

Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis



Ortega Plaza - PA 2019-80/PAR 2019-10

**WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES
HABITAT CONSERVATION PLAN CONSISTENCY
ANALYSIS**

**ORTEGA PLAZA – COMMERCIAL RETAIL
PA 2019-80/PAR 2019-10
ASSESSOR’S PARCEL NUMBER 381-320-025
RIVERSIDE COUNTY, LAKE ELSINORE, CALIFORNIA**

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1.0 EXECUTIVE SUMMARY

This Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis (Analysis) provides the results of the required MSHCP assessments to determine if the proposed Ortega Plaza, LLC Commercial Retail project (PA 2019-80/PAR 2019-10) (Project) was consistent with the goals and objectives of the MSHCP. The subject property (Property/Site) for the Project, Assessor's Parcel Numbers (APN) 381-320-025, was not located within a MSHCP-designated assessment area for covered species. The Project required a MSHCP Section 6.1.2 *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools* (MSHCP Section 6.1.2) assessment.

The Project was in the City of Lake Elsinore (City), California on the southeastern corner of Ortega Highway (State Highway 74 [Hwy 74] and Grand Avenue approximately 3.25-aerial miles southwest of the Interstate 15 (I-15) and Central Avenue intersection. The Property totaled 5.73-acres and the Project development footprint totaled 3.57-acres.

The Project was in the Elsinore Area Plan (EAP). The Project was not located within Subunit or a Criteria Cell, and therefore, no portions of the Project were targeted for long-term conservation. Further, a Reserve Assembly Analysis was not required for the Project.

Searl Biological Services (SBS) conducted the initial field assessment on the Property on August 4, 2020 and conducted an update assessment on February 28, 2022. No MSHCP Section 6.1.2 resources were present on or near the Property.

The Project, based on the findings described herein, is consistent with the goals and objectives of the MSHCP.

2.0 INTRODUCTION

The purpose of this MSHCP Analysis was to summarize the biological data for the Project, and to document the Project's consistency with the goals and objectives of the MSHCP. According to the RCA's MSHCP Information Application (Regional Conservation Authority, 2021), the Project did not require an assessment for specific covered species (i.e., Amphibians, Burrowing Owl, Mammals, and/or Narrow Endemic/Criteria Area Plants. The Project did require a MSHCP Section 6.1.2 assessment.

The Project was in the City of Lake Elsinore (City), California on the southeastern corner of Ortega Highway (State Highway 74 [Hwy 74] and Grand Avenue approximately 3.25-aerial miles southwest of the Interstate 15 (I-15) and Central Avenue intersection. *Figure 1 - Regional Map* (Page 2) and *Figure 2 - Vicinity Map* (Page 3) depict the location of the Project.

The Project was geographically located in Township 6 South, Range 5 West, Section 11 of both the Alberhill and Lake Elsinore 7.5 Minute United States Geological Survey (USGS) California Quadrangles as depicted by *Figure 3 - USGS Topographic Map* (Page 4). The Universal Transverse Mercator (UTM) coordinates of the approximate center of the Property was Zone 11; 465,134-meters East; 3,724,186-meters North; North American Datum 1983 (NAD83).

2.1 Project Area

The Project footprint was based on an AutoCAD and PDF file of the Project prepared by the Applicant's civil engineer, Plump Engineering, Inc. (Plump Engineering), that was converted for GIS use and

