For purposes of this assessment, sensitive natural communities are considered to be any of the following:

- Vegetation communities listed CNDDB;
- Communities listed in the Natural Communities List with a rarity rank of S1 (critically imperiled), S2 (imperiled), or S3 (vulnerable).

3.1 Literature Review

The Riverside County Land Information system report generator and Riverside County Integrated Project (RCIP) Transportation and Land Management (TLMA) conservation report generator were searched for information regarding sensitive habitat types and potential survey requirements applicable to the Project site.

Blackhawk conducted an additional database records search (March 2017) centered on the US Geological Service (USGS) 7.5-minute *Riverside West, CA* quadrangle for APN 378-030-031. The CDFW California Natural Diversity Database (CNDDB) (CDFW 2017), the US Fish & Wildlife Service (USFWS) Species Occurrence Database (USFWS 2017), and the California Native Plant Society's (CNPS) Electronic Inventory (EI) of Rare and Endangered Vascular Plants of California (CNPS 2017) were reviewed for the quadrangles containing and surrounding the Project; a 5-mile radius surrounding the Project was reviewed (Figure 3). The CNDDB contains records of reported occurrences of federal- and state-listed species, proposed endangered or threatened species, Federal Birds of Conservation

[1] Plants that were previously state listed as "Rare" have been re-designated as state threatened.
[2] Under the CEQA review process, only CRPR 1 and 2 species are considered, as these are the only CNPS species that meet CEQA's definition of "rare" or "endangered." Impacts to List 3 and 4 species do not meet CEQA's definition of "rare" or "endangered."

Concern (BCC), California Species of Special Concern (SSC), and otherwise sensitive species or communities that may occur within or in the vicinity of a Project. The United States Department of Agriculture (USDA) Web Soil Survey was used to review soil types documented to occur within the Project site. This database and literature review was used to provide details on species that have a potential to occur within the proposed Project area and surrounding areas prior to conducting habitat assessment or focused survey efforts.

Utilizing the background data described above, Blackhawk Environmental biologists Ryan Quilley, Brian Payne and Desiree Johnson conducted a field survey of the Project site on April 4, 2017 to assess the 2.78-acre Project site for existing conditions and the capacity to potentially harbor sensitive biological resources identified in the literature review (target species). Representative photos of the Project site, habitats and existing site conditions are included in Attachment B.

Following the habitat assessment, potentials for sensitive species to occur were evaluated based on proximity, connectivity, recency and abundance of known occurrences, availability of suitable habitats, historic distributions of the species and existing site conditions. Potentials for occurrence were generally evaluated based on the following criteria:

- **Present** – The species was observed within the Project area during the survey effort.
- **High** – Historic records indicate that the species has been known to occur within the vicinity of the Project (1 mile), and suitable habitat occurs onsite.
- **Moderate** – Historic records indicate that the species has been known to occur within the larger vicinity of the Project (5 miles), but low-quality suitable habitat occurs onsite, or; no historic records occur within the Project area, but the Project occurs within the historic range of the species, and moderate to high quality habitat occurs.
- **Low** – Historic records indicate that the species has not been known to occupy the immediate vicinity of the Project, and low quality habitat for the species exists onsite.
- **Absent** – The species is restricted to habitats not occurring within the Project or is considered extirpated from the Project area.

3.2 Habitat Assessment

Blackhawk Environmental biologists Ryan Quilley, Brian Payne and Desiree Johnson conducted a field survey of the Project site on April 6, 2017. Blackhawk Environmental biologists performed a pedestrian survey of the entire 2.78-acre Project site and surrounding 150-meter burrowing owl survey buffer (Survey Area). The survey was conducted between 7:30 A.M and 12:15 P.M. Survey conditions are included in Table 1.

Table 1. Habitat Assessment Conditions

Biologist(s)	Date	Time	Air Temperature (°F)	Wind Speed (mph)	Cloud Cover (%)	Precipitation
Ryan Quilley, Brian Payne, Desiree Johnson	4/6/2017	0730 - 1215	58 - 82	0 - 4	20 - 50	None

Methods included belt and meandering transects spaced approximately five to 15 meters apart. Where appropriate, biologists paused at select vantage points to provide full visual coverage of the Project site and Survey Area. During the field survey, all plant and wildlife species observed or detected were recorded in field notebooks. Binoculars were used as needed to identify wildlife species. Plant species observed were identified to species or subspecies level when feasible according to the nomenclature in The Jepson Manual: Vascular Plants of California Edition 2 (2012). Vegetation communities were described according to dominant plant species and annotated on a high-resolution aerial photograph of the Project site (Figure 2). The habitat assessment did not include focused or protocol level surveys for any sensitive plant or wildlife species.

3.3 Jurisdictional Water Bodies and Riverine/Riparian Habitats

Aerial photos of the Project site were reviewed prior to the field assessment to identify any potential drainage features, riverine/riparian habitat types, water bodies and/or other features that may fall under United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB) and/or CDFW jurisdictions that may have required investigation during the field survey. Per the MSHCP, riverine/riparian habitats are lands containing habitat dominated by trees, shrubs, persistent emergents and/or emergent mosses and lichens that occur close to, or that depend upon, soil moisture from a nearby fresh water source or areas with fresh water flow during all or a portion of the year. The presence of any potentially jurisdictional features, including associated vegetation communities, presence of ordinary high watermarks (OHWMs) or streambeds, substrates, hydrological indicators and potential connectivity, were documented during the field survey. The habitat assessment did not include a formal jurisdictional delineation effort.

3.4 Burrowing Owl

The Project is located within an area requiring an assessment and potential surveys for burrowing owl. This report is intended to satisfy the habitat assessment guidelines outlined by the MSHCP in *Step 1: Habitat Assessment*, as well as *Step 2 Part A: Focused Burrow Surveys* of the Burrowing Owl Survey Instructions (2006).

3.4.1 Burrowing Owl Habitat Assessment

In accordance with survey guidelines contained in the MSHCP, an initial burrowing owl habitat assessment and focused burrow survey was conducted on April 6, 2017 during the overall site assessment. The assessment was performed by systematically searching for potential burrowing owl foraging and nesting habitat within the Project area and within an additional buffer area to cover a total 150-meter Survey Area around the proposed Project footprint, according to guidelines included in the Western Riverside County Regional Conservation Authority (RCA) Burrowing Owl Survey Instructions for the Plan Area (2006). Suitable habitat was identified by the presence of low vegetative cover; presence of potential burrows; perch sites; and/or burrowing owl sign such as whitewash, tracks, pellets and/or feathers. Suitable nesting and foraging habitat for burrowing owl were mapped onto high-resolution aerial photographs of the Project site. Burrow locations suitable for burrowing owl occupancy were logged onto handheld Global Positioning System (GPS) units (Figure 4).

4.0 RESULTS

4.1 Literature Review Results

The literature review resulted in a total of 21 sensitive plant species and 24 sensitive wildlife species that are known to occur within the Project vicinity and/or that were identified by the conservation report summary generator (Table 3).

4.1.1 MSHCP Requirements (criteria cells, fee areas, narrow endemic plants, jurisdictional areas)

The Project site is located on APN 378-030-031 within the City of Lake Elsinore in the Elsinore Area Plan. The RCIP report indicates the Project is located within the Plan Criteria Cell 4266. According to the RCIP TLMA report, the Project area necessitates habitat assessments for burrowing owl, seven criteria area plant species (thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree, Coulter's goldfields and little mousetail) and nine narrow endemic plant species (Munz onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress and Wright's trichocoronis). Per the RCIP TLMA report, the Project site does not require habitat assessments or follow-up surveys for any other criteria area species, mammals, amphibians or special linkage areas.

4.2 Habitat Assessment Results

The proposed Project is located within 2.78 acres of entirely disturbed/developed, vacant land 600 feet west of the intersection of Collier Avenue and Riverside Drive, isolated to the north and east from the larger extant habitats of the region; however, expansive, natural riparian willow woodland and mulefat scrub habitat exists to the west and southwest, adjacent the parcel limits. The southwestern boundary of the Project abuts an improved drainage channel and dirt roads. Natural mulefat scrub habitat exists beyond the aforementioned drainage channel and some disturbed-mulefat scrub exists within the drainage itself. The northwest boundary abuts a parking lot and gymnastics facility. The northeast borders an RV facility, storage buildings and a vacant disturbed lot. The southeast perimeter of the project site in bound by Riverside Drive, beyond which exists a vacant disturbed lot. No native vegetation communities exist on the Project site, and the entire Project site appears to have been disturbed through disking and grading.

Elevations within the Project site range from 1262 feet above mean sea level (AMSL) in the extreme southeast corner at its lowest point, up to 1268 feet AMSL in the center of the Project at its highest point. Soils within the Project site are fine sandy loam and very fine sandy loam and with slopes ranging from 0 to 2 percent. Two distinct soil series occur within the Project site; Pachappa fine sandy loam and Garretson very fine sandy loam. Soil units found within the Project are included in Table 2.

Table 2. Soils Occurring Within the Project Site

Map Unit Symbol	Map Unit Name	Percent of Project Site
GaA	Garretson very fine sandy loam, 0-2 percent slopes.	58.7%
PaA	Pachappa fine sandy loam, 0 to 2 percent slopes.	41.3%

4.2.1 Existing Land Use and Site Conditions

Existing conditions within the undeveloped Project site include anthropogenic modification, generally lacking native vegetation and natural topographic relief. Overall, the site shows evidence of historical soil disturbance through intentional earth moving activities and disking. Review of historic aerials of the Project site indicate that the site has been left fallow after an earlier anthropogenic disturbance prior to 1994 (Google Earth 2017). Topographically, the site generally drains from northeast to southwest. Land alteration over time adjacent to the Project site has rendered the area isolated from native habitats to the south, southeast, east and north. However, native riparian willow woodland, mulefat scrub and disturbed-mulefat scrub exist adjacent to the Project site to the west-northwest, west and west-southwest.

Hydrology within the Project site facilitates sheet flow toward the southwest side of the Project site. Adjacent development has eliminated upstream hydrological input, and no observable hydrologic features, such as an OHWM or streambed, were discernable at the time of the survey.

4.2.2 Vegetation Communities

One distinct vegetation community/land use type was observed within the Survey Area. Land use types are described according to *Volume II, Section C Habitat Accounts – Vegetation Associations of the Plan* and further described based on dominant plant species present and land uses to further distinguish existing vegetation communities. A total of 2.56 acres of Exotic – Disturbed Areas were identified to occur within the Project site. Vegetation mapping showing the distribution of the vegetation community identified within the Project site is shown in Figure 2.

Residential/Urban/Exotic – Disturbed Areas

Per the MSHCP, Exotic-Disturbed Areas land uses often include ruderal plant communities. These areas often occur due to edge effects of developed roads and associated urban land uses. Typical species include common knotweed (*Polygonum arenastru*), common sow thistle (*Sonchus oleraceus*), horseweed (*Conyza canadensis*) and goosefoot (*Chenopodium* spp.). Disturbed areas may also include escaped landscaping and ornamentals. Within the Project, these ruderal plant communities are further described as "Disturbed Areas."

Disturbed Areas at the time of the survey included ruderal vegetation with moderate vegetative cover. These areas exhibited non-native, ruderal, vegetative ground cover typical of frequent soil disturbances such as black mustard *(Brassica nigra),* smooth barley *(Hordeum murinum),* bur-clover *(Medicago polymorpha)* red brome *(Bromus madritensis* ssp. *rubens),* red-stem filaree *(Erodium cicutarium),* rat-tail fescue (*Festuca myuros*), Mediterranean schismus (*Schismus barbatus*), Indian sweet clover (*Melilotus indicus),* Russian tumbleweed (*Salsola tragus*), London rocket (*Sisymbrium irio*), cheeseweed (*Malva parvifora*), tocalote (*Centaurea melitensis*), prickly lettuce (*Lactuca serriola*), tree tobacco (*Nicotiana glauca*), goosefoot (*Chenopodium sp.*), prickly sow thistle (*Sonchus asper*), common sow thistle and wild oat (*Avena fatua*), with occasional native species such as rancher's fiddleneck *(Amsinckia menzieseii*), checker fiddleneck *(Amsinckia intermedia),* common sunflower (*Helianthus annuus*), jimson weed (*Datura wrightii*), telegraph weed (*Heterotheca grandiflora*) horseweed (*Erigeron canadensis*), pygmy weed (*Crassula connata*), ragweed (*Ambrosia acanthicarpa*), Coulter horseweed (*Laeneccia coulteri*), forget-me-not (*Cryptantha spp.),* comb-bur *(Pectocarya linearis ssp. ferocula)* and popcorn flower (*Plagiobothrys sp.*).

4.2.3 Jurisdictional Waters and Riverine/Riparian Habitats

USACE, RWQCB and CDFW regulate discharge into and impacts to wetland and non-wetland water bodies meeting certain criteria. The MSHCP regulates impacts to riverine/riparian communities and vernal pools, as well as species associated with these habitat types, as outlined in section 6.1.2 of the MSHCP. The MSHCP specifically describes riverine/riparian habitats as "lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year."

No drainage features were found on the Project site, and hydrological flow occurs only as sheet flow from the northeast toward the southwest corner. Therefore, the Project is not subject to riverine/riparian criteria as defined by the MSHCP (RCIP 2003), and there is no USACE, RWQCB and/or CDFW waters jurisdiction on the Project site.

4.2.4 Sensitive and Observed Plant Species

The System Report Generator required the need to assess the Project site for its potential to contain 16 criteria area and narrow endemic plant species, and the overall literature review resulted in five additional sensitive plant species with the potential to occur within the Project vicinity. These 21 species and their potentials for occurrence are further described in Table 3.

Native plant species observed on the Project site included jimson weed, rancher's fiddleneck, checker fiddleneck, horseweed, telegraph weed, California aster (*Corethrogyne filaginifolia*), pygmy weed, western sunflower, ever-lasting bed straw (*Stylocline gnaphalioides*), annual everlasting (*Pseudognaphalium stramineum*), red maids (*Calandrinia ciliata*), seep monkeyflower (*Mimulus guttatus*), salt heliotrope (*Heliotropium curassavicum*), tidy tips (*Layia platyglossa*), deerweed (*Acmispon glaber*), popcorn flower, silver puffs (*Uropappus lindleyi*), coyote brush (*Baccharis pilularis*), Coulter horseweed (*Laeneccia coulteri*), ragweed, dove weed (*Croton setiger*), goldfields (Lasthenia sp.), forget-me-not, and comb-bur.

Non-native plant species observed on the Project site included black mustard, smooth barley, bur-clover, red brome, red-stem filaree, rat-tail fescue, Mediterranean schismus, Indian sweet clover, Russian tumbleweed, London rocket, cheeseweed, tocalote, stinknet (*Oncosiphon piluliferum*), prickly lettuce, scarlet pimpernel (*Anagallis arvensis*), tree tobacco, goosefoot, prickly sow thistle, common sow thistle, wild oat, ornamental Palo verde (*Parkinsonia* sp.), ornamental Chinaberry (*Melia azedarach*), buckwheat (*Eriogonum* sp.) and dwarf nettle (*Urtica urens*).

Non-native plant species coverage dominated the Project site by approximately a 10:1 ratio, with sparse coverage of native species occurring as single individuals or small patches intermixed within non-native, ruderal vegetation.