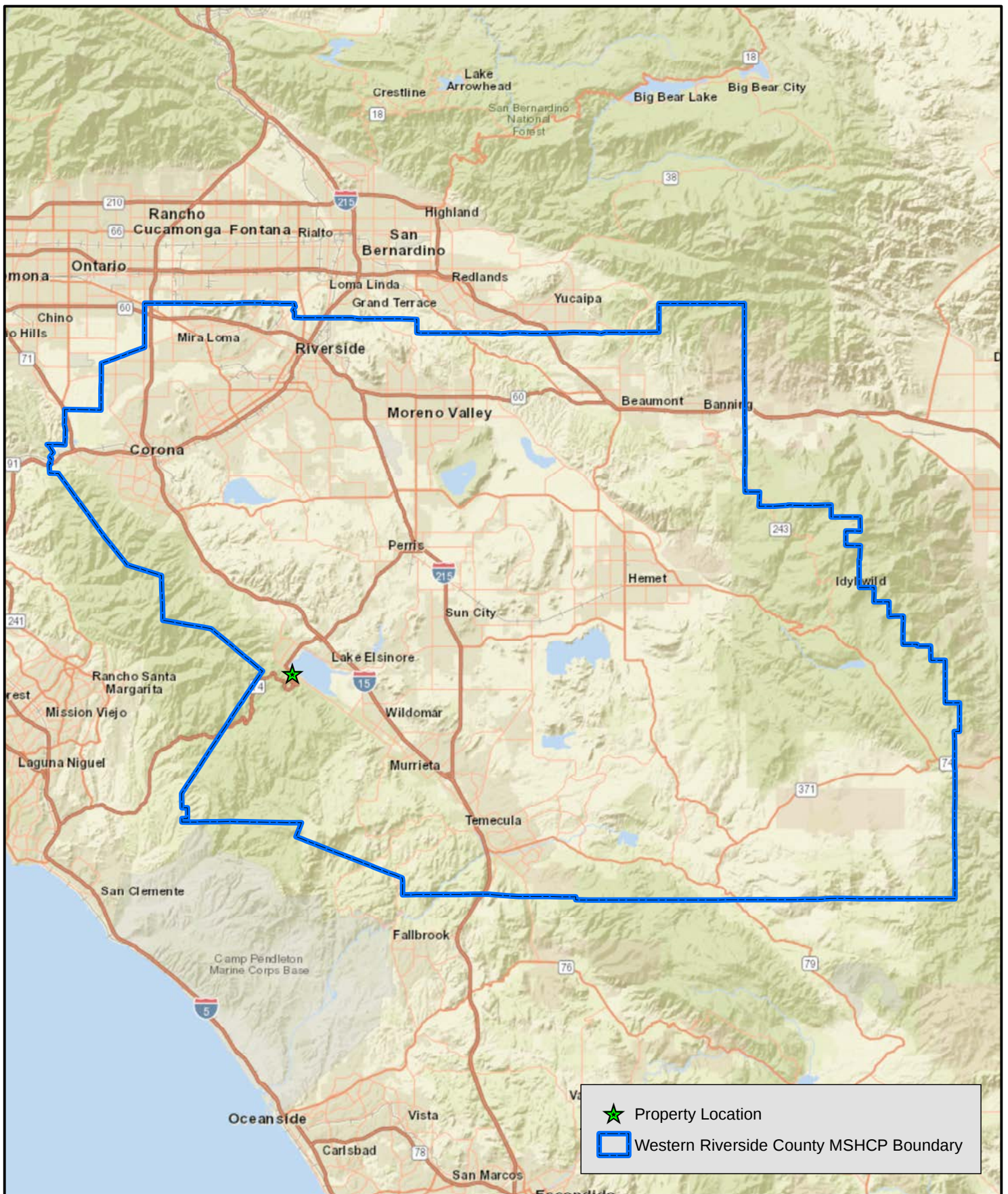


FIGURE 1
Regional Map



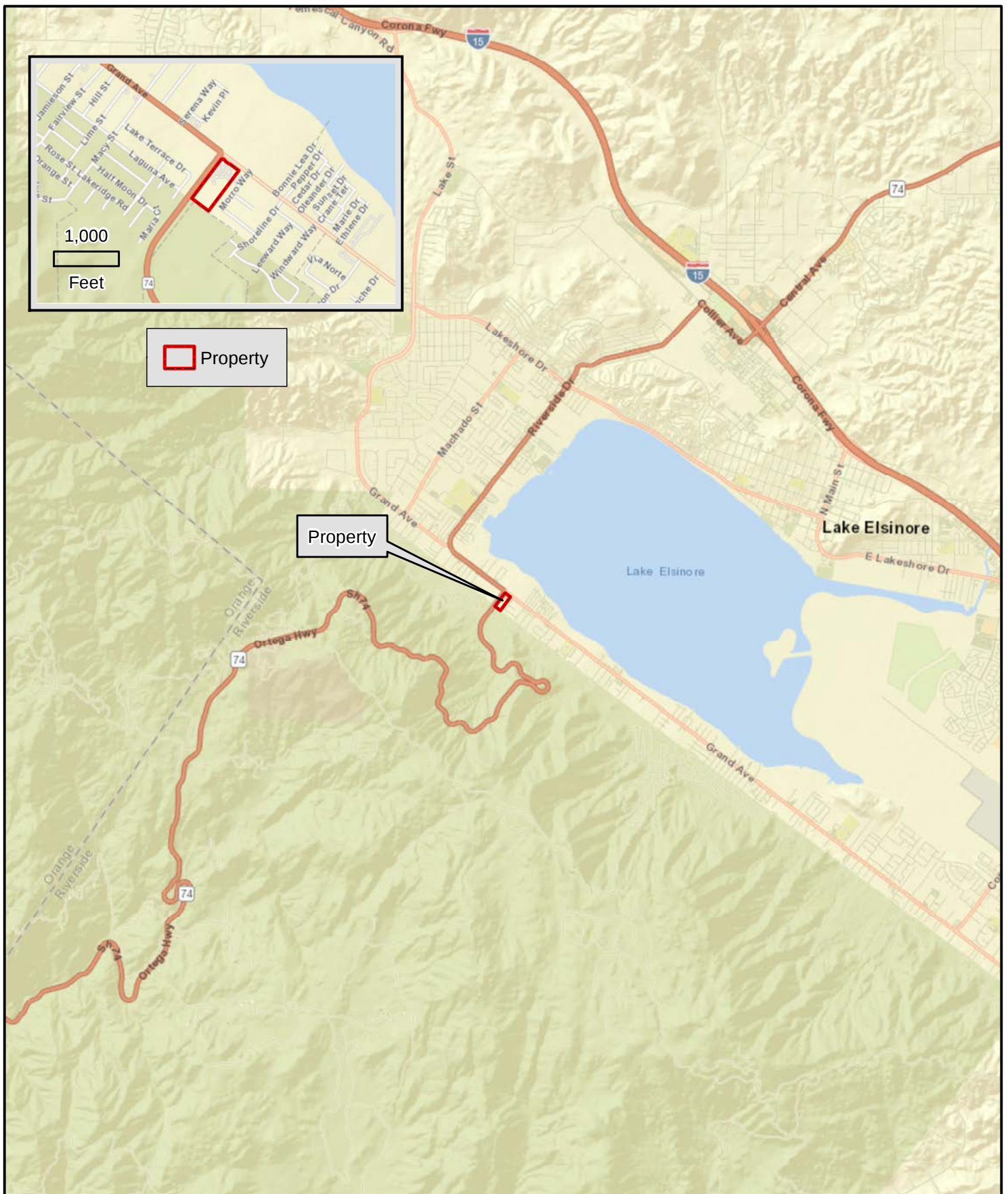
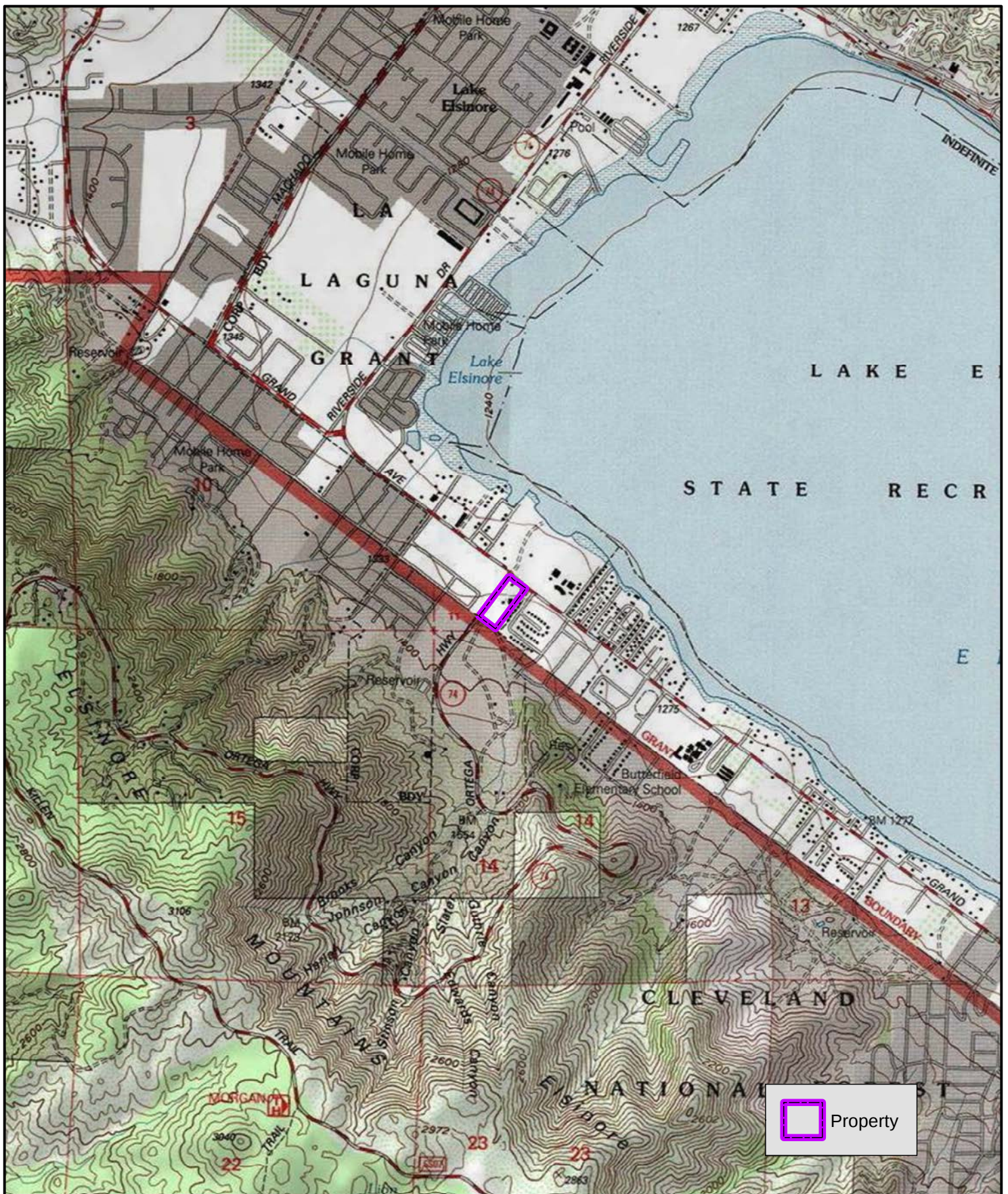


FIGURE 2
Vicinity Map



0 0.75 1.5 3 Miles



0 0.25 0.5 1 Miles
1:24,000

FIGURE 3
USGS Topographic
Map

georeferenced by SBS¹. Based on these combined sources, the Project footprint will total 3.57-acres. According to the Project's architect Empire Design Group (Empire Design), offsite improvements are not a part of the Project as those are within the public right-of-way.

Figure 4 – Project Footprint (Page 6) depicts an aerial photograph of the Property and the proposed Project disturbance footprint. The Project site plan, provided by Empire Design, is attached in Appendix A.

2.2 Project Description

The Project will initially consist of the demolition of the existing burger and wings quick serve restaurant and then proposes to construct a 3,375-square foot (SqFt) convenient store with a 1,400-SqFt drive-thru quick serve restaurant. Also proposed is a five MPD fueling canopy with associated tanks totaling 3,427-SqFt. The Project will also include parking, landscape, hardscape improvements, and water quality management plan (WQMP) areas. Two buildings, an 8,634-SqFt retail store and a 6,478-SqFt two-story office building will remain in place as-is.

2.3 Covered Roads

According to the RCA's MSHCP Information Application (Regional Conservation Authority, 2021), Hwy 74 was classified as a "Mountain Arterial" covered road and Grand Avenue was listed as an "Arterial" covered road.

2.4 Covered Public Access Facilities

The Project does not entail the construction of, or improvements to, a Covered Public Access Facility.

2.5 General Setting

The Property was situated at the base of the Elsinore Mountains between the Cleveland National Forest and Lake Elsinore in the southwestern portion of the City. The area consisted of a mix of land use ranging from high density residential to mountainous open space. The Property was approximately 0.25-mile south of Lake Elsinore. *Figure 5 – General Setting Aerial Photograph* (Page 7) depicts the general setting around the Property.

3.0 RESERVE ASSEMBLY ANALYSIS

The MSHCP "...is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on Conservation of species and their associated Habitats in Western Riverside County" (Dudek & Associates, Inc., 2003). The MSHCP encompasses approximately 1.26 million acres of land that stretches from the crest of the San Jacinto Mountains west to the Orange County boundary. Ultimately, the MSHCP will result in the conservation of more than 500,000-acres (347,000-acres on existing Public/Quasi-Public Lands [PQP] and 153,000-acres of ARL) that focuses on the 146-species covered by the MSHCP (Dudek & Associates, Inc., 2003).

The MSHCP is a criteria-based plan of which the County's General Plan Area Plan boundaries were utilized to provide the broad organizational framework for the criteria (Dudek & Associates, Inc., 2003). A Conceptual Reserve Design (CRD) was sketched for each Area Plan using vegetation, planning species occurrence data, and biological issues and considerations as the primary criteria for the CRD (Dudek & Associates, Inc., 2003). After sketching the CRD, USGS quarter sections (i.e., approximate 160-acre cells)

¹ Acreages may not be exact and match other sources (i.e., county parcel files, architectural drawings, site plans, etc.) due to the CAD to GIS conversion and georeferencing process.



	Property
	Project Disturbance Area (3.57-Acres)

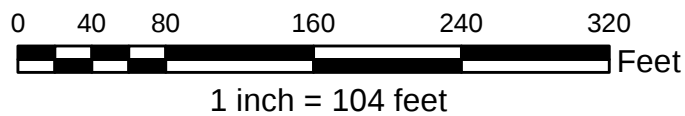


FIGURE 4
Project Footprint



FIGURE 5
General Setting
Aerial Photograph

were then overlain on the CRD such that each "Criteria Cell" is an area in real space with a legal description (Dudek & Associates, Inc., 2003). Criteria Cells were then either aggregated into a Criteria Cell Group or retained as individual Criteria Cells based upon the level of conservation and configuration of the Criteria Cell or Criteria Cell Group (Dudek & Associates, Inc., 2003). Criteria Cells were assigned an identification number, and each Criteria Cell Group was assigned a letter code. Conservation Criteria was drafted for each Criteria Cell or Criteria Cell Group to provide an explicit description of the areas to be targeted for conservation (Dudek & Associates, Inc., 2003). Those areas located outside of the designated Criteria Cells and/or Criteria Cell Groups are not targeted to be included within the 153,000-acres of ARL.

3.1 Area Plan

The Project was in the western portion of the EAP. The EAP was approximately 126,334-acres (197-square miles) and consisted of six Subunits. The Project was not located within a Subunit or a Criteria Cell, and therefore, was not targeted for ARL and thus a Reserve Assembly Analysis was not required for the Project. Criteria Cell 4759 was the nearest to the Project and was located approximately 2.25-aerial miles east of the Project. *Figure 6 – Elsinore Area Plan and Subunits* (Page 9) depicts the Project's location in relation to those areas described above.