4.2.5 Sensitive and Observed Wildlife Species

The literature review and field survey resulted in a list of 25 sensitive wildlife species with the potential to occur within the Project vicinity. These species and their potentials for occurrence are further described in Table 3. Due to lack of suitable bat maternity roosts within the Project site, impacts to bat species are not discussed further.

Wildlife species observed on the Project site and in the general vicinity included red-tailed hawk (*Buteo jamaicensis),* mallard (*Anas platyrhynchos),* song sparrow (*Melospiza melodia*), great egret (*Ardea alba),* Anna's hummingbird (*Calypte anna*), lesser goldfinch (Spinus psaltria), white-crowned sparrow (*Zonotrichia leucophrys*), California towhee (*Melozone crissalis*), American goldfinch (*Spinus tristis*), Cassin's kingbird (*Tyrannus vociferans*), cliff swallow (*Petrochelidon pyrrhonota*), black phoebe (*Sayornis nigricans*), **yellow warbler (*Setophaga petechia)***, spotted towhee (*Pipilo maculatus*), snowy egret (*Egretta thula*), **least Bell's vireo (*Vireo bellii pusillus***), mourning dove (*Zenaida macroura*), cinnamon teal (*Anas crecca*), killdeer (*Charadrius vociferus*), California thrasher (*Toxostoma redivivum*), northern rough-winged swallow (*Stelgidopteryx serripennis*), Bewick's wren (*Thryomanes bewickii*), red-shouldered hawk (*Buteo lineatus*), house finch (*Haemorhous mexicanus*), northern mockingbird (*Mimus polyglottos*), hooded oriole (*Icterus cucullatus*), common raven (*Corvus corax*), American crow (*Corvus brachyrhynchos*), turkey vulture (*Cathartes aura*), **Cooper's hawk (*Accipiter cooperii)*,** California ground squirrel (*Otospermophilus beecheyi*), Botta's pocket gopher (*Thomomys bottae*) and desert cottontail (*Sylvilagus audobonii*).

(Species that are State or Federally-listed, Species of Special Concern or species covered under the Western Riverside MSHCP are in bold.)

Table 3. Sensitive Species Potentially Occurring Within the Project Site

Species Name	Status	Habitat Requirements	Potential for Occurrence
Thread-leaved brodiaea *Brodiaea filifolia*	Federal: **FT** State: **SE** CNPS: **1B.1** Local: **MSHCP-covered**	Found in clay soils in chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland and vernal pool communities.	**Low.** This species has been documented within the vicinity of the Project site. Small areas of dried clay/silt were observed in isolated pockets in the southwestern portion of the site that could be suitable for this species, therefore there is a low probability for this species to occur on the Project site. The presence of *Mimulus guttatus* indicates that suitably moist soils exist on the Project site.
Davidson's saltscale *Atriplex serenana var.davidsonii*	Federal: None State: None CNPS: **1B.2** Local: **MSHCP-covered**	Prefers alkaline soils in coastal bluff scrub or coastal scrub habitats. Found below 200 meters.	**Absent.** Presumed absent due to elevation restrictions and lack of habitat. This species has not been documented within the vicinity of the Project and is found only below 200 meters.
Parish's brittlescale *Atriplex parishii*	Federal: None State: None CNPS: **1B.1** Local: **MSHCP-covered**	Prefers alkaline soils, typically found in chenopod scrub, playas and vernal pools.	**Absent.** Very unlikely to occur due to lack of habitat. This species has not been documented within the vicinity of the Project.
Smooth tarplant *Centromadia pungens ssp. laevis*	Federal: None State: None CNPS: **1B.1** Local: **MSHCP-covered**	Prefers alkaline soils, typically found in chenopod scrub, meadows and seeps, playas, riparian woodland, valley and foothill grassland communities.	**High**. This species has been documented very close to the Project site (immediately south of Riverside Drive) at least three times since 2013. Suitable habitat exists onsite.
Round-leaved filaree *Erodium macrophyllum*	Federal: None State: None CNPS: 1B.2 Local: **MSHCP-covered**	Prefers clay soils, typically found in cismontane woodland and valley and foothill grassland communities.	**Low.** This species has been documented within the vicinity of the Project site as recently as 2011. Small areas of recently dried clay/silt were observed in isolated pockets in the southwestern portion of the site that could be suitable for this species, therefore there is a low probability for this species to occur on the on the Project site. The presence of *Mimulus guttatus* indicates that moist soils exist on the Project site.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Coulters's goldfields *Lasthenia glabrata ssp. coulteri*	Federal: None State: None CNPS: **1B.1** Local: **MSHCP-covered**	Found in marshes, swamps (coastal salt), playas and vernal pools.	**Absent.** This species has been documented within the vicinity of the Project site as recently as 2008. However, it is presumed absent due to lack of habitat (playas, marshes, vernal pools).
Little mousetail *Myosurus minimus*	Federal: None State: None CNPS: **3.1** Local: **MSHCP-covered**	Found in valley and foothill grassland and vernal pools (alkaline).	**Absent.** Presumed absent due to lack of vernal pools. Vernal pools were not observed on site. This species has not been documented within the vicinity of the Project.
Munz onion *Allium fimbriatum var. munzii*	Federal: **FE** State: **ST** CNPS: 1B.1 Local: **MSHCP-covered**	Found in mesic, clay in chaparral, cismontane woodland, coastal scrub, pinyon and juniper woodland and valley and foothill grassland communities.	**Low**. This species has been documented very near the Project site as recently as 2010. Small areas of recently dried clay/silt were observed in isolated pockets in the southwestern portion of the site that could be suitable for this species; therefore, there is a low probability for this species to occur on the Project site. The presence of *Mimulus guttatus* indicates that moist soils exist on the Project site.
San Diego ambrosia *Ambrosia pumila*	Federal: **FE** State: None CNPS: **1B.1** Local: **MSHCP-covered**	Found in sandy loam or clay, often in disturbed areas, sometimes alkaline in chaparral, coastal scrub, valley and foothill grassland, vernal pool communities.	**Low.** This species has been documented to occur very near the Project site as recently as 2015. Small areas of recently dried clay/silt were observed in isolated pockets in the southwestern portion of the site that could be suitable for this species; therefore, there is a low probability for this species to occur on the Project site. The presence of *Mimulus guttatus* indicates that moist soils exist on the Project site.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Slender-horned spineflower *Dodecahema leptoceras*	Federal: **FE** State: **SE** CNPS: **1B.1** Local: **MSHCP-covered**	At the majority of sites, slender-horned spine flower is found in sandy soil in association with mature alluvial scrub. In the Vail Lake area, this species is also associated with gravel soils of Temecula arkose deposits in association with open chamise chaparral. The ideal habitat appears to be a terrace or bench that receives overbank deposits every 50 to 100 years.	**Absent.** Presumed absent due to lack of sandy soils or suitable habitat (chaparral, cismontane woodland, coastal scrub). This species has not been documented within the vicinity of the Project.
Many-stemmed dudleya *Dudleya multicaulis*	Federal: None State: None CNPS: **1B.2** Local: **MSHCP-covered**	Found in clay soils in chaparral, coastal scrub and valley and foothill grassland communities.	**Low.** This species has been documented within the vicinity of the Project site. Small areas of recently dried clay/silt were observed in isolated pockets in the southwestern portion of the site that could be suitable for this species; therefore, this species has a low probability to occur on the Project site. The presence of *Mimulus guttatus* indicates that moist soils exist on the Project site.
Spreading navarretia *Navarretia fossalis*	Federal: **FT** State: None CNPS: **1B.1** Local: **MSHCP-covered**	Typically found in chenopod scrub, marshes and swamps (assorted shallow freshwater), playas and vernal pools.	**Absent.** Presumed absent due to lack of suitable habitat [chenopod scrub, marshes and swamps (assorted shallow freshwater), playas and vernal pools]. This species has not been documented within the vicinity of the Project site.
California Orcutt grass *Orcuttia californica*	Federal: **FE** State: **SE** CNPS: **1B.1** Local: **MSHCP-covered**	Found in vernal pools.	**Absent.** This species has been documented within the vicinity of the Project site. However, it is very unlikely to occur due to a lack of vernal pools.

Species Name	Status	Habitat Requirements	Potential for Occurrence
San Miguel savory *Clinopodium chandleri*	Federal: None State: None CNPS: **1B.2** Local: **MSHCP-covered**	Rocky, gabbroic or metavolcanic soils in chaparral, cismontane woodland, coastal scrub, riparian woodland and valley and foothill grassland communities.	**Absent.** Presumed absent due to lack of gabbroic or metavolcanic rocky slopes onsite. This species has not been documented within the vicinity of the Project site.
Hammitt's clay-cress *Sibaropsis hammittii*	Federal: None State: None CNPS: **1B.2** Local: **MSHCP-covered**	Found in clay soils in chaparral (openings), and valley and foothill grassland communities.	**Absent.** Presumed absent due to elevation. Found only above 700 meters.
Wright's trichocoronis *Trichocoronis wrightii var. wrightii*	Federal: None State: None CNPS: **2B.1** Local: **MSHCP-covered**	Found in alkaline soils in meadows and seeps, marshes and swamps, riparian forest and vernal pools.	**Absent.** Presumed absent due to lack of suitable habitat (meadows, seeps, marshes, swamps, riparian forest and vernal pools).
Parry's spineflower *Chorizanthe parryi* var. *parryi*	Federal: None State: None CNPS: **1B.1** Local: **MSHCP-covered**	Occurs in sandy soils or rocky openings of chaparral, coastal scrub, cismontane woodland and valley and foothill grassland communities.	**Absent.** This species was documented near the Project site several decades ago. However, there were no suitably sandy soils onsite, nor any suitable coastal sage scrub or chaparral habitat onsite. Therefore, this species is presumed absent from the Project site.
San Jacinto crownscale *Atriplex coronata*	Federal: **FE** State: None CNPS: **1B.1** Local: **MSHCP-covered**	Occurs in alkaline soils of playa, valley and foothill grassland (mesic) and vernal pools communities.	**Absent.** This species has been recorded within the vinicity of the Project site, however it is presumed absent due to lack of mesic soils, playa and vernal pool communities.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Long-spined spineflower *Chorizanthe polygonoides* var. *longispina*	Federal: None State: None CNPS: **1B.2** Local: **MSHCP-covered**	Typically found in clay soils of chaparral, coastal scrub, meadows and seeps, valley and foothill grassland and vernal pool communities.	**Moderate.** This species has been documented very close to the Project site. Small areas of recently dried clay/silt were observed in isolated pockets in the southwestern portion of the site that could be suitable for this species. This species has been known to occur in highly disturbed areas. In addition, the presence of *Mimulus guttatus* indicates that moist soils exist on the Project site.
Intermediate monardella *Monardella hypoleuca* ssp. *intermedia*	Federal: None State: None CNPS: **1B.3** Local: Not covered by MSHCP	Usually found as an understory species of chaparral, cismontane woodland, and occasionally lower montane coniferous forest communities.	**Absent.** This species has been documented within the vicinity of the Project site. However, suitable understory within chaparral, cismontane woodland, and lower montane coniferous forest communities does not exist on the Project site. Therefore, this species is presumed absent.
Palmer's grapplinghook *Harpagonella palmeri*	Federal: None State: None CNPS: **4.2** Local: **MSHCP-covered**	Prefers clay soils in open grassy areas within chaparral, coastal scrub and valley and foothill grassland communities	**Low.** This species has been documented within the vicinity of the Project site. Small openings of recently dried clay/silt were observed in isolated pockets in the southwestern portion of the site that could be suitable for this species; however, due to the overall disturbance of the site. it is considered unlikely to occur. The presence of *Mimulus guttatus* indicates that potentially suitable moist soils exist on the Project site.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Burrowing owl *Athene cunicularia*	Federal: **BCC** State: **SSC** Local: **MSHCP-covered**	Shortgrass prairies, grasslands, lowland scrub, agricultural lands (particularly rangelands), coastal dunes, desert floors and some artificial, open areas as a year-long resident. Occupies abandoned ground squirrel burrows as well as artificial structures such as culverts and pipes.	**Low.** This species has been historically documented to occur in the vicinity of the Project site, suitable burrows exist onsite, and low to moderate quality habitat occurs on the Project site.
Least Bell's vireo *Vireo bellii pusillus*	Federal: **FE** State: **SE** Local: **MSHCP-covered**	This species is associated with riparian scrub and woodland habitats dominated by willow trees, shrubby vegetation, and often with dense forbaceous understories.	**Absent.** No suitable riparian habitat exists within the Project site. **However, this species was observed immediately adjacent to the southwestern and western boundary of the project site in suitable riparian scrub and riparian woodland habitat**.
Coastal California gnatcatcher *Polioptila californica californica*	Federal: **FT** State: **SSC** Local: **MSHCP-covered**	This species is closely associated with open sage scrub with California sagebrush (*Artemisia californica*) as a dominant or co-dominant species.	**Absent.** This species has been documented within the vicinity of the Project site; however, suitable open sage scrub habitat does not exist on the Project site or adjacent areas. Therefore, this species is presumed absent.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Bell's sage sparrow *Artemisiospiza belli belli*	Federal: BCC State: None Local: **MSHCP-covered**	Bell's sparrows breed in coastal sagebrush, chaparral, and other open, scrubby habitats. In chaparral, they tend toward younger, less dense stands that are growing back from recent fires. Bell's sage sparrows typically put their nests within shrubs, but also in bunchgrasses, and occasionally on the ground under shrubs, including California sagebrush, brittlebush, white sage, black sage, California buckwheat, bush mallow, chamise, cholla, willow, and others.	**Absent.** This species has been documented within the vicinity of the Project site. However, suitable coastal sagebrush, chaparral or other open scrub habitats do not exist within the Project site. Due to the lack of suitable nesting habitat, this species is presumed absent.
Cooper's hawk *Accipiter cooperii*	Federal: None State: WL Local: **MSHCP-covered**	Typically a forest and woodland bird species, but can be found in parks, quiet neighborhoods, over fields, at backyard feeders, and even busy, tree-lined streets.	**Present.** This species was observed flying over the Project site during the survey. Limited suitable nesting habitat exists within the Project site, with ample suitable nesting habitat in the riparian woodland to the west. The site also provides suitable foraging habitat for this species.
Yellow warbler *Setophaga petechia*	Federal: **BCC** State: **SSC** Local: **MSHCP-covered**	This species is associated with mature riparian scrub, shrubby thickets and woodland habitats, and even mature ornamental gardens, often dominated by willow, alder, cottonwood or other trees, with dense shrubby vegetation and/or well-developed canopies.	**Absent.** No suitable riparian habitat exists within the Project site. **However, this species was observed immediately adjacent to the southwestern and western boundary of the project site in suitable riparian scrub and riparian woodland habitat**.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Yellow-breasted chat *Icteria virens*	Federal: None State: **SSC** Local: **MSHCP-covered**	Breeds in areas of dense shrubbery, including riparian scrub, abandoned farm fields, clearcuts, powerline corridors, fencerows, forest edges and openings, swamps, and edges of streams and ponds.	**Absent.** This species has been documented within the vicinity of the Project and has the potential to occur in adjacent riparian habitat to the southwest and west of the Project site; however, no suitable nesting habitat exists on site. Therefore, this species is presumed absent from the Project site.
White-faced ibis *Plegadis chihi*	Federal: None State: WL Local: **MSHCP-covered**	Prefers marsh habitat, but can be frequently observed foraging in flooded agricultural fields.	**Absent.** This species has been documented within the vicinity of the Project and has the potential to occur in open water and wetland habitats to the southwest and west of the Project site. However, no suitable marsh or wetland habitat exists on site. Therefore, this species is presumed absent from the Project site.
Western snowy-plover *Charadrius alexandrinus nivosus*	Federal: **FT** State: **SSC** Local: **MSHCP-covered**	Requires barren to sparsely vegetated sand beaches, dry salt flats in lagoons, dredge spoils deposited on beach or dune habitat, levees and flats at salt-evaporation ponds, and/or river bars, along alkaline or saline lakes, reservoirs, and ponds.	**Absent.** This species has been documented within the vicinity of the Project site. However, no suitable open sandy habitat exists. Therefore, this species is presumed absent.
White-tailed kite *Elanus leucurus*	Federal: None State: **FP** Local: **MSHCP-covered**	Typically found in savanna, open woodlands, marshes, desert grassland, partially cleared lands, and cultivated fields. Kites typically nest in the upper third of trees that may be 10–160 feet tall. These can be open-country trees growing in isolation, or at the edge of or within a forest.	**Absent.** This species has been documented within the vicinity of the Project site; however, trees suitable for nesting do not exist within the Project site, though the site provides suitable foraging habitat for this species. Suitable nesting habitat exists in the adjacent riparian woodland areas to the southwest and west of the Project site.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Loggerhead shrike *Lanius ludovicianus*	Federal: BCC State: **SSC** Local: **MSHCP-covered**	Inhabits open country with short vegetation and well-spaced shrubs or low trees, particularly those with spines or thorns. Frequents agricultural fields, pastures, old orchards, riparian areas, desert scrublands, savannas, prairies, golf courses and cemeteries.	**Absent.** This species has been documented within the vicinity of the Project site; however, shrubs and small trees suitable for nesting do not exist within the Project site, though the site provides suitable foraging habitat for this species. Suitable nesting habitat exists in the adjacent riparian woodland areas to the southwest and west of the Project site.
Southern California rufous-crowned sparrow *Aimophila ruficeps canescens*	Federal: None State: WL Local: **MSHCP-covered**	Prefers dry, open hillsides covered with grasses, rocks, and scattered shrubs, including coastal sagebrush, open chaparral, scrub oaks, pinyon pine, and other woody plants. Dense woody growth is unsuitable.	**Absent.** This species has been recorded within the vicinity of the Project site. However, due to the lack of hill sides, rocks and scattered shrubs, this species is presumed absent from the Project site.
Tricolored blackbird *Agelaius tricolor*	Federal: BCC State: **SCE, SSC** Local: **MSHCP-covered**	Prefers to nest in dense marsh vegetation and generally selects larger marshes with denser vegetation than the red-winged blackbird. Small breeding colonies in southern California occur at private and public lakes, reservoirs, and parks surrounded by shopping centers, subdivisions and other urban development. Adults from such colonies may forage in undeveloped uplands nearby.	**Absent.** This species has been recorded within the vicinity of the Project site. However, due to the lack of suitable marsh or wetland habitat, this species is presumed absent from the Project site. There is limited potential that this species could use the Project site for foraging, but more favorable habitat exists in adjacent lands.