3.2 Public Quasi-Public Lands

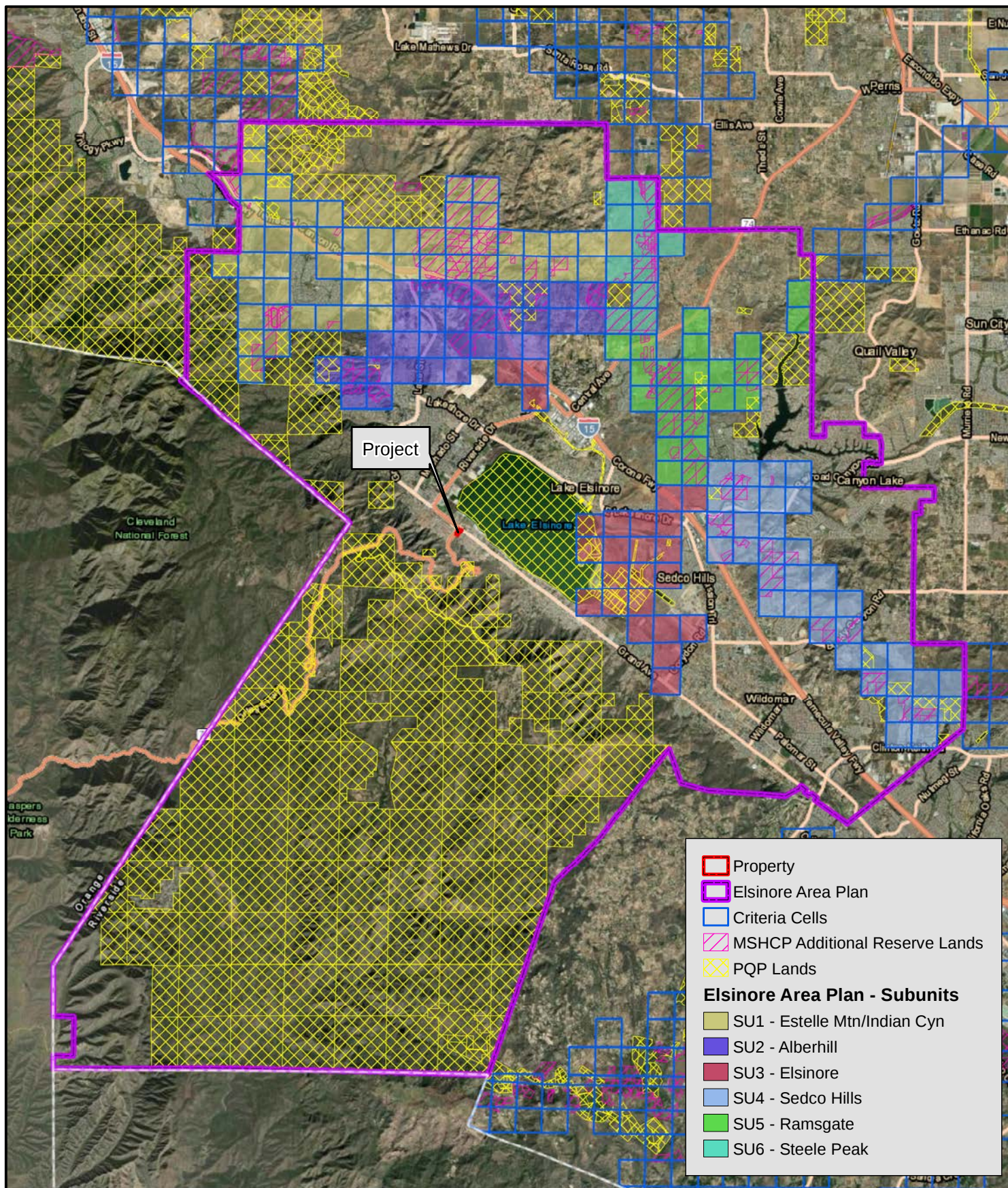
The Project will not directly or indirectly impact PQP Lands. The nearest PQP Land to the Project was the Cleveland National Forest located approximately 0.50-aerial mile southwest of the Project.

4.0 VEGETATION MAPPING

Vegetation community classifications are typically conducted in accordance with the California Department of Fish and Wildlife's (CDFW) Vegetation Classification and Mapping Program (VegCAMP) *List of Vegetation Alliances and Associations* (Natural Communities List) (California Department of Fish and Wildlife, 2021) and *A Manual of California Vegetation* (Sawyer, Keeler-Wolf, & Evens, 2009). Vegetation communities and land covers are mapped in the field utilizing both Field Maps for ArcGIS installed on a smart phone connected to an iSxBlue2+ GNSS submeter GPS receiver (Field Maps) and paper maps (i.e., aerial photographs and USGS topographic maps).

Some land cover types are not classified in the above-referenced sources (i.e., developed, ornamental, ruderal, etc.); therefore, each land cover is designated with a common name for the purpose of this report. A brief description of the vegetation communities/land covers present on the Property is presented below. The distribution of mapped vegetation communities and land covers is depicted on *Figure 7 – Land Covers* (Page 10). The Property and Project acreages are provided in *Table 1 – Land Covers* (Page 11). A complete list of the flora observed on the Property is provided in Appendix B, and a complete list of the fauna observed on, above, or near the Property is provided in Appendix C.

- **Developed:** This land cover consisted of the commercial lot in the northern portion of the Property and included asphalt and buildings.
- **Ruderal:** This vegetation land cover was in the undeveloped southern portion of the Property and consisted primarily of non-native, weedy vegetation. The dominant plant species was red brome (*Bromus rubens*). Other non-natives, such as shortpod mustard (*Hirschfeldia incana*) and Russian thistle (*Salsola tragus*), were common throughout. A few native annuals were also present with Canada horseweed (*Erigeron canadensis*) and doveweed (*Croton setiger*) the two most abundant. Most of the plant species comprising this land cover were recorded during



- Property
- Elsinore Area Plan
- Criteria Cells
- MSHCP Additional Reserve Lands
- PQP Lands
- Elsinore Area Plan - Subunits**
- SU1 - Estelle Mtn/Indian Cyn
- SU2 - Alberhill
- SU3 - Elsinore
- SU4 - Sedco Hills
- SU5 - Ramsgate
- SU6 - Steele Peak

FIGURE 6
Elsinore Area Plan
and Subunits



0 1.5 3 6 Miles



FIGURE 7
Land Covers



0 40 80 160 240 320 Feet
1 inch = 104 feet

the initial site visit on August 4, 2020. This land cover was recently disked for weed abatement during the update survey conducted on February 28, 2022.