Species Name	Status	Habitat Requirements	Potential for Occurrence
California horned lark *Eremophila alpestris actia*	Federal: None State: WL Local: **MSHCP-covered**	A common, widespread bird of the open country, the Horned Lark prefers short, sparsely vegetated prairies, deserts, and agricultural lands.	**High.** This species has been recorded within the vicinity of the Project site, and suitable nesting habitat exists within the Project site and adjacent areas. Horned larks commonly utilize disturbed fields with low-growing vegetation for nesting, therefore this species has a high probability to occur on the Project site.
Orange-throated whiptail *Aspidoscelis hyperythra*	Federal: None State: WL Local: **MSHCP-covered**	Semi-arid brushy areas typically with loose soil and rocks, including washes, streamsides, rocky hillsides, and coastal chaparral.	**Moderate.** This species has been documented many times near the Project site. Habitat onsite is marginally suitable for this species, and therefore this species has a moderate probability of inhabiting the Project site.
Blainville's horned lizard *Phrynosoma blainvillii*	Federal: None State: **SSC** Local: **MSHCP-covered**	Inhabits open areas of sandy soil and low vegetation in valleys, foothills and semiarid mountains. Found in grasslands, coniferous forests, woodlands, and chaparral, with open areas and patches of loose soil. Often found in lowlands along sandy washes with scattered shrubs and along dirt roads, and frequently found near ant hills.	**Absent.** This species has been documented near the Project site. However, it is presumed absent from the site due to the lack of suitable habitat and prey (sandy soils and lack of harvester ants) observed within the Project site.
Red-diamond rattlesnake *Crotalus ruber*	Federal: None State: **SSC** Local: **MSHCP-covered**	Inhabits arid scrub, coastal chaparral, oak and pine woodlands, rocky grassland, cultivated areas. On the desert slopes of the mountains, it ranges into rocky desert flats.	**Absent.** This species has been documented within the vicinity of the Project site; however, it is considered absent due to a lack of suitable habitat.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Coast patch-nosed snake *Salvadora hexalepis virgultea*	Federal: None State: **SSC** Local: Not covered by MSHCP	Inhabits semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains.	**Absent.** This species has been documented within the vicinity of the Project site. However, it is considered absent due to lack of suitable habitat.
California glossy snake *Arizona elegans occidentalis*	Federal: None State: **SSC** Local: Not covered by MSHCP	Inhabits arid scrub, rocky washes, grasslands, chaparral.	**Low.** This species has been documented within the vicinity of the Project site. There is very marginally suitable habitat within the Project site; therefore, this species has a low probability of occurring on the Project site.
Western spadefoot *Spea hammondii*	Federal: None State: **SSC** Local: **MSHCP-covered**	Prefers open areas with sandy or gravelly soils, in a variety of habitats including mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Rainpools without bullfrogs, fish, or crayfish are necessary for breeding.	**Low.** This species has been documented within the vicinity of the Project site. However, suitable moist sandy or gravelly soils were not observed during the survey. Suitable nonbreeding and breeding habitat exists in adjacent areas to the southwest and west of the Project site but not within the Project limits. However, there is a low probability that spadefoot toads could utilize the site as upland habitat. Suitable breeding habitat for this species is absent from the Project site.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Quino checkerspot butterfly *Euphydryas editha quino*	Federal: **FE** State: None Local: **MSHCP-covered**	Generally restricted to topographically diverse open woody canopy landscapes containing low to moderate levels of nonnative vegetation compared to disturbed habitat. Vegetation types include coastal sage scrub, open chaparral, juniper woodland, and native grassland. Requires suitable host plants for reproduction such as dot-seed plantain, Chinese houses, birds beak, owls clover and some species of snapdragons, and requires suitable shallow-flowered nectar plants such as flat-top buckwheat, goldfields, popcorn flower.	**Absent.** This species has been recorded within native areas in the vicinity of the Project site; however, suitable host plants and habitat do not occur within the Project site. Suitable nectar plants are present, but due to the lack of other habitat requirements of this species within the Project site, it is presumed absent.
Riverside fairy shrimp *Streptocephalus woottoni*	Federal: **FE** State: None Local: **MSHCP-covered**	Restricted to vernal pool communities with deeper pools that retain water for medium to long durations.	**Absent.** This species has been documented within the vicinity of the Project site; however, suitable vernal pools do not exist within the Project site. Therefore, this species is presumed absent.

Species Name	Status	Habitat Requirements	Potential for Occurrence
Stephen's kangaroo rat *Dipodomys stephensi*	Federal: **FE** State: **ST** Local: **MSHCP-covered**	Occurs primarily in low-growing annual and perennial grassland habitats, but may occur in coastal scrub or sagebrush with sparse canopy cover and low herbaceous growth, or in disturbed areas. Preferred perennials are buckwheat and chamise; preferred annuals are brome grass and filarees.	**Absent.** This species has been documented within the vicinity of the Project site. Small portions of the site provide marginally suitable annual grasslands with relatively sparse canopy cover and include brome grasses. In addition, potentially suitable mammalian burrows were observed during the survey. However, due to the lack of diagnostic kangaroo rat burrows, very limited suitable habitat, and lack of connectivity to other occupied and suitable habitat, this species is presumed absent from the Project site.
Northwestern San Diego pocket mouse *Chaetodipus fallax fallax*	Federal: None State: **SSC** Local: **MSHCP-covered**	Resident of sandy herbaceous areas, usually in association with rocks or coarse gravel in southwestern California. Range includes portions of Riverside and San Bernardino Counties. Elevational range is from sea level to 1800 meters. Habitats include coastal scrub, chamise-redshank chaparral, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon-juniper and annual grassland.	**Absent.** This species has been documented within the vicinity of the Project site, however suitable sandy and/or gravelly soils do not exist onsite. Marginally suitable nonnative annual grasslands exist on the Project site; however, soil conditions are not favorable, and therefore, it is presumed absent from the Project site.

Species Name	Status	Habitat Requirements	Potential for Occurrence
San Diego black-tailed jackrabbit *Lepus californicus bennettii*	Federal: None State: **SSC** Local: Not covered by MSHCP	Occurs throughout the Plan Area in open habitats, primarily including grasslands, Riversidean sage scrub, Riversidean alluvial fan sage scrub, Great Basin sagebrush, desert scrub, and juniper and oak woodlands. Although widespread in the Plan Area, the jackrabbit can be characterized as ranging from relatively uncommon to locally common.	**Low.** This species has been documented to occur within the vicinity of the Project site associated with larger interconnected native habitat. This species has a low potential to occur within the Project site due to limited suitable habitat and a lack of connectivity to other occupied native habitat.

Of the 21 sensitive plant species evaluated, 13 are presumed absent from the Project site due to a lack of suitable soil types and/or lack of suitable habitat types, and the remaining eight species have some level of potential to occur. Of the 25 wildlife species analyzed within the Project vicinity, seven are considered to have the potential to occur or were present based on proximity of historic records, suitable habitat and/or direct observations onsite. Species-specific details of these potential-to-occur determinations can be found in Table 3.

The habitat assessment was completed, in part, to fulfill guidelines outlined in *Step 1: Habitat Assessment* as well as *Step 2 Part A: Focused Burrow Surveys* of the Burrowing Owl Survey Instructions for the Plan Area (2006). Burrowing owl habitat within the Project site includes all Disturbed Areas. While the Project site is composed of bare ground and open, disturbed vegetation suitable for burrowing owl foraging, nesting opportunities are limited to those areas supporting potential host burrows. Developed areas surrounding the Project site were excluded due to a lack of suitable burrows or burrow surrogates, but Disturbed Areas that remain undeveloped within the Survey Area were included as suitable burrowing owl habitat. Disturbed Areas exhibited open and bare or sparsely vegetated soils with observed California ground squirrel burrows suitable for burrowing owl occupancy. Within the Project site, potential burrow surrogates were restricted to California ground squirrel burrows and wood debris piles, but no burrowing owls and/or burrowing owl sign were observed during the habitat assessment within the Project site or the Survey Area. However, due to the presence of suitable burrowing owl habitat onsite and the presence of numerous burrowing owl-suitable burrows within the Project site and the Survey Area, focused burrowing owl surveys (preferably conducted during the breeding season between March 1 and August 31), a pre-construction burrowing owl survey within 30 days of breaking ground, and a final 24-Hour pre-construction take avoidance survey will be required for this Project.

4.3 Migratory Birds

The Project site is nearly entirely devoid of woody vegetation. However, the southeastern margins of the Project site include medium to large-sized ornamental shrubs and trees, some of which contain a dense understory of relatively tall-growing annual plants. Most the Project site is dominated by pockets of sparse low-growing vegetation intermixed with areas of dense annual grasses and other

ground cover that provide suitable habitat for a wide variety of nesting birds. In addition, riparian scrub, disturbed riparian scrub and riparian woodland communities exist adjacent to the Project site's southwest and west boundaries. Several locations of the State and federally-endangered least Bell's vireo and State Species of Special Concern yellow warbler were documented during the survey occupying these adjacent areas. Both species have a high probability of nesting within 300 feet of the Project limits (Figure 4).

Nearly all native nesting birds are protected by the Migratory Bird Treaty Act (MBTA) and CDFW Codes 3500 through 3516. The large open nature of the Project site with a few medium to large-sized ornamental trees and dense pockets of low to medium-sized annual plant species provides suitable habitat for many of the bird species observed during the habitat assessment, including song sparrow, Anna's hummingbird, lesser goldfinch, American goldfinch, California towhee, Cassin's kingbird, spotted towhee, mourning dove, killdeer, Bewick's wren, house finch, northern mockingbird, hooded oriole, American crow, Cooper's hawk, common raven and red-tailed hawk.

4.4 Wildlife Movement Corridors

Tracks, sign, burrows and/or direct visual observation of various small mammal species, such as Botta's pocket gopher, desert cottontail and California ground squirrel, were observed throughout the Project site. Except for small runways between localized burrow locations, no concentrations of wildlife tracks or sign were observed, and no established corridors or connectivity to larger conservation areas of the region were observed. Though the riparian woodland to the west of the Project site is likely a wildlife corridor, the isolated nature of the Project site itself surrounded by development and disturbed areas at all boundaries, except for the west and southwest sides, essentially precludes corridor potential on the Project site.

5.0 WESTERN RIVERSIDE MSHCP CONSISTENCY ANALYSIS

The Project is located within the Western Riverside MSHCP Criteria Cell 4266. The MSHCP establishes habitat assessments for certain plant and animal species. The Project is located within an area of the MSHCP requiring habitat assessments for 16 criteria area and narrow endemic sensitive plant species, of which six have the potential to occur. An additional five sensitive plant species were evaluated, one of which has the potential to occur onsite. The MSHCP only requires a habitat assessment and potential surveys for burrowing owl, but a total of 25 sensitive wildlife species were evaluated for potential occurrence; six were found to have the potential to occur, and three were found present (though the yellow warbler and least Bell's vireo were found absent from the Project site itself). A complete list of these species and details of how determinations of potential for occurrence were made can be found in Table 3.

The Project site does not support riparian/riverine habitats or vernal pools.

Potential impacts and additional mitigation measures that are recommended based on the findings can be found in Section 6 of this report.

5.1 Urban Wildlands Interface

The Project site is not immediately adjacent to a MSHCP Conservancy Area and thus does not pose a risk of causing direct or indirect effects to MSHCP Conservancy Areas. However, there are two parcels removed from the Project site but within Cell 4266 that are set aside as Public Quasi-Public Conserved Lands. The MSHCP states that:

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

Both preserved parcels are owned by the Riverside County Flood Control and occur within and adjacent to the riparian area of Alberhill Creek. One parcel includes 4.72 acres and the other includes 0.86 acres. Both preserved parcels occur toward the western end of the cell, while the Project site is toward the eastern end of the cell, with several parcels separating the Project site from the preserved parcels. As such, the Project will have no direct or indirect effects on the Urban Wildlands Interface, and no further analysis is required under section 6.1.4 of the MSHCP.

5.2 Sensitive Wildlife Species

The Project site is located within a burrowing owl habitat assessment area. A habitat assessment during a site visit conducted on April 6, 2017, identified suitable foraging and nesting habitat for burrowing owl within the Project site and the Survey Area. Suitable burrows and habitat were found on and adjacent to the Project site. Due to the presence of suitable habitat and burrows, focused burrowing owl surveys (preferably conducted during the breeding season between March 1 and August 31), followed by pre-construction surveys for burrowing owl within 30 days and 24 hours of initiating construction, will be required per section 6.3.2 of the MSHCP.

Three least Bell's vireo (LBVI) individuals were confirmed to occupy the southwestern and western areas surrounding the Project site. Suitable nesting habitat exists in these areas that are within 300 feet of the Project site. Due to the presence of this species in suitable nesting habitat, pre-construction focused surveys for nesting LBVI within 300 feet of the Project boundary will be required if work is to occur during the LBVI breeding season (April 10– July 31). If active LBVI nests are identified during these surveys, additional measures (e.g., biological monitoring during construction within the vicinity of a nest, keeping construction noise below ambient levels, keeping dust to a minimum, avoiding directing construction night-lighting, installing permanent lighting away from suitable or occupied habitat, erecting sound walls and/or visual/noise barriers, etc.) may become necessary to reduce indirect and indirect impacts on nesting vireos. Additional adaptive mitigation techniques may be employed as they may become necessary, upon coordination with and approval from Riverside County, CDFW and/or USFWS.

No additional species requiring focused survey efforts or non-covered sensitive wildlife species with the potential to occur on site were identified during the literature review and site assessment.

5.3 Sensitive and Narrow Endemic Plant Species

The Project site is located within a criteria area/narrow endemic sensitive plant species habitat assessment/survey area under section 6.1.3 of the MSHCP. No suitable habitat was found onsite for criteria area sensitive plant species Davidson's saltscale, Parish's brittlescale, Coulter's goldfields or little mousetail, nor narrow endemic sensitive plant species slender-horned spineflower, spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress or Wright's trichocornis. One additional sensitive plant species, Palmer's grapplinghook, was found to have a low potential to occur onsite, but since it is a CRPR 4.3 species, this species does not require a focused plant survey per CEQA standards. No additional non-MSHCP-covered sensitive or narrow endemic plant species with the potential to occur on site were identified during the literature review and site assessment.

However, the Project site does support suitable habitat for criteria area sensitive plant species thread-leaved brodiaea, smooth tarplant and round-leaved filaree, plus narrow endemic sensitive plant species Munz onion, San Diego ambrosia and many-stemmed dudleya. Therefore, for MSHCP consistency, additional focused rare plant surveys for these species are required. Per the MSHCP:

> *"Within identified Narrow Endemic Plant Species survey areas (including the MSHCP Conservation Area), site-specific focused surveys for Narrow Endemic Plant Species shall be required for all public and private projects where appropriate Habitat is present.*
>
> *Survey results shall be documented in mapped and text form and shall be presented for review by the Permittee. Where survey results are positive (i.e., a Narrow Endemic Plant Species is present), any proposals with the potential to affect Narrow Endemic Plant Species shall be subject to avoidance, minimization and mitigation strategies, as described below. Specific habitat requirements for certain Narrow Endemic Plant Species or populations may limit the ability to minimize impacts to these species through transplanting/translocation or revegetation.*
>
> *For species with specific known reliance on rainfall and hydrology affinities, completion of a habitat suitability assessment and/or focused survey with negative results shall be sufficient to satisfy survey requirements for those species during years with at least normal rainfall. Focused*

surveys for these plant species may only be undertaken during the blooming period. These Narrow Endemic Plant Species include the following: Yucaipa onion (Allium marvinii), Munz's onion (Allium munzii), slender-horned spineflower (Dodecahema leptocerus), many-stemmed dudleya (Dudleya multicaulis), and Brand's phacelia (Phacelia stellaris). These Criteria Area Survey plant species include the following: smooth tarplant (Centromadia pungens) and mud nama (Nama stenocarpum)."

5.4 Jurisdictional Waters

The habitat assessment identified no drainage features, water bodies, vernal pools or seasonally inundated waters within the Project site. The habitat assessment did not include a formal jurisdictional and wetland delineation of the Project site. No additional information is required to determine if specific areas of the Project site meet the three-parameter criteria of a wetland and fall under the jurisdiction of the USACE, RWQCB and/or CDFW. Additional jurisdictional waterway permitting will not be required.

5.4.1 Riverine/riparian habitats

Due to an absence of riverine/riparian habitats onsite, the Project site is not subject to riverine/riparian criteria as defined by the MSHCP (RCIP 2003).

5.4.2 Riverine/riparian species

Riverine/riparian habitat does not occur within the Project site, and no habitats expected to support riverine/riparian-associated species were observed on the Project site.

5.5 Vernal Pools and Fairy Shrimp

No vernal pools or habitats that could potentially support fairy shrimp species were observed on the Project site.

6.0 POTENTIAL IMPACTS

This section of the report includes a discussion of the potential direct and indirect impacts to onsite plant and wildlife resources that may result upon the construction and implementation of the Project. Direct impacts include those involving the loss, alteration, and/or disturbance of plant communities, and consequently, the flora and fauna of the affected area. Direct impacts also include the destruction of individual plants and/or wildlife. Direct impacts may adversely affect regional populations of certain species, or result in isolated populations, reducing genetic diversity and range-wide population stability; conversely, direct impacts may also have intended or unintended positive effects in some cases.

Indirect impacts include a variety of effects related to areas or habitats that are not directly removed by project development, such as loss of foraging habitat, increased ambient noise, artificial light, introduced predators (e.g., domestic cats, dogs and other non-native animals), competition with exotic plants and animals, increased human presence and associated disturbances (e.g., trash, green waste, physical intrusion). Indirect impacts may include long and/or short term daily activities associated with project build-out, such as increased traffic, permanent barriers or fences, buildings, exotic seed-bearing ornamental plantings, irrigated landscapes and human presence, among others. These types of impacts are known as edge effects and over time, may result in some encroachment on native plants by exotic plants, altered behavioral wildlife patterns, reduced wildlife diversity, and decreased wildlife abundance in habitats adjacent to a given project site. However, as is the case with direct impacts, indirect impacts may also have intended or unintended positive effects for certain species.

The potential for significant adverse effects, either directly or indirectly through habitat modification or conversion, on any special-status vegetation community, plant species or wildlife species, or that could occur as a result of the development of this Project is discussed within this section.

6.1 Habitat

The Project would include permanent impacts associated with the complete clearing, grading and construction of the overall 2.78-acre Project site. The currently undeveloped portion of the site is comprised entirely of a Disturbed vegetation community and land use type that would be completely and permanently converted to a fully developed commercial development. As shown in Table 4, Project implementation will not impact native vegetation communities.

Table 4. Summary of Impacts to Vegetation Communities/Land Use Types

Vegetation Community/Land Use Type	Impact Area (Acres)
(Residential/Urban/Exotic/Developed)	(2.78)
Disturbed Areas	*2.56*
Developed Areas	*0.22*
Subtotals: Non-Native Vegetation Communities	**2.78**
N/A	**0.00**
Subtotals: Native Vegetation Communities	**0.00**
TOTAL	**0.00**

6.2 MSHCP-Covered Species

Of the 25 wildlife species that were analyzed for this Project and/or were functionally covered under the MSHCP, six have the potential to occur within the Project site, and one was found present (Cooper's hawk) (Figure 4). Additionally, the least Bell's vireo and yellow warbler were both identified in suitable habitat within 300 feet of the Project site (Figure 4). These determinations were made by evaluating the presence of suitable habitat, direct observations and/or historical accounts of the species within the vicinity of the Project.

Due to the presence of suitable habitat within the Project site and the Survey Area, in addition to historical accounts of these species within the vicinity of the Project, the following sensitive wildlife species were determined to have the potential to occur onsite or were found present:

- Western spadefoot (low potential)
- Orange-throated whiptail (moderate potential)
- California horned lark (high potential)
- Cooper's hawk (present)
- Burrowing owl (low potential)

One additional sensitive wildlife species not covered by the MSHCP has the potential to occur within the Project site:

- California glossy snake (low potential)

Since suitable burrowing owl, Cooper's hawk, California horned lark, orange-throated whiptail and western spadefoot habitat occurs on the Project site and within the Survey Area, the following mitigation measure (MM) is recommended to reduce potential impacts to MSHCP-covered wildlife species of the region below significant levels:

- **MM-BIO 1:** Pay Local Development Mitigation Fee. Per the MSHCP, prior to issuance of a grading or building permit, the Project applicant will be required to pay relevant Riverside County development mitigation fees to the Western Riverside County Regional Conservation Authority. Effective July 1, 2016 through June 30, 2017, the MSHCP local development mitigation fee is $6,780 per acre for commercial projects. Therefore, the total fee for this 2.78-acre Project would be $18,848.40.

6.3 Species Requiring Additional Surveys and/or Habitat Assessments

6.3.1 Special-Status Plant Species

Since the Project site supports suitable habitat for criteria area sensitive plant species thread-leaved brodiaea, smooth tarplant and round-leaved filaree, plus narrow endemic sensitive plant species Munz onion, San Diego ambrosia and many-stemmed dudleya, for MSHCP consistency, additional focused rare plant surveys for these species are required, or additional mitigation fees and/or permits may be arranged through consultation with the City of Lake Elsinore, Riverside County, CDFW and/or USFWS. The surveys must occur during the appropriate time of the year, generally, the blooming period. A complete survey may require more than one site visit to encompass all bloom periods or other seasonal considerations necessary to make identifications to the species level.

6.3.2 Burrowing Owl

The habitat assessment identified suitable habitat and burrow sites for burrowing owl both within and adjacent to the Project site through a focused effort to detect potential burrows, burrow surrogates and sign. Subsequent focused burrowing owl surveys, followed by pre-construction survey efforts within 30 days and 24 hours of initiating construction, will be required for the Project site according to Western Riverside County Regional Conservation Authority (RCA) Burrowing Owl Survey Instructions for the MSHCP Area (2006). Potential permanent direct impacts to burrowing owl as a result of the Project include habitat loss, nesting habitat removal, roosting site loss and/or loss of individuals. Indirect impacts to burrowing owl may include loss of foraging habitat, increased human disturbance, increased predator abundance, artificial lighting and noise. Direct and indirect impacts to burrowing owl within the MSHCP area, except for the loss of individuals, are functionally mitigated through the MSHCP, and payment of appropriate fees to Riverside County (MM-BIO 1). The following mitigation measures are recommended to reduce potential impacts to burrowing owl below significant levels:

- **MM-BIO 2:** Conduct focused burrowing owl surveys and a pre-construction burrowing owl survey within the Project site and 150-meter Survey Area surrounding the Project site. The focused surveys should occur during the breeding season between March 1 and August 31, but may be conducted any time of year. Four separate focused surveys must occur during favorable weather conditions on the Project site and Survey Area during early morning hours (from one hour before sunrise until two hours after sunrise) or late afternoon hours (from two hours before sunset to one hour after sunset), and may occur on consecutive days. After completion of the surveys, a final report shall be submitted to the Riverside County Environmental Programs Department (RCEPD) and the RCA Monitoring Program Administrator, which discusses survey methods, transect widths, duration, weather conditions and results of the survey. The report will discuss any additional required mitigation for MSHCP consistency.

  Following the focused surveys, an initial pre-construction survey must occur within 30 days of initiating construction activities, according to the Western Riverside County Regional Conservation Authority (RCA) Burrowing Owl Survey Instructions for the Plan Area (2006). After completion of the surveys, a final report shall be submitted to the Riverside County Environmental Programs Department (RCEPD) and the RCA Monitoring Program Administrator, which discusses survey methods, transect widths, duration, weather conditions and results of the survey. The report will discuss any additional required mitigation for MSHCP consistency. A final pre-construction survey shall also occur within 24 hours of initial vegetation clearing or grading activities, followed by a memo report of the results.

6.3.3 Migratory Birds

The assessment identified suitable habitat and substrate for migratory birds protected under the MBTA and CDFW Codes 3503 and 3503.5. Permanent impacts to migratory birds as a result of the Project may include habitat loss, nesting habitat removal, roosting site loss and/or loss of individuals. Indirect impacts may include fugitive dust, excess noise, increased artificial lighting, and the attraction of predators to the Project site. The following mitigation measure is recommended to reduce potential impacts to migratory bird species below significant levels:

- **MM-BIO 3:** To the extent feasible, conduct vegetation removal outside of the nesting bird season (generally between February 15 and August 31). If vegetation removal is required during the nesting bird season, conduct surveys for nesting birds within 100 feet of areas proposed for vegetation removal. Surveys should be conducted by a qualified biologist(s) within three days of vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active.

6.3.4 Reptiles and Amphibians

The payment of fees associated with MM-BIO 1 shall be sufficient to offset potential impacts to MSHCP-covered reptile and amphibian species that may occur on the Project site.

6.3.5 Mammals

The payment of fees associated with MM-BIO 1 shall be sufficient to offset potential impacts to MSHCP-covered mammal species that may occur on the Project site.

6.3.6 Potentially Jurisdictional Areas

The assessment identified an absence of potentially jurisdictional waters within the Project site, therefore qualifying the Project as exempt for USACE, RWQCB and/or CDFW permits for jurisdictional waters.

7.0 SURVEYOR CERTIFICATION

All data, statements, analyses, findings and attachments within this report are accurate and truthful in terms of describing the existing conditions and the Project as proposed to Blackhawk Environmental. By adhering to the mitigation measures proposed within this habitat assessment report and payment of appropriate fees to the Western Riverside County Regional Conservation Authority, compensatory mitigation related to the complete the Project will be met to CEQA significance thresholds.

Kris Alberts
Principal Biologist

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ATTACHMENT A

Figures

Blackhawk Environmental

Legend

Project Location

N

0 200 400 800

Feet

Figure 1

Project Location & Vicinity Map

Name: 20733 p136 Fig1 Loc & Vicin.Mxd
Print Date: 4/24/2017, Author: stondre

Legend

Site Boundary

Vegetation Community

Developed

Disturbed/Ruderal

N

0 50 100 200

Feet

Figure 2

Vegetation Map

Name: 20733 p136 Fig2 Veg.Mxd
Print Date: 4/24/2017, Author: stondre

Figure 3
CNDDB Results Map

Legend

- Project Location
- Project Location 5-mile Buffer

CNDDB Results

- Animals
- Plants

N

0 0.5 1 2

Miles

CNDDB version 4/2017. Please Note: The occurrences shown on this map represent the known locations of the species listed here as of the date of this version. There may be additional occurrences or additional species within this area which have not yet been surveyed and/or mapped. Lack of information in the CNDDB about a species or an area can never be used as proof that no special status species

Name: 20733 p136 Fig3 CNDDB.Mxd
Print Date: 4/24/2017, Author: stondre

Legend

- Suitable BUOW Burrow
- Suitable BUOW Debris Pile
- Cooper's Hawk
- Least Bell's Vireo
- Yellow Warbler
- Site Boundary

N

0 50 100 200

Feet

Figure 4

Sensitive Species & Suitable Burrowing Owl Burrow Locations

Name: 20733 p136 Fig4 SenSpecies & BUOW.Mxd
Print Date: 5/12/2017, Author: stondre

ATTACHMENT B

Site Photographs

Blackhawk Environmental

Photograph 1: West-facing photo taken from outside of Project Site shows semi-open, weedy habitat within Site. Riparian scrub and riparian woodlands can be seen in the distance beyond the Site to the west. This open, weedy habitat within the Project Site and riparian habitats just outside of the Project Site may support a variety of nesting birds. Riverside Drive can be seen on the left side of the photograph bordering the south side of the Project limits.