Table 1 – Land Covers

COMMON NAME/VEGCAMP COMMUNITY	PROPERTY		PROJECT	
	SqFt	Acres	SqFt	Acres
Developed	115,449.96	2.65	102,351.28	2.35
No corresponding VegCAMP Alliance				
Ruderal	133,982.55	3.08	52,987.06	1.22
VegCAMP Alliance 42.024.00				
Red brome or Mediterranean grass grasslands				
VegCAMP Association 42.024.02 <i>Bromus rubens – mixed herbs</i>				
TOTAL	249,432.51	5.73	155,338.34	3.57

5.0 PROTECTION OF SPECIES ASSOCIATED WITH RIPARIAN/RIVERINE AREAS AND VERNAL POOLS (SECTION 6.1.2)

Section 6.1.2 *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools* (MSHCP Section 6.1.2) of the MSHCP requires all subject properties under the jurisdiction of the MSHCP that are proposing a land use change/applying for a discretionary permit to conduct a MSHCP Section 6.1.2 assessment. This includes a habitat assessment for Riparian/Riverine Areas, Vernal Pools, three fairy shrimp species; 1) Riverside fairy shrimp (*Streptocephalus woottoni*) (RFS), 2) vernal pool fairy shrimp (*Branchinecta lynchi*) (VPFS), and 3) Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*) (SRPFS), and three bird species; 1) Least Bell's Vireo (*Vireo bellii pusillus*) (LBVI), 2) Southwestern Willow Flycatcher (*Empidonax traillii extimus*) (SWFL), and 3) Western Distinct Population Segment (DPS)² Yellow-billed Cuckoo (*Coccyzus americanus*) (YBCU). If the assessment identifies suitable habitat for any of the six-species associated with Riparian/Riverine Areas and Vernal Pools listed above, and the proposed project design does not incorporate avoidance of the identified habitat, focused surveys would be required, and avoidance and minimization measures will be implemented in accordance with the MSHCP's species-specific objectives for these species.

5.1 Riparian/Riverine Areas

According to MSHCP Section 6.1.2:

Riparian/Riverine Areas are lands which contain Habitat dominated by tress [trees], shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or

² Distinct Population Segment: In addition to the listing and delisting of species and subspecies, the ESA [Endangered Species Act] allows the listing/delisting of Distinct Population Segments of vertebrate species (i.e., animals with backbones, mammals, birds, fish, reptiles, and amphibians). A Distinct Population Segment is a portion of a species' or subspecies' population or range. The Distinct Population Segment is described geographically instead of biologically, such as "all members of XYZ that occur north of 40 north latitude" (U. S. Fish and Wildlife Service - Pacific Region, 2019).

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.

5.1.1 Methods

Office Review

Prior to initiating the field assessment, SBS conducted a review and analysis of the Alberhill and Elsinore 7.5 Minute USGS California Quadrangles, historic aerial photography from Historic Aerials online (Historic Aerials by Netronline, 2021) and Google Earth, the U. S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI), and the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey.

SBS also conducted a query of both the California Natural Diversity Database (CNDDB) and the USFWS Carlsbad Fish and Wildlife Office (CFWO) “Species Occurrence Data” GIS data to determine if the three-targeted fairy shrimp and/or three-targeted bird species listed above in Section 5.0 have been documented within five miles of the Project. The Cornell Lab of Ornithology’s eBird Hotspots (The Cornell Lab of Ornithology, 2022) was also referenced.

Riparian/Riverine Area Field Mapping Assessment

A potential Riparian/Riverine Area is walked and mapped with Field Maps, recording a vertex for every two feet traveled, as either a polyline and/or polygon depending on the habitat type (i.e., Riparian vs. Riverine) and the width of the feature³. The jurisdictional extent of a Riparian/Riverine Area is typically the dripline⁴ of the riparian vegetation associated with the water feature if present, or the top of the streambank in the absence of riparian vegetation⁵. Data collected while walking the potential Riparian/Riverine Area includes characteristics and functions such as hydrology, soils/substrates, dominant plant species/vegetation community, biological functions and values, presence/absence regarding the species listed in MSHCP Section 6.1.2, habitat suitability for LBVI, SWFL, YBCU, RFS, VPFS, SRPFS, and whether the feature contributes to downstream resources for MSHCP Section 6.1.2 species and/or MSHCP Conservation Areas.

Field Assessment Dates and Weather Conditions

The MSHCP Section 6.1.2 assessment and general survey was conducted by biologist Tim Searl on August 4, 2020. Tim Searl conducted an update assessment on February 28, 2022. Detailed survey information and conditions are presented in *Table 2 - MSHCP Section 6.1.2 Assessment Conditions* (Page 13). Representative photographs from both field assessments are provided in Appendix D.

³ Any feature $\leq$ to three feet in width, or lacking a discernable bed and bank, is mapped as a polyline, and given a mean width. The feature is then calculated and depicted in ArcGIS by utilizing the Buffer tool to represent the mean width.

⁴ The area defined by the outermost circumference of a tree canopy where water drips from and onto the ground.

⁵ The jurisdictional limits of a Riparian/Riverine Area generally coincide with that of CDFW 1600 streambeds. Though if a feature lacks riparian vegetation, a Riparian/Riverine Area must contribute to downstream resources to meet the criteria, unlike CDFW 1600 streambeds where CDFW may potentially assert jurisdiction over isolated streambeds regardless of it being vegetated or unvegetated.

Table 2 – MSHCP Section 6.1.2 Assessment Conditions⁶

DATE	FIELD PERSONNEL	SURVEY TIME	TEMPERATURE	HUMIDITY	% CLOUD COVER	WIND SPEED	ANNUAL PRECIPITATION TO-DATE ⁷
08/04/2020	Tim Searl	0600-1100	64-91	70-30	0-0	0-2	0
02/28/2022	Tim Searl	0900-1200	71-77	13-13	10-10	3-4	8.79

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⁶ Temperature (Degrees Fahrenheit), Humidity (Relative; %), and Wind Speed (mean miles per hour) were obtained in the field with a Kestrel 3500 weather meter.

⁷ Annual Precipitation (July 01 to June 30) To-Date was obtained from PWS Weather Station LAKEE15119 located near the Project in Lake Elsinore, CA (PWS Weather, 2022).