Photograph 2: Northwest-facing view of fairly dense weedy vegetation and large ornamental trees that exist immediately adjacent to the Project. These flat weedy areas and trees provide suitable habitat for a variety of nesting birds, including marginally suitable nest sites for MSHCP-covered Cooper's hawk that was osberved flying over during the survey.

Photograph 3: North-northwest-facing view showing patchy network of dense weedy habitat and bare ground. Two wooden debris piles and a thirteen California ground squirrel burrows provide marginally suitable burrowing owl burrows within the Project Site and adjacent areas. The fenceline on the left of the frame marks the boundary between the Project Site and an improved drainage that contains open water habitats and disturbed mulefat scrub that provides marginally suitable nesting habitat for the endangered least Bell's vireo. Developed facilities surround the northern and northeastern boundaries of the Project.

Photograph 4: Northwest-facing view from the west corner of the Project site representative of the disturbed weedy habitat on the Project site. Outside the northwestern fenced limits of the Project Site, riparian woodland and riparian scrub habitat associated with adjacent natural areas can be seen in the background. These habitats are occupied by the endangered least Bell's vireo. Fencelines marking the boundary of development to the northeast and east are visible within the right side of the photograph.

Photograph 5: North-northwest facing view from the center of the Project site. This photograph is representative of the disturbed, semi-open, weedy habitat on the Project site.

Photograph 6: Southeast facing view from the northwestern portion of the Project site. This photograph is representative of the disturbed, semi-open, weedy habitat on the Project site.

Photograph 7: Downward-facing view of California ground squirrel burrow, providing potentially suitable burrowing owl nesting habitat immediately northeast of the project site. A total of thirteen suitable burrowing owl burrows and one suitable debris pile were found within the burrowing owl survey area.

Photograph 8: North-facing view from the far northern corner of the Project site showing the proposed egress route from the Project site for use during construction. Primarily semi-dense nonnative weeds dominate this portion of the Project site. Adjacent developed areas are visible in the background.

Photograph 9: Southwest-facing view out of the Project Site of an improved drainage that contains open water and disturbed-mulefat scrub. Immediately behind this drainage is a large corridor of mulefat scrub and riparian woodland. These vegetation communities are currently occupied and provide suitable nesting habitat for for the endangered least Bell's vireo, three of which were heard approximately 200 feet west of this fenceline. Developed facilities surround the northern and northeastern boundaries of the Project.

Photograph 10: A seep monkey flower (*Mimilus guttatus*) identified within the Project Site. This species, in addition to salt-heliotrope (*Heliotropium curassavicum)* and Coulter's horseweed (*Laeneccia coulteri)*, also found within the Project Site, indicate the presence of moist soils that may be suitable for several MSHCP-covered plant species known to occur within the vicinity of the Project Site.

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TIGE WATERSPORTS DEVELOPMENT PROJECT
(APN 378-030-031)

FOCUSED BURROWING OWL SURVEY REPORT

CITY OF LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

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July 12, 2017

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ATTACHMENT A: FIGURES

EXECUTIVE SUMMARY

Blackhawk Environmental (Blackhawk) conducted a literature review, field reconnaissance survey, focused burrowing owl burrow surveys and biological special-status species habitats assessment of the proposed Tige Watersports Project site (Project) to assess existing site conditions, as well as to assess the potentials for sensitive species or habitats to occur within and/or adjacent to the Project site. The Project is an approximately 2.78-acre watersports building site proposed in the City of Lake Elsinore, Riverside County, California. The Project site is located on Assessor's Parcel Number (APN) 378-030-031 in the Elsinore Area Plan within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The site is best characterized as an unimproved, disturbed land use type. The Project is located within an area necessitating habitat assessments and potential surveys for burrowing owl (*Athene cunicularia*), seven criteria area plant species and nine narrow endemic plant species. This report details the results of the focused burrowing owl surveys.

To support Project consistency with Plan guidelines, Blackhawk Environmental was contracted to perform surveys for burrowing owl per the Burrowing Owl Survey Instructions for the Plan Area (2006). The initial habitat assessment/focused burrow survey and this focused burrowing owl survey effort resulted in the detection and mapping of 15 individual burrows and one burrow surrogate (debris pile) suitable for burrowing owl within the Project and associated 150-meter buffer (Survey Area). **No burrowing owls or sign were observed within the Project Survey Area.**

With the MSHCP recommendation of a preconstruction burrowing owl survey within 30 days prior to construction, no negative impacts to burrowing owl are anticipated. Preconstruction presence/ absence surveys for burrowing owl should be conducted within the Survey Area within 30 days prior to ground disturbance to avoid direct take of burrowing owls. Preconstruction survey methods should follow those described in the Burrowing Owl Survey Instructions for the MSHCP Plan Area; *Pre-construction Surveys* (2006). If burrowing owls are determined to occupy the site or the immediate vicinity, the City of Jurupa Valley Planning Department will be notified, and avoidance measures will be implemented during the breeding season (March 1 through August 31). If burrowing owls are present during the non-breeding season (September 1 through February 28), burrowing owl exclusion measures may be implemented in accordance with the Plan.

1.0 INTRODUCTION

Blackhawk was contracted under Ross Southern Laboratories to conduct specified environmental surveys and provide a Focused Burrowing Owl Survey Report for the proposed Tige Watersports Project, located on approximately 2.78 acres of entirely disturbed and developed land in the City of Lake Elsinore, Riverside County, California.

The purpose of this survey effort and report was to identify and document the presence/absence of suitable burrowing owl burrows, burrowing owl sign (i.e., cough pellets, whitewash, feathers, tracks, nest decorations) and/or burrowing owls potentially occurring within the Project site and surrounding areas, and then to propose mitigation measures to avoid, minimize and/or mitigate for any adverse direct or indirect impacts. The Project site is in the MSHCP Elsinore Area Plan, Criteria Cell 4266. The survey effort focused on documentation of existing site conditions, including soils, topography, vegetation communities, plant and animal species, riverine/riparian habitats, vernal pools and potentially jurisdictional aquatic resources as required for review under the MSHCP.

The initial habitat assessment and the first of four focused burrowing owl surveys was conducted on April 4, 2017 and identified suitable habitat for burrowing owl, including potential burrows. Based on presence of suitable habitat and burrows within the Project and surrounding 150-meter buffer (Survey Area), three additional surveys for burrowing owl were conducted for consistency with the Plan. This report describes the results of the focused burrowing owl survey effort conducted for the Project site.

1.1 Project Description

The Tige Watersports Project proponent proposes to construct a 25,682-square foot industrial building that will include a boat showroom, offices, service, and manufacturing at 29400 Enterprise Way, Lake Elsinore, CA 92530 (Figure 1). The Project site occurs on APN 378-030-031.

The Project site is composed of two overlapping rectangles and is bound to the northwest by the developed Twist'n U Gymnastics facility and associated parking lots; to the northeast an RV facility, storage buildings and a vacant disturbed lot; to the southeast by Riverside Drive and beyond a vacant disturbed lot; and to the southwest by an improved drainage channel containing disturbed mulefat scrub, beyond which lies a riparian woodland.

2.0 REGULATORY SETTING

The Plan is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in Western Riverside County. The Plan serves as a HCP pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act (FESA), as well as the Natural Communities Conservation Planning (NCCP) under the NCCP Act of 2001. The Plan will be used to allow the participating jurisdictions to authorize "take" of plant and wildlife species identified within the Plan area. The United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) (together, Wildlife Agencies) have authority to regulate the take of threatened, endangered, and rare species. Under the Plan, the Wildlife Agencies will grant "take authorization" for otherwise lawful actions, such as public and private development that may incidentally take or harm individual species or their habitat outside of the Plan Conservation Areas, in exchange for the assembly and management of a coordinated MSHCP Area through collection of Plan Mitigation Fees. The Plan is designed to provide mitigation compliance under the Federal Endangered Species Act (FESA), California Endangered Species Act (CESA), California Environmental Quality Act (CEQA), and National Environmental Protection Act (NEPA) with payment of a development mitigation fee to the appropriate local jurisdiction and completion of requisite habitat assessments/focused surveys for projects within those jurisdictions.

Pursuant to Plan Section 6.3.2 *Additional Survey Needs and Procedures*, if burrowing owl-suitable burrows are found on a project site or within 150 meters of a project site, focused surveys for burrowing owl are required within designated survey areas of the Plan and suitable habitat. The Project is located within a Cell minimally requiring a habitat assessment for burrowing owl. The habitat assessment identified the Project site as within a survey area for burrowing owl, and suitable habitat and burrows were identified on site; therefore, focused burrowing owl surveys were conducted (Blackhawk Environmental 2017).

3.0 METHODS

3.1 Step I: Habitat Assessment

An initial habitat assessment and the first of four focused burrowing owl surveys was conducted by walking the Project site and Survey Area on April 4, 2017. Blackhawk Environmental biologists Ryan Quilley, Brian Payne and Desiree Johnson identified the presence of suitable burrowing owl habitat and burrows on the Project site and the Survey Area. When it was not possible to access the 150-meter buffer zone, the Survey Area was visually inspected with binoculars. Habitat was mapped in the field on aerial photos (Figure 2).

Table 1. Habitat Assessment Conditions

Biologist(s)	Date	Time	Air Temperature (°F)	Wind Speed (mph)	Cloud Cover (%)	Precipitation
Ryan Quilley, Brian Payne, Desiree Johnson	4/6/2017	0730 -1215	58 - 82	0 - 4	20 - 50	None

3.2 Step II, Part A: Focused Burrow Survey

A systematic search of the Project site and Survey Area for burrows and burrowing owl sign was conducted by the three biologists on April 4, 2017 by walking transects through suitable habitat. Survey transects were spaced five to 20 meters apart to provide 100 percent visual ground coverage. Where habitat, terrain or other factors necessitated, transect width was reduced to achieve 100 percent visual ground coverage. For inaccessible areas, biologists scanned the area with binoculars to ascertain presence/absence of burrowing owls. During the search, suitable burrowing owl habitat mapped during the habitat assessment was verified and updated, as needed. All suitable burrowing owl burrows, man-made structures that could potentially support burrowing owls, and potential burrowing owl sign was mapped in the field on aerial photos (Figure 3). GPS coordinates were recorded for all potential burrows and burrowing owl sign.

3.3 Step II, Part B: Focused Burrowing Owl Survey

Focused burrowing owl surveys were conducted on four separate days during the burrowing owl breeding season (March 1 through August 31). In addition, a focused burrowing owl survey was conducted concurrently with the habitat assessment and focused burrow survey described in Sections 3.1 and 3.2. All surveys were conducted in weather conditions conducive to detecting burrowing owls outside their burrows and observing burrowing owl sign.

Focused surveys for burrowing owl were conducted by pedestrian surveys of the Project site, where feasible, and the 150-meter buffer (Survey Area) surrounding the Project site from April 4 through June 29, 2017 by Blackhawk Environmental biologists Ryan Quilley, Brian Payne, Desiree Johnson, Kris Alberts and Anna Prowant. Survey methods followed those described in the Burrowing Owl Survey Instructions for the Plan Area (2006). Surveys began within one hour of sunrise and concluded within two hours after sunrise, or began within two hours of sunset and concluded within one hour after sunset.

Prior to starting transects and upon arrival to the Project site, biologists scanned the Survey Area with binoculars to ascertain presence/absence of burrowing owls. Following the initial scan of the Survey

Area, the biologists followed the same survey protocol described in Sections 3.2 and 3.3. During the focused surveys, all suitable burrows were first scanned for occupation by burrowing owl. If no owls were observed, suitable burrows were directly inspected for changes in status and burrowing owl sign.

4.0 RESULTS

An initial habitat assessment for burrowing owl was conducted concurrently with the April 4, 2017 site visit per the *Step 1: Habitat Assessment* of the Burrowing Owl Survey Instructions for the Plan Area (2006). The initial habitat assessment was not conducted within five days of a rain event and included a focused survey for burrows and burrowing owl.

The April 4, 2017 visit included surveys according to *Step 2 Part A: Focused Burrow Surveys* and *Step 2 Part B: Focused Burrowing Owl Surveys* of the Burrowing Owl Survey Instructions for the Plan Area (2006). Burrowing owl habitat within the Project site includes all Disturbed Areas (Blackhawk Environmental 2017). While most of the Project site is composed of open, disturbed vegetation suitable for burrowing owl foraging, nesting opportunities are limited to those areas supporting potential host burrows. Abundance of suitable burrows was generally low, and all soils onsite appeared to have been graded, filled, or otherwise leveled to the present human-altered condition. Developed Areas surrounding the Project were excluded from the surveys due to lack of suitable burrows or burrow surrogates.

The Project site exhibits varying degrees of open and bare soils with denser areas of ruderal vegetation and observed California ground squirrel (*Otospermophilus beecheyi*) burrows. Due to the presence of suitable burrowing owl habitat onsite, three additional focused burrowing owl surveys were conducted following the April 4, 2017 habitat assessment/focused survey. Table 2 below describes survey conditions for the focused surveys. Surveys were conducted in compliance with the Burrowing Owl Survey Instructions for the Plan Area (2006) and were not conducted within five days following a rain event.

Table 2. Focused Burrowing Owl Survey Conditions

Biologist(s)	Date	Time	Air Temperature (°F)	Wind Speed (mph)	Cloud Cover (%)	Precipitation
Ryan Quilley, Brian Payne, Desiree Johnson	4/6/2017	0730-1215	58-82	0-4	20-50	None
Kris Alberts	6/13/2017	1810-1955	78-82	1-4	0	None
Anna Prowant	6/22/2017	0545-0730	63-68	1-3	0	None
Anna Prowant	6/29/2017	0600-0735	53-57	2-3	0-30	None

The surveys resulted in 15 burrows and one burrow surrogate (debris pile) suitable for burrowing owl within the Project and associated 150-meter buffer (Survey Area).

No burrowing owls and/or burrowing owl sign was observed during the focused surveys. The Project site appears to undergo periodic maintenance through vegetation management. Burrowing owl-suitable burrows were found in several areas of the Project site and Survey Area. Optimally suitable areas were correlated with high California ground squirrel activity, with the greatest concentration in the eastern end of the Survey Area, outside the Project footprint.

The overall vegetation in the northern section of the Project site was low, with high percentages of bare ground, while the southern section of the Project site was notably denser, with ruderal

vegetation containing a dominance of short-pod mustard (*Hirschfeldia incana*) present in 100% cover over large portions of the Project site, as well as the Survey Area. Overall vegetation within the Survey Area was denser than burrowing owls typically prefer.

Burrows ranged in size from 10 to 24 centimeters in diameter, with most suitable burrows being California ground squirrel burrows. California ground squirrels were directly observed in low numbers on site, and approximately 50 percent of the potential burrows showed sign of current occupation by ground squirrels (fresh soil aprons, scat, tracks, plant debris, etc.). Most of the burrows were in locations of bare ground and previously disturbed soil and generally were located on relatively flat terrain. Figure 3 depicts all suitable burrowing owl burrows, burrow complexes, and burrow surrogates as well as potential foraging and nesting habitat is included in Attachment A – Figures.

5.0 POTENTIAL IMPACTS

No burrowing owls were identified during the focused survey efforts. Therefore, no impacts to burrowing owls are anticipated to occur. Although suitable burrows were present onsite, many appeared currently occupied by California ground squirrels, and no burrowing owls or sign were observed. Based on the Burrowing Owl Survey Instructions for the Plan Area (2006), preconstruction presence/absence surveys for burrowing owls should be conducted within 30 days prior to ground disturbing activities to avoid potential direct impacts to burrowing owls.

6.0 CONCLUSION AND RECOMMENDATIONS

Focused burrowing owl surveys took place on the 2.78-acre Project site and associated 150-meter survey buffer for the proposed Tige Watersports Development Project in the City of Lake Elsinore, Riverside County, California. A total of 15 individual burrows and one burrow surrogate suitable for burrowing owl were found on the Project site and the Survey Area during the four focused surveys. None of the potential burrows were found to have any burrowing owl sign. With the MSHCP recommendation of a preconstruction burrowing owl survey within 30 days prior to construction, no negative impacts to the species are anticipated.

With the implementation of the proposed mitigation measures for potential Project-related impacts to burrowing owl, the Project will fulfill the requirements related to biological resources pursuant to CEQA and the Plan.

- **MM-BUOW 1:** Within 30 days of construction, conduct a take avoidance survey for burrowing owl per guidelines specified in the Western Riverside County Regional Conservation Authority Burrowing Owl Survey Instructions for the Plan Area (2006).

- **MM-BUOW 2:** If burrowing owls are observed to occupy the Project site and/or adjacent areas during take avoidance survey or incidentally during construction, the City of Lake Elsinore Planning Department will be notified, and avoidance measures may be implemented during the breeding season (March 1 through August 31). If burrowing owls are present during the non-breeding season (September 1 through February 28), burrowing owl exclusion measures may be implemented in accordance with the Plan.

7.0 SURVEYOR CERTIFICATION

All data, statements, analyses, findings and attachments within this report are accurate and truthful in terms of describing the existing conditions and the Project as proposed to Blackhawk Environmental. By adhering to the mitigation measures proposed within this report and through payment of appropriate fees for Plan Mitigation Fee Areas for the Western Riverside MSHCP Area, compensatory mitigation related to the complete the Project will be met to CEQA significance thresholds for burrowing owl.

Kris Alberts
Principal Biologist

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ATTACHMENT A

Figures

Blackhawk Environmental

Legend

Project Location

N

0 200 400 800

Feet

Figure 1

Project Location & Vicinity Map

Name: 20733 p136 Fig1 Loc & Vicin.Mxd
Print Date: 4/24/2017, Author: stondre

Legend

Site Boundary

Vegetation Community

Developed

Disturbed/Ruderal

N

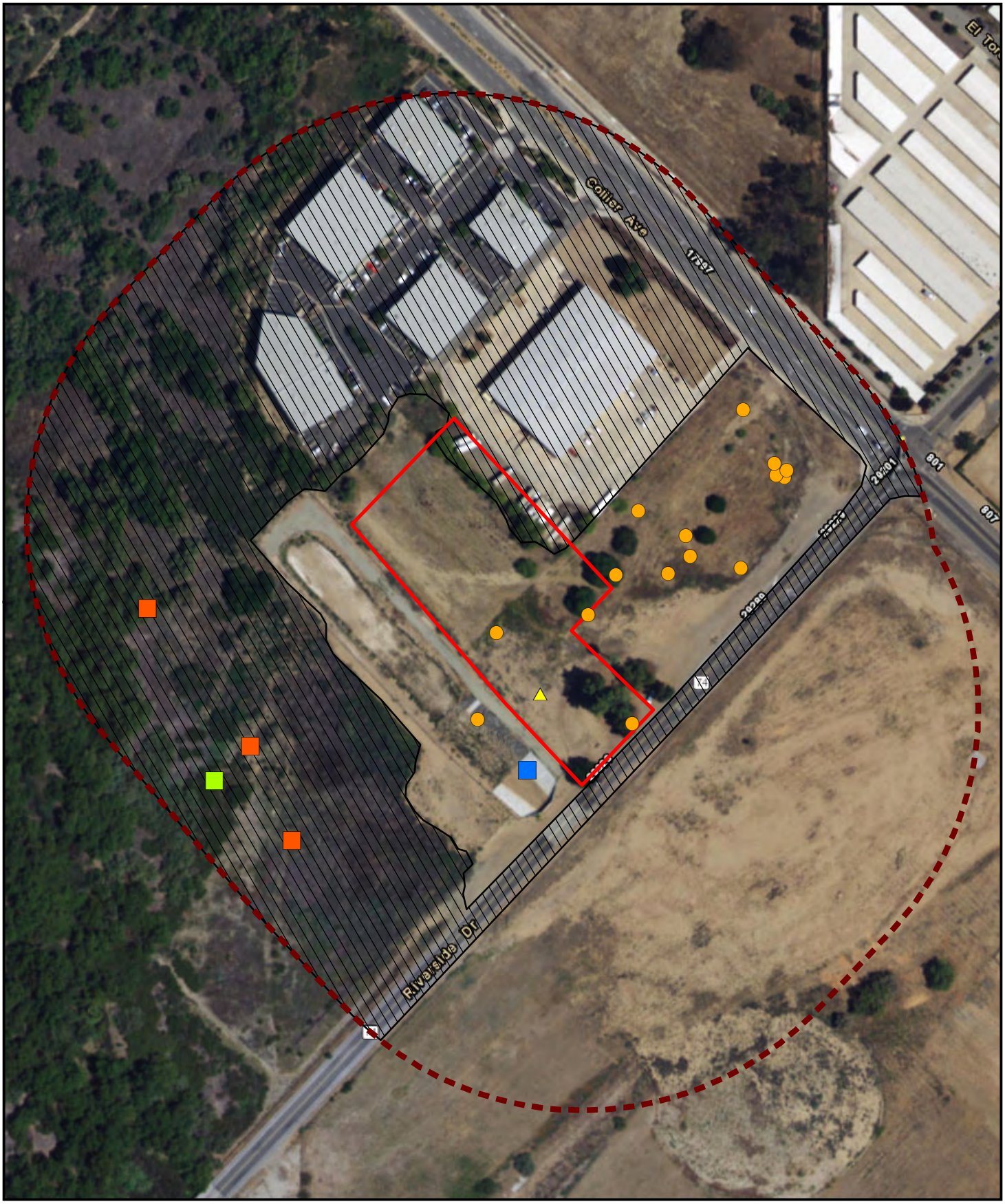
0 50 100 200

Feet

Figure 2

Vegetation Map

Name: 20733 p136 Fig2 Veg.Mxd
Print Date: 4/24/2017, Author: stondre



Legend

- Suitable BUOW Burrow
- Suitable BUOW Debris Pile
- Cooper's Hawk
- Least Bell's Vireo
- Yellow Warbler
- Site Boundary
- Survey Buffer
- Unsuitable BUOW Habitat

N

0 50 100 200

Feet

Figure 3

Sensitive Species & Suitable Burrowing Owl Burrow Locations

Name: 20733 p136 Fig4 SenSpecies & BUOW.Mxd
Print Date: 7/13/2017, Author: stondre

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TIGE WATERSPORTS DEVELOPMENT PROJECT
(APN 378-030-031)

FOCUSED RARE PLANT SURVEY REPORT

CITY OF LAKE ELSINORE, RIVERSIDE COUNTY, CALIFORNIA

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July 12, 2017

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EXECUTIVE SUMMARY

Blackhawk Environmental (Blackhawk) conducted a literature review, field reconnaissance survey, focused burrowing owl burrow surveys. biological special-status species habitat assessments and a focused rare plant survey of the proposed Tige Watersports Project site (Project) to assess existing site conditions, as well as to assess the potentials for sensitive species or habitats to occur within and/or adjacent to the Project site. The Project is an approximately 2.78-acre watersports building site proposed in the City of Lake Elsinore, Riverside County, California. The Project site is located on Assessor's Parcel Number (APN) 378-030-031 in the Elsinore Area Plan within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The site is best characterized as an unimproved, disturbed land use type. The Project is located within an area necessitating habitat assessments and potential surveys for burrowing owl (*Athene cunicularia*), seven criteria area plant species [threadleaf brodiaea (*Brodiaea filifolia*), Davidson's saltscale (*Atriplex serenana* var. *davidsonii*), Parish's brittlescale (*Atriplex parishii*), smooth tarplant (*Centromadia pungens* ssp. *laevis),* round-leaved filaree (*California macrophylla)*, Coulter's goldfields (*Lasthenia glabrata ssp. coulteri*) and little mousetail (*Myosurus minimus*)] and nine narrow endemic plant species [Munz onion (*Allium munzii)*, San Diego ambrosia (*Ambrosia pumila*), slender-horned spineflower (*Dodecahema leptoceras*), many-stemmed dudleya (*Dudleya multicaulis*)), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), San Miguel savory (*Satureja chandleri*), Hammitt's clay-cress (*Sibaropsis hammittii*) and Wright's trichocoronis (*Trichocoronis wrightii var. wrightii*)]. This report details the results of the focused rare plant surveys.

To support Project consistency with Plan guidelines, Blackhawk Environmental was contracted to perform surveys for rare plants per MSHCP Instructions for the Plan Area (2006). The initial habitat assessment resulted in the finding of potentially suitable habitat onsite for seven rare plant species, including three criteria area plant species (threadleaf brodiaea, smooth tarplant and round-leaved filaree), three narrow endemic plant species (Munz onion, San Diego ambrosia and many-stemmed dudleya) and one sensitive plant species (Palmer's grapplinghook; *Harpagonella palmeri*)) of California Rare Plant Rank (CRPR) 4.2. A focused rare plant survey was conducted to ascertain presence/absence for each of these rare plant species, as well as to document all plant species observed on the Project site. **No criteria area or narrow endemic plant species were found on the Project site**, but one sensitive plant species was found present on the Project site: San Diego tarplant. However, its CRPR of 4.2 does not grant it protective status under the MSHCP or CEQA for this Project. Regardless, since undeveloped habitat occurs on the Project site, compensatory mitigation will be required to offset Project impacts to below significant levels.

Per the MSHCP**,** prior to issuance of a grading or building permit, the Project applicant will be required to pay relevant Riverside County fees to the Western Riverside County Regional Conservation Authority. Effective July 1, 2016 through June 30, 2017, the MSHCP local development mitigation fee is $6,780 per acre for commercial projects. Therefore, the total fee for this 2.78-acre Project would be $18,848.40.

With the implementation of the paid fee, impacts to existing vegetation communities and present or potentially present plant species, including San Diego tarplant, on the Project site shall be considered successfully mitigated through the construction and long-term operations and maintenance phases of the Project. With this payment, the Project will fulfill the requirements related to biological resources pursuant to CEQA and the Plan.

1.0 INTRODUCTION

Blackhawk was contracted under Ross Southern Laboratories to conduct specified environmental surveys and provide a Focused Rare Survey Report for the proposed Tige Watersports Project, located on approximately 2.78 acres of entirely disturbed and developed land in the City of Lake Elsinore, Riverside County, California.

The purpose of this survey effort and report is to identify and document the presence/absence of seven rare plant species that may occur within the Project site, and then to propose mitigation measures to avoid, minimize and/or mitigate for any adverse direct or indirect impacts. The Project site is in the MSHCP Elsinore Area Plan, Criteria Cell 4266. The survey effort focused on documentation of existing site conditions, including soils, topography, vegetation communities and present plant species, as required for review under the MSHCP.

The initial habitat assessment was conducted on April 4, 2017 and identified suitable habitat for seven rare plant species (threadleaf brodiaea, smooth tarplant, round-leaved filaree, Munz onion, San Diego ambrosia, many-stemmed dudleya and Palmer's grapplinghook). Based on presence of suitable habitat for these species within the Project site, an additional focused rare plant survey was conducted for consistency with the Plan on June 13, 2017. This report describes the results of the habitat assessment and focused rare plant survey effort conducted on the Project site.

1.1 Project Description

The Tige Watersports Project proponent proposes to construct a 25,682-square foot industrial building that will include a boat showroom, offices, service, and manufacturing at 29400 Enterprise Way, Lake Elsinore, CA 92530 (Figure 1). The Project site occurs on APN 378-030-031.

The Project site is composed of two overlapping rectangles and is bound to the northwest by the developed Twist'n U Gymnastics facility and associated parking lots; to the northeast an RV facility, storage buildings and a vacant disturbed lot; to the southeast by Riverside Drive and beyond a vacant disturbed lot; and to the southwest by an improved drainage channel containing disturbed mulefat scrub, beyond which lies a riparian woodland.

2.0 REGULATORY SETTING

The Plan is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in Western Riverside County. The Plan serves as a HCP pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act (FESA), as well as the Natural Communities Conservation Planning (NCCP) under the NCCP Act of 2001. The Plan is used to allow the participating jurisdictions to authorize "take" of plant and wildlife species identified within the Plan area. The United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) (together, Wildlife Agencies) have authority to regulate the take of threatened, endangered and rare species. Under the Plan, the Wildlife Agencies will grant "take authorization" for otherwise lawful actions, such as public and private development that may incidentally take or harm individual species or their habitat outside of the Plan Conservation Areas, in exchange for the assembly and management of a coordinated MSHCP Area through collection of Plan Mitigation Fees. The Plan is designed to provide mitigation compliance under the Federal Endangered Species Act (FESA), California Endangered Species Act (CESA), California Environmental Quality Act (CEQA) and National Environmental Protection Act (NEPA) with payment of a development mitigation fee to the appropriate local jurisdiction and completion of requisite habitat assessments/focused surveys for projects within those jurisdictions.

Pursuant to Plan Sections 6.3.2 *Additional Survey Needs and Procedures (Criteria Area Species)* and 6.1.3 *Narrow Endemic Plant Species (NEPS)*, if a Project site contains habitat suitable for MSHCP criteria area or narrow endemic plant species, focused surveys for such species are then required within designated survey areas of the Plan. The Project is located within a Cell minimally requiring habitat assessments for seven criteria area plant species (threadleaf brodiaea (*Brodiaea filifolia*), Davidson's saltscale (*Atriplex serenana* var. *davidsonii*), Parish's brittlescale (*Atriplex parishii*), smooth tarplant (*Centromadia pungens* ssp. *laevis),* round-leaved filaree (*California macrophylla)*, Coulter's goldfields (*Lasthenia glabrata ssp. coulteri*) and little mousetail (*Myosurus minimus*)] and nine narrow endemic plant species [Munz onion (*Allium munzii)*, San Diego ambrosia (*Ambrosia pumila*), slender-horned spineflower (*Dodecahema leptoceras*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), San Miguel savory (*Satureja chandleri*), Hammitt's clay-cress (*Sibaropsis hammittii*) and Wright's trichocoronis (*Trichocoronis wrightii var. wrightii*). The Habitat Assessment Report (HAR) identified the Project site as within a survey area for all these species, and suitable habitat was identified for six of these species (threadleaf brodiaea, smooth tarplant, round-leaved filaree, Munz onion, San Diego ambrosia and many-stemmed dudleya); therefore, a focused rare plant survey for minimally these six target species was conducted on the Project site (Blackhawk Environmental 2017).