5.1.2 Existing Conditions and Results

Office Review

Historic Aerial Photography Analysis

Google Earth images were reviewed from 1996 to 2021. The overall result of the historical analysis indicates that the Property has remained in the same condition for the past 28 years. The existing commercial center was present in 1996.

NWI

According to the NWI, no wetland resources were present on or adjacent to the Property.

Query Results

According to the CFWO and CNDDDB, a total of 224 records of MSHCP Section 6.1.2 targeted species have been reported within 5-miles of the Property from 1998 to 2020. The species reported included LBVI (221 records), RFS (2 records), and SWFL (1 record). The nearest documented record to the Property was LBVI in 2010 approximately 0.33-mile northwest on Lake Elsinore.

An eBird hotspot, *Lake Elsinore--Perret Park* (The Cornell Lab of Ornithology, 2022), was located approximately 2.0-miles southeast of the Property. LBVI and Willow Flycatcher (*Empidonax traillii*) (WIFL) were reported in 2018.

Natural Resources Conservation Service Soils

According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (United States Department of Agriculture Natural Resources Conservation Service, 2022), the Property consisted of two soil series as depicted by *Figure 8 – NRCS Soils* (Page 15). A brief description, as described by the NRCS, is presented below. Acreages and square footage are provided in *Table 3 – NRCS Soils* (below). No hydric, clay, or saline-alkali soil series were present on the Project.

- **Corralitos loamy sand (146):** A somewhat excessively drained alluvium derived from mixed parent material. The depth to the restrictive feature and water table was more than 80-inches. The frequency of ponding, according to the NRCS, is none.
- **Hanford sandy loam, 2 to 9 percent slopes (156):** A well-drained alluvium derived from granite. The depth to the restrictive feature and water table was more than 80-inches. The frequency of ponding, according to the NRCS, is none.

Table 3 – NRCS Soils

SOIL	PROPERTY		PROJECT	
	SqFt	Acres	SqFt	Acres
146	113,179.25	2.60	66,987.76	1.54
156	136,258.88	3.13	88,349.82	2.03
TOTAL	249,438.13	5.73	155,337.58	3.57

Riparian/Riverine Areas Results

No Riparian/Riverine Areas were present on or near the Property.

5.1.3 Impacts

No Riparian/Riverine Area impacts will occur due to the lack of Riparian/Riverine Areas on the Project.



FIGURE 8
NRCS Soils



0 40 80 160 240 320
Feet
1 inch = 104 feet

5.1.4 Mitigation

No Riparian/Riverine Area mitigation is required. The Project is consistent with the Riparian/Riverine Area section of MSHCP Section 6.1.2.

5.2 Vernal Pools

According to MSHCP Section 6.1.2:

***Vernal pools** are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season. The determination that an area exhibits vernal pool characteristics, and the definition of the watershed supporting vernal pool hydrology, must be made on a case-by-case basis. Such determinations should consider the length of the time the area exhibits upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records.*

5.2.1 Methods

The perimeter of a potential Vernal Pool is walked and mapped by creating a polygon utilizing Field Maps. Data collected while walking each potential Vernal Pool feature includes plant species composition, presence/absence of standing water, evidence of potential ponding (i.e., cracked mud), functions and values, presence/absence regarding the species listed in MSHCP Section 6.1.2, and habitat suitability for RFS, VPFS, SRPFS.

Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoil. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools become completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (i.e., the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (i.e., lacking oxygen or air) develop.

5.2.2 Existing Conditions and Results

No evidence of vernal pools was recorded on the Property. None of the conditions (i.e., no depressions, hydric soils, etc.) described above were observed on the Property and the soils consisted of sandy/loams that do not retain water.

5.2.3 Impacts

No Vernal Pool impacts will occur due to the lack of Vernal Pools on the Project.

5.2.4 Mitigation

No Vernal Pool mitigation is required. The Project is consistent with the Vernal Pool section of MSHCP Section 6.1.2.

5.3 Fairy Shrimp

According to Section 6.1.2 of the MSHCP:

***Fairy Shrimp** For Riverside, vernal pool and Santa Rosa fairy shrimp, mapping of stock ponds, ephemeral pools and other features shall also be undertaken as determined appropriate by a qualified biologist.*

5.3.1 Methods

The perimeter of a potential Fairy Shrimp Habitat feature is walked and mapped by creating a polygon utilizing Field Maps. Data collected while walking each potential Fairy Shrimp feature includes plant species composition, presence/absence of standing water, evidence of potential ponding (i.e., cracked mud), functions and values, presence/absence regarding the species listed in MSHCP Section 6.1.2, and habitat suitability for RFS, VPFS, SRPFS.

5.3.2 Existing Conditions and Results

No suitable habitat for fairy shrimp was detected on the Property. Like the vernal pool assessment, no features were detected that would support fairy shrimp. The soil on the Property consisted entirely of sandy loams, and no evidence of seasonal ponding was detected throughout.

5.3.3 Impacts

No Fairy Shrimp impacts will occur due to the lack of Fairy Shrimp habitat on the Project.

5.3.4 Mitigation

No Fairy Shrimp mitigation is required. The Project is consistent with the Fairy Shrimp section of MSHCP Section 6.1.2.

5.4 Riparian Birds

Potentially suitable habitat for LBVI, SWFL, and/or YBCU are mapped in the field utilizing Field Maps. Habitat assessments are conducted by SWFL and YBCU permitted biologist Tim Searl (Permit Number: ES02351A).