3.0 METHODS

An initial habitat assessment and rare plant species analysis was conducted by walking the Project site on April 4, 2017 and documenting existing conditions. Blackhawk Environmental biologists Ryan Quilley, Brian Payne and Desiree Johnson identified the presence of suitable rare plant species habitat and documented all plant species observed on the Project site. Vegetation communities on the Project site were mapped in the field on aerial photos. A HAR was prepared to detail these results (Blackhawk Environmental 2017).

As recommended in the HAR, a focused rare plant survey was conducted on June 13, 2017 by Blackhawk Environmental principal biologist Kris Alberts on the Project site for seven rare plant species with a low to high Potential for Occurrence (PFO). Although nine of the 16 rare plant species were considered absent from the Project site, it is important to note that the nature of this survey included cataloging all plant species observed within the Project site to approximately 10 feet beyond the Project footprint, including those assumed to be absent and possibly other rare species that may not yet be known within five miles of the Project site. The survey was conducted by a qualified botanist walking linear transects approximately 10 to 20 feet apart from one another on the Project site. In general, the distance between transects increased or decreased as necessary to ensure full visual coverage and varied with factors such as habitat type, vegetative density and height, access restrictions and target species morphological traits. Since some of the target species could be identified from non-floral characteristics outside of bloom periods, and other target plant species had generally overlapping bloom periods, a single survey pass on the Project site was sufficient to capture any potentially occurring sensitive plant species for this Project.

The botanist recorded every plant species encountered on the Project site in field notes. To make specific or sub-specific determinations, digital photographs and/or small samples were collected for species that required further analysis. The botanist ensured that all observed plants were documented correctly for proper presentation in the findings of this report.

Botanical taxonomy follows *The Jepson Manual: Vascular Plants of California, second edition* and the *Jepson eFlora* except where local experts Rebman and Simpson used alternate nomenclature in accordance with the *Checklist of Vascular Plants of San Diego County, 5th edition* (in press). Invasive plants were identified utilizing California Invasive Plant Council's (Cal-IPC) Inventory Database (http://www.cal-ipc.org/paf/). The list of plant species observed is presented in Attachment B. Table 1 details the survey conditions during the habitat assessment and focused rare plant survey.

Table 1. Habitat Assessment/Focused Rare Plant Survey Conditions

Biologist(s)	Date	Time	Air Temperature (°F)	Wind Speed (mph)	Cloud Cover (%)	Precipitation
Ryan Quilley, Brian Payne, Desiree Johnson	4/6/2017	0730 -1215	58 - 82	0 - 4	20 - 50	None
Kris Alberts	6/13/2017	1525-1800	82 - 86	1-4	0	None

4.0 RESULTS

4.1 Existing Land Use and Site Conditions

The proposed Project is located within 2.78 acres of entirely disturbed/developed, vacant land 600 feet west of the intersection of Collier Avenue and Riverside Drive, isolated to the north and east from the larger extant habitats of the region; however, expansive, natural riparian willow woodland and mulefat scrub habitat exists to the west and southwest, adjacent the parcel limits. The southwestern boundary of the Project abuts an improved drainage channel and dirt roads. Natural mulefat scrub habitat exists beyond the drainage channel and some disturbed-mulefat scrub exists within the drainage itself. The northwest boundary abuts a parking lot and gymnastics facility. The northeast borders an RV facility, storage buildings and a vacant disturbed lot. The southeast perimeter of the Project site in bound by Riverside Drive, beyond which exists a vacant disturbed lot. No native vegetation communities exist on the Project site.

Elevations within the Project site range from 1262 feet above mean sea level (AMSL) in the extreme southeast corner at its lowest point, up to 1268 feet AMSL in the center of the Project at its highest point. Soils within the Project site are fine sandy loam and very fine sandy loam and with slopes ranging from 0 to 2 percent. Two distinct soil series occur within the Project site; Pachappa fine sandy loam and Garretson very fine sandy loam. Soil units found within the Project are included in Table 2.

Table 2. Soils Occurring Within the Project Site

Map Unit Symbol	Map Unit Name	Percent of Project Site
GaA	Garretson very fine sandy loam, 0-2 percent slopes.	58.7%
PaA	Pachappa fine sandy loam, 0 to 2 percent slopes.	41.3%

Existing conditions within the undeveloped Project site include anthropogenic modification, generally lacking native vegetation and natural topographic relief. Overall, the site shows evidence of historical soil disturbance through intentional earth moving activities and disking. All soils onsite have been graded, filled, or otherwise leveled to the present human-altered condition. The Project site exhibits varying degrees of open and bare soils with denser areas of ruderal vegetation. The overall vegetation in the northern section of the Project site was low with high percentages of bare ground, while the southern section of the Project site was notably denser, with ruderal vegetation containing a dominance of short-pod mustard (*Hirschfeldia incana*) present in 100% cover over large portions. Review of historic aerials of the Project site indicate that the site has been left fallow after an earlier anthropogenic disturbance prior to 1994 (Google Earth 2017).

Topographically, the site generally drains from northeast to southwest. Land alteration over time adjacent to the Project site has rendered the area isolated from native habitats to the south, southeast, east and north. However, native riparian willow woodland, mulefat scrub and disturbed-mulefat scrub exist adjacent to the Project site to the west-northwest, west and west-southwest. Hydrology within the Project site facilitates sheet flow toward the southwest side of the Project site. Adjacent development has eliminated upstream hydrological input, and no observable hydrologic features, such as an Ordinary High Water Mark (OHWM) or streambed, were discernable at the time of the survey.

4.2 Vegetation Communities/Land Use Types

Two distinct vegetation communities/land use types were observed within the Project site. Land use types are described according to *Volume II, Section C Habitat Accounts – Vegetation Associations of the Plan* and further described based on dominant plant species present and land uses to further distinguish existing vegetation communities. A total of 2.56 acres of Exotic – Disturbed Areas and 0.22 acre of Developed Areas were identified to occur within the Project site. A vegetation map showing the distribution of the vegetation communities identified within the Project site is shown in Figure 2.

Residential/Urban/Exotic – Disturbed Areas

Per the MSHCP, Exotic-Disturbed Areas land uses often include ruderal plant communities. These areas often occur due to edge effects of developed roads and associated urban land uses. Typical species include common knotweed (*Polygonum arenastru*), common sow thistle (*Sonchus oleraceus*), horseweed (*Conyza canadensis*) and goosefoot (*Chenopodium* spp.). Disturbed areas may also include escaped landscaping and ornamentals. Within the Project, these ruderal plant communities are further described as "Disturbed Areas."

Disturbed Areas at the time of the habitat assessment and focused rare plant survey included ruderal vegetation with low, moderate and high vegetative cover, depending on the location. These areas exhibited a dominance of non-native, ruderal, vegetative ground cover typical of frequent soil disturbances such as short-pod mustard (*Hirschfeldia incana*), smooth barley *(Hordeum murinum),* bur-clover *(Medicago polymorpha)* red brome *(Bromus madritensis* ssp. *rubens),* red-stem filaree *(Erodium cicutarium),* rat-tail fescue (*Festuca myuros*), Mediterranean schismus (*Schismus barbatus*), Indian sweet clover (*Melilotus indicus),* Russian tumbleweed (*Salsola tragus*), London rocket (*Sisymbrium irio*), cheeseweed (*Malva parvifora*), tocalote (*Centaurea melitensis*), prickly lettuce (*Lactuca serriola*), tree tobacco (*Nicotiana glauca*), pitseed goosefoot (*Chenopodium berlandieri*), prickly sow thistle (*Sonchus asper*), common sow thistle and wild oat (*Avena fatua*), with occasional native species such as small-flowered fiddleneck *(Amsinckia menzieseii* ssp. *menzieseii*), common fiddleneck *(A. m.* ssp. *intermedia),* common sunflower (*Helianthus annuus*), jimson weed (*Datura wrightii*), telegraph weed (*Heterotheca grandiflora*) horseweed (*Erigeron canadensis*), pygmy weed (*Crassula connata*), ragweed (*Ambrosia acanthicarpa*), Coulter horseweed (*Laenecia coulteri*), forget-me-not (*Cryptantha spp.),* comb-bur *(Pectocarya linearis ssp. ferocula)* and popcorn flower (*Plagiobothrys sp.*).

Onsite Disturbed Areas were considered potential habitat for the target plant species.

Residential/Urban/Exotic – Developed Areas

Developed Areas include a paved parking lot in the northeast side of the Project site.

4.3 Sensitive and Observed Plant Species

The System Report Generator required the need to assess the Project site for its potential to contain 16 criteria area and narrow endemic plant species, and the overall literature review resulted in five additional sensitive plant species with the potential to occur within the Project vicinity. Six rare plant species were targeted for this survey effort.

A total of 66 plant species belonging to 23 families were documented within the Project site; 32 were

non-native, 17 of which are considered invasive (Attachment B). None of the six target species were observed, and these are all considered to be absent from the Project site. However, one sensitive plant species was documented: San Diego tarplant (*Deinandra paniculata*, CRPR 4.2). San Diego tarplant is an annual species of the sunflower family about 2 to 4 feet tall that features a small, yellow flower with eight ray flowers of tri-tooth tipped petals at the end of slender, branching stems.

Non-native plant species coverage dominated the Project site by approximately a 10:1 ratio, with sparse coverage of native species occurring as single individuals or small patches intermixed within non-native, ruderal vegetation. The San Diego tarplant was observed in one such patch in the central-northern portion of the Project site where several dozen individuals were growing in proximity (Figure 2).

4.4 Impacts

The Project would include permanent impacts associated with the complete clearing, grading and construction of the overall 2.78-acre Project site. The Project site is comprised entirely of an undeveloped, Disturbed vegetation community and smaller Developed land use type that would be completely and permanently converted to a fully developed commercial development. As shown in Table 3, Project implementation will not impact native vegetation communities.

Table 3. Summary of Impacts to Vegetation Communities/Land Use Types

Vegetation Community/Land Use Type	Impact Area (Acres)
(Residential/Urban/Exotic/Developed)	(2.78)
Disturbed Areas	*2.56*
Developed Areas	*0.22*
Subtotals: Non-Native Vegetation Communities	**2.78**
N/A	**0.00**
Subtotals: Native Vegetation Communities	**0.00**
TOTAL	**0.00**

Impacts to offset the loss of San Diego tarplant found onsite due to construction of the Project are inclusive within the 2.56 acres of Disturbed Areas.

5.0 CONCLUSION AND RECOMMENDATIONS

A habitat assessment was completed on April 6, 2017, and a focused rare plant survey was completed on June 13, 2017 on the 2.78-acre proposed Tige Watersports Development Project in the City of Lake Elsinore, Riverside County, California. No criteria area or narrow endemic plant species were found on the Project site, but one sensitive plant species was found present on the Project site: San Diego tarplant. However, its CRPR of 4.2 does not grant it protective status under the MSHCP or CEQA for this Project. Regardless, since undeveloped habitat occurs on the Project site, the following mitigation measure (MM) is required to offset Project impacts to below significant levels:

- **MM-BIO 1:** Pay Local Development Mitigation Fee. Per the MSHCP, prior to issuance of a grading or building permit, the Project applicant will be required to pay relevant Riverside County development mitigation fees to the Western Riverside County Regional Conservation Authority. Effective July 1, 2016 through June 30, 2017, the MSHCP local development mitigation fee is $6,780 per acre for commercial projects. Therefore, the total fee for this 2.78-acre Project would be $18,848.40.

With the implementation of MM-BIO 1, impacts to existing vegetation communities and present or potentially present plant species, including San Diego tarplant, on the Project site shall be considered successfully mitigated through the construction and long-term operations and maintenance phases of the Project. With this payment, the Project will fulfill the requirements related to biological resources pursuant to CEQA and the Plan.

6.0 SURVEYOR CERTIFICATION

All data, statements, analyses, findings and attachments within this report are accurate and truthful in terms of describing the existing conditions and the Project as proposed to Blackhawk Environmental. By adhering to the mitigation measures proposed within this report and through payment of appropriate fees for Plan Mitigation Fee Areas for the Western Riverside MSHCP Area, compensatory mitigation related to the complete the Project will be met to CEQA significance thresholds for existing vegetation communities and the absence of rare plant species.

Kris Alberts
Principal Biologist

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ATTACHMENT A

Figures

Blackhawk Environmental

Legend

Project Location

N

0 200 400 800

Feet

Figure 1

Project Location & Vicinity Map

Name: 20733 p136 Fig1 Loc & Vicin.Mxd
Print Date: 4/24/2017, Author: stondre

Legend

- Site Boundary
- San Diego Tarplant (CRPR 4.2)

Vegetation Community

- Developed
- Disturbed/Ruderal

N

0 50 100 200

Feet

Figure 2

Vegetation Map

Name: 20733 p136 Fig2 Veg.Mxd
Print Date: 7/13/2017, Author: stondre

ATTACHMENT B

Plant Species List

Blackhawk Environmental

PLANT SPECIES LIST

ANGIOSPERMS

MONOCOTS

JUNCACEAE	**Rush Family**
Juncus mexicanus	Mexican rush
POACEAE	**Grass Family**
***Avena fatua*	wild oat
***Bromus madritensis* ssp. *rubens*	red brome
***Festuca myuros*	rat-tail fescue
***Hordeum murinum*	false barley
***Polypogon monospeliensis*	annual beardgrass
***Schismus barbatus*	Mediterranean schismus

DICOTS

AMARANTHACEAE	**Amaranth Family**
**Amaranthus albus*	white tumbleweed
ASTERACEAE	**Sunflower Family**
Ambrosia acanthicarpa	annual bur-sage
Baccharis pilularis	coyote brush
Baccharis salicina	willow baccharis
***Carduus pycnocephalus*	Italian thistle
***Centaurea melitensis*	tocalote
Corethrogyne filaginifolia var. *filaginifolia*	California sand-aster
Deinandra fasciculata	fascicled tarweed
†*Deinandra paniculata* (List 4.2)	**San Diego tarplant**
Encelia farinosa	brittlebush
Erigeron canadensis	horseweed
Helianthus annuus	common sunflower
Heterotheca grandiflora	telegraph weed
**Lactuca serriola*	prickly lettuce
Laenecia coulteri	Coulter horseweed
Lasthenia gracilis	common goldfields
Layia platyglossa	tidy tips
**Oncosiphon piluliferum*	stinknet
Pseudognaphalium stramineum	cotton-batting plant
**Sonchus asper* ssp. *asper*	prickly sow-thistle
**Sonchus oleraceus*	common sow-thistle
Stephanomeria exigua	Deane's wirelettuce
Uropappus lindleyi	silver puffs
BORAGINACEAE	**Borage Family**
Amsinckia menziesii var. *intermedia*	common fiddleneck
Amsinckia menziesii var. *menziesii*	small-flowered fiddleneck
Cryptantha intermedia var. *intermedia*	Nievitas cryptantha
Heliotropium curassavicum	salt heliotrope
Pectocarya linearis ssp. *ferocula*	slender pectocarya
Plagiobothrys collinus var. *gracilis*	San Diego popcornflower
BRASSICACEAE	**Mustard Family**
***Brassica nigra*	black mustard

***Hirschfeldia incana*	short-pod mustard
***Sisymbrium irio*	London rocket
CHENOPODIACEAE	**Goosefoot Family**
***Atriplex semibaccata*	Australian saltbush
Chenopodium berlandieri	pitseed goosefoot
***Salsola australis*	Russian thistle
CRASSULACEAE	**Stonecrop Family**
Crassula connata	pygmy weed
EUPHORBIACEAE	**Spurge Family**
Croton setigerus	doveweed
Euphorbia micromera	Sonoran sandmat
FABACEAE	**Legume Family**
Acmispon glaber	deerweed
***Medicago polymorpha*	California burclover
**Melilotus indicus*	Indian sweetclover
**Parkinsonia aculeata*	Mexican palo verde
FRANKENIACEAE	**Heath Family**
Frankenia salina	alkali heath
GERANIACEAE	**Geranium Family**
***Erodium cicutarium*	red-stem filaree/storksbill
**Erodium moschatum*	white-stem filaree/storksbill
MALVACEAE	**Mallow Family**
**Malva parviflora*	cheeseweed
MELIACEAE	**Mahogany Family**
**Melia azedarach*	China berry
MONTIACEAE	**Montia Family**
Calandrinia ciliata	red maids
MYRSINACEAE	**Myrsine Family**
**Anagallis arvensis*	scarlet pimpernel
PHRYMACEAE	**Lopseed Family**
Mimulus guttatus	seep monkeyflower
POLYGONACEAE	**Buckwheat Family**
Eriogonum fasciculatum	California buckwheat
Eriogonum gracile	slender buckwheat
SAPINDACEAE	**Soapberry Family**
**Cupaniopsis anacardioides*	carrotwood
SOLANACEAE	**Nightshade Family**
Datura wrightii	western jimson weed
***Nicotiana glauca*	tree tobacco
**Solanum elaeagnifolium*	silver-leaved horsenettle
TAMARICACEAE	**Tamarisk Family**
***Tamarix ramosissima*	saltcedar
ULMACEAE	**Elm Family**
**Ulmus parviflora*	Chinese elm
URTICACEAE	**Nettle Family**
**Urtica urens*	dwarf nettle

Key to Symbols

* Non-native
** Non-native and Invasive according to Cal-IPC
† Special status plant, California Native Plant Society Rare Plant Rank

City of Lake Elsinore
Planning Division
130 S. Main Street
Lake Elsinore, CA 92530
(951) 674 - 3124
(951) 474- 1419 fax

CITY OF LAKE ELSINORE

COMMUNITY DEVELOPMENT DEPARTMENT

PROPERTY OWNER INITIATED

Multiple Species Habitat Conservation Plan (MSHCP) Application

For MSHCP Consistency Determination

THIS APPLICATION SHOULD BE COMPLETED BY A QUALIFIED BIOLOGIST OR SOMEONE KNOWLEDGABLE ABOUT THE REQUIREMENTS OF THE MSHCP.

If any part of the proposed project lies within a MSHCP Criteria Cell, then this application will serve to initiate the Lake Elsinore Acquisition Process (LEAP). If not in a Criteria Cell, this application will serve to provide information regarding MSHCP "Plan Wide Requirements". Whether the proposed project is within a Criteria Cell, or not, a full consistency determination is required as part of project approval.

NOTE: This application is required on all projects, including grading permits.
The exceptions are one Single-Family Home, or other projects not involving a discretionary action.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Type of Application(s)/Entitlement(s) :

CASE NUMBER(s):

LEAP #: 2017-03 **DATE:** 8/11/2017

Applicant's Name: Tige Watersports **E-Mail:** Chrisw@tigewater-sports.com

Mailing Address: 29400 Enterprise Way
Lake Elsinore, CA

Daytime Phone No: 951/203-1845 **Fax No:**

Property Owner's Name: R. Kelly Thueson

Mailing Address: 62 E. 3450 N. Spanish Fork, UT 84660

Daytime Phone No: 801/360-2909 **Fax No:** 801/355-1140

Ross Kelly Thueson — *PRINTED NAME OF APPLICANT*

RK Thueson — *SIGNATURE OF APPLICANT*

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf. I further authorize, pursuant to Government Code Section 65105, that planning agency personnel may enter upon the subject property and make examinations and surveys, provided that, the entry, examination, and survey do not interfere with the use of the land.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

R Kelley Thueson R K Thueson

PRINTED NAME - PROPERTY OWNER(S) ***SIGNATURE - PROPERTY OWNER(S)***

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

A full consistency determination must include all of the information as described below. It will likely be necessary to submit separate pages or attach appropriate documents and technical studies. All information must be submitted both in hardcopy, and in an electronic digital format on a CD.

Assessor's Parcel Number(s) (APNs): 378-030-031

Enter the APNs in the MSHCP Report Generator found at the website below, and include a copy of the report print-out. http://onlineservices.rctlma.org/content/rcip_report_generator.aspx

If applicable, identify the MSHCP Conservation Criteria cell(s) covering the above referenced APN's: 4266

Written project description: The Tige Watersports Project proponent proposes to construct a 25,682 square foot industrial building that will include a boat showroom, offices, service, and manufacturing at 29400 Enterprise Way, Lake Elsinore, CA 92530.

Describe unique biological features (i.e. washes, streams, trees, and/or rock outcroppings) and quantify anticipated impacts resulting from development of the site:

There are no unique biological features on site. The Project would impact 2.56 acres of Disturbed Areas (graded fill pad covered with ruderal vegetation) and 0.22 acres of Developed Areas (paved parking lot) by converting the mostly undeveloped land into a commercial building space, parking lot, and associated features.

Explain the proposed project in relation to any Cores and Linkages, Area Plan Subunits, and Cell Groups. Include discussion of MSHCP goals for these areas and how the proposed project meets them.

Except for small runways between localized burrow locations, no concentrations of wildlife tracks or sign were observed, and no established corridors or connectivity to larger conservation areas of the region were observed. Though the riparian woodland to the west of the Project site is likely a wildlife corridor, the isolated nature of the Project site itself surrounded by development and disturbed areas at all boundaries, except for the west and southwest sides, essentially precludes corridor potential on the Project site. Since the Project site is not within a Core or Linkage, and it is only peripherally associated with a riparian woodland to the west, the Project will not impact a Core or Linkage. In addition, the Project will not adversely affect the Subunit or Cell group, as it is proposing development for an area of the Cell not already identified for conservation or preservation by the MSHCP. The Habitat Assessment Report prepared for this Project contains additional detail.

Explain how the proposed project design incorporates or complies with the Conservation Criteria within the affected cells? Include discussion of MSHCP goals for these Cells and how the proposed project meets them. If the project is within a Cell but outside an area described for conservation (per the criteria for that Cell), please explain.

The Project site is not immediately adjacent to a MSHCP Conservancy Area and thus does not pose a risk of causing direct or indirect effects to MSHCP Conservancy Areas. However, there are two parcels removed from the Project site but within Cell 4266 that are set aside as Public Quasi-Public Conserved Lands. The MSHCP states that:

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

Both preserved parcels are owned by the Riverside County Flood Control and occur within and adjacent to the riparian area of Alberhill Creek. One parcel includes 4.72 acres and the other includes 0.86 acres. Both preserved parcels occur toward the western end of the cell, while the Project site is toward the eastern end of the cell, with several parcels separating the Project site from the preserved parcels. As such, the Project will have no direct or indirect effects on the Conservation Criteria within the affected cell, and no further analysis is required under the MSHCP.

Does the proposed project include any conservation of land to be donated to the MSHCP? If so, where and how much? Does the proposed project include any open space preservation? If so, where and how much?

No land is proposed to be donated to the MSHCP, and no open space is to be preserved through the full build-out scenario proposed for this development.

Does any part of the proposed project involve a Covered Activity as described in Section 7.0 *Covered Activities/Allowable Uses*? If so, please explain and include a detailed description of how the project will incorporate the required elements, including but not limited to, "siting and design" and maintenance requirements. Note that all Section 7.0 processing requirements apply.

The entire Project involves a Covered Activity as described in Section 7.0 Covered Activities/Allowable Uses. The Project includes 2.78 acres of private Development, including construction of buildings, structures, infrastructure and all alterations of the land, that is proposed to be carried out by a Permittee within the Plan Area, inside of the Criteria Area (Cell 4266). This Project may be permitted under the Plan, subject to consistency with MSHCP policies that apply inside the Criteria Area (such as policies related to Riparian and Riverine Areas and Vernal Pools, Narrow Endemic Plant Species, Additional Survey Needs and Procedures, and Funding/Fee Issues). Narrow Endemic Plant Species and Additional Survey Needs and Procedures were additionally covered by completing focused rare plant and focused burrowing owl surveys; no additional riparian/riverine/vernal pool studies or plant or wildlife species surveys were required.

How will the proposed project implement the requirements for the *Protection of Riverine/Riparian Areas and Vernal Pools* as set forth in Section 6.1.2 of the MSHCP (pages 6-20 through 6-27)? Include habitat assessment. If suitable habitat is present, further focused surveys are required, and results should be included in this submittal. Do not forget that an assessment for Fairy Shrimp and any potential suitable habitat is part of this section of the MSHCP. (Note: If applicant is stating that no suitable habitat exists on the project site, this must be clearly justified.)

There are no suitable clay soils or plant species onsite to indicate the presence of vernal pools, and no riparian/riverine habitat occurs on the Project site. Therefore, fairy shrimp are considered absent. All onsite vegetation communities are either Disturbed Areas (2.56 acres of graded fill pad covered with ruderal vegetation) and Developed Areas (0.22 acre of paved parking lot). The Habitat Assessment Report prepared for this Project further describes these findings. Adjacent riparian vegetation that occurs to the northwest and west of the Project site would be protected during and following construction through the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

Impacts should be avoided, but if this is not feasible, then discussion of practicable alternative that minimizes direct and indirect impacts to the maximum extent practicable shall be included. All unavoidable impacts shall be mitigated such that the lost functions and values as they relate to MSHCP Covered Species are replaced and set forth under a Determination of Biologically Equivalent or Superior Alternative (DBESP). If a DBESP is required, it should be included with this submittal.

The project as proposed would result in the full build-out of all 2.78 acres; therefore, the entire Project site would be impacted and no areas would be avoided. However, there would be no impacts to MSHCP-covered species on the Project site by the full build-out scenario.

No DBESP is required for this Project.

How will the proposed project implement the requirements for the *Protection of Narrow Endemic Plant Species* as set forth in Section 6.1.3 of the MSHCP (pages 6-12 through 6-41)? All habitat assessments, as well as focused surveys as required, shall be included with this submittal. For all surveys conducted, an explanation of survey methodology shall also be included, as well as map depicting location(s) if applicable per Section 6.3.1. (Note: If applicant is stating that no suitable habitat exists on the project site, this must be clearly justified.)

A Focused Rare Plant Survey Report prepared for this Project found that no MSHCP criteria area or narrow endemic plant species were found on the Project site. Please reference the Focused Rare Plant Survey Report for additional detail.

How will the proposed project implement the requirements for the *Additional Survey Needs and Procedures* as set forth in Section 6.3.2 of the MSHCP (pages 6-63 through 6-71)? All habitat assessments, as well as focused surveys as required, shall be included with this submittal. For all surveys conducted, an explanation of survey methodology shall also be included, as well as a map depicting location(s) if applicable per Section 6.3.1. (Note: If applicant is stating that no suitable habitat exists on the project site, this must be clearly justified.)

A Focused Rare Plant Survey Report prepared for this Project found that no MSHCP criteria area or narrow endemic plant species were found on the Project site. Please reference the Focused Rare Plant Survey Report for additional detail. A Focused Burrowing Owl Survey Report was also prepared for this Project that found an absence of burrowing owls onsite. Please reference the Focused Burrowing Owl Survey Report for additional detail. No additional wildlife or plant species required additional survey needs or procedures. Please refer to the Habitat Assessment Report for additional detail on all plant and wildlife species on the Project site, as well as potentially occurring sensitive species found to be absent due to a lack of suitable habitat types.

This Project will not impact any MSHCP-covered species, provided a 30-Day Preconstruction Burrowing Owl survey occurs any time of year within 30 days of grading, clearing and/or grubbing, and nesting bird surveys that include least Bell's vireo surveys occur, if construction is to take place between April 10 and July 31. These mitigation measures are also presented in the Habitat Assessment Report.

Does the project have any Vegetation Mapping requirements as set forth in Section 6.3.1 of the MSHCP? If so, how will they be addressed?

Onsite vegetation has been mapped as 2.56 acres of Disturbed Areas and 0.22 acre of Developed Areas. No additional mapping needs are required per Section 6.3.1 of the MSHCP. Please refer to the Habitat Assessment Report Figure 2, which shows the locations of each vegetation community/land use type on the Project site.

How will the proposed project commit to implement the *Urban/Wildlands Interface Guidelines* as set forth in Section 6.1.4 of the MSHCP (pages 6-42 through 6-46)? If applicable, the City is required to impose a condition ensuring compliance with these guidelines.

The Project site is not immediately adjacent to a MSHCP Conservancy Area and thus does not pose a risk of causing direct or indirect effects to MSHCP Conservancy Areas. However, there are two parcels removed from the Project site but within Cell 4266 that are set aside as Public Quasi-Public Conserved Lands. The MSHCP states that:

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

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How will the proposed project comply with the *Fuels Management Guidelines* as set forth in Section 6.4 of the MSHCP (pages 6-72 through 6-73)? If applicable, the City is required to impose a condition ensuring compliance with these guidelines.

Fire protection equipment will be onsite at all times throughout construction, and post-construction landscaping shall adhere to City of Lake Elsinore/Riverside County standards to include fuel management, vegetation maintenance, and fuel reduction measures for approved landscaping plant species only.

If you need additional information about the MSHCP, please refer to http://www.rctlma.org/mshcp/index.html
Other information that should be included in the MSHCP submittal, both in hardcopy and electronic format (CD), is listed below:

- Aerial Photographic Image (TIFF format) of the subject property(ies) (delineated) and surrounding vicinity
- Exhibits and associated photographs that clearly represent the project area
- Site Plan/Tentative Tract or Parcel Maps (minimum size 11" x 17"; TIFF image of map)
  Also, one of the following data formats (linework and annotation) -
  - Shape File
  - Microstation CAD File
  - Autodesk Auto CAD File
- Grading Permit
  Conceptual or preliminary Grading Plan (TIFF image of plan). Include contours as well as a Digital Elevation Model (DEM) in one of the following data formats.
  - Shape File
  - Microstation CAD File
  - Autodesk Auto CAD File
- Building Permits
- All biological resource technical reports/surveys supporting the discussions above.

Number of Copies

The City recommends first submitting one (1) complete package to include all of the above information. The City will review the information provided, and request revisions and/or additional information as needed. If the project lies within a Criteria Cell, and requires a Joint Project Review (JPR) with the Regional Conservation Authority (RCA), four (4) additional copies will be required once the submittal is deemed complete.