A polygon is created in the field utilizing Field Maps while walking the perimeter of potentially suitable habitat for riparian birds. Data collected while assessing the potential habitat includes characteristics such as vegetation community, dominant plant species present, plant densities, and presence or absence of surface water.

5.4.2 Existing Conditions and Results

No suitable habitat for LBVI, SWFL, or YBCU was present on or near the Property.

5.4.3 Impacts

No impacts will occur to Riparian Birds due to the lack of Riparian Bird habitat.

5.4.4 Mitigation

No Riparian Bird mitigation is required. The Project is consistent with MSHCP Section 6.1.2.

6.0 PROTECTION OF NARROW ENDEMIC PLANT SPECIES (SECTION 6.1.3)

The Property was not located within a designated assessment area for Narrow Endemic Plant Species.

7.0 ADDITIONAL SURVEY NEEDS AND PROCEDURES (SECTION 6.3.2)

The MSHCP covers 146 species of plants and animals of which 40 species have specific survey requirements (Dudek & Associates, Inc., 2003). 34 of the 40 species have an associated survey area map that designates areas where surveys may be required if suitable habitat is present (Dudek & Associates, Inc., 2003).

According to the MSHCP:

For locations with positive survey results, 90% of those portions of the Project that provide for long-term conservation value for the identified species shall be avoided until it is demonstrated that conservation goals for the particular species are met. Avoidance shall not be considered to be Conservation contributing to Reserve Assembly unless the avoided populations are acquired and managed as Additional Reserve Lands.

7.1 Criteria Area Plant Species

The Property was not located within a designated assessment area for Criteria Area Plant Species.

7.2 Amphibians

The Property was not located within a designated assessment area for Amphibians.

7.3 Burrowing Owl

The Property was not located within a designated assessment area for Burrowing Owl.

7.4 Mammals

The Property was not located within a designated assessment area for Mammals.

8.0 INFORMATION ON OTHER SPECIES

8.1 Delhi Sands Flower Loving Fly

The Property was not located in an area with Delhi sands.

8.2 Species Not Adequately Conserved

MSHCP Table 9-3 *Requirements to be Met for 28 Species Prior to Including Those Species on the List of Covered Species Adequately Conserved* (Dudek & Associates, Inc., 2003) is a list of “28 Covered Species [that] will be considered to be adequately conserved when certain conservation requirements are met as identified in the species-specific conservation objectives for those species” (Dudek & Associates, Inc., 2003). None of the 28 species were detected on the Property.

8.3 Nesting Birds

The Migratory Bird Treaty Act of 1918 (MBTA) created an “*Establishment of a Federal prohibition, unless permitted by regulations, to "pursue, hunt, take, capture, kill, attempt to take, capture or kill, possess, offer for sale, sell, offer to purchase, purchase, deliver for shipment, ship, cause to be shipped, deliver for transportation, transport, cause to be transported, carry, or cause to be carried by any means whatever, receive for shipment, transportation or carriage, or export, at any time, or in any manner, any migratory bird, included in the terms of this Convention . . . for the protection of migratory birds . . . or any part, nest, or egg of any such bird."*

Further, the California Fish and Game Code (CFGF) states the following:

CFGF 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.”

CFGF 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.”

8.3.1 Nesting Bird Mitigation

If construction activities occur during the nesting bird season (i.e., January 1 – August 31 for raptors and hummingbirds; February 1 – August 31 for all other birds), then a pre-construction nesting bird survey shall be conducted prior to and within three days of construction activities. The biologist shall have the authority to establish no disturbance buffers with the distances determined by factors such as species, tolerance of disturbance, nest status, etc.

If nesting bird surveys result in the need for a biological monitor to be present during construction activities, then one shall be present full-time to monitor construction activities to ensure no direct or indirect impacts occur to potential nest success. The biologist shall have the authority to suspend construction activities if potential impacts are observed.

9.0 GUIDELINES PERTAINING TO THE URBAN/WILDLANDS INTERFACE (SECTION 6.1.4)

MSHCP Section 6.1.4 provides recommendations and guidelines to minimize potential “edge effects”⁸ resulting from locating development projects near the MSHCP Reserve Assembly, MSHCP conserved/avoided resources, and/or PQP Lands. Measures, such as buffers and/or barriers, are typically put in place to control drainage, toxics, lighting, noise, and invasives.

The Project is not located adjacent to or near MSHCP Criteria Areas; therefore, MSHCP Section 6.1.4 measures are not required.

10.0 BEST MANAGEMENT PRACTICES (VOLUME I, APPENDIX C)

The following BMPs, taken directly from the MSHCP (Dudek & Associates, Inc., 2003), should be implemented to the extent feasible and where applicable.

1. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.
2. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.

⁸ Edge effects are defined by the MSHCP as “Adverse direct and indirect effects to species, Habitats and Vegetation Communities along the natural urban/wildlands interface. May include predation by mesopredators (including native and non-native predators), invasion by exotic species, noise, lighting, urban runoff, and other anthropogenic impacts (trampling of vegetation, trash and toxic materials dumping, etc.).”

3. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
4. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
5. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
6. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.
7. When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.
8. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS [USFWS], and CDFG [CDFW], RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
9. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
10. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.
11. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
12. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
13. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
14. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.
15. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.

11.0 REFERENCES

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12.0 CERTIFICATION

I hereby certify that the statements furnished above, the associated figures, and the attached appendices present data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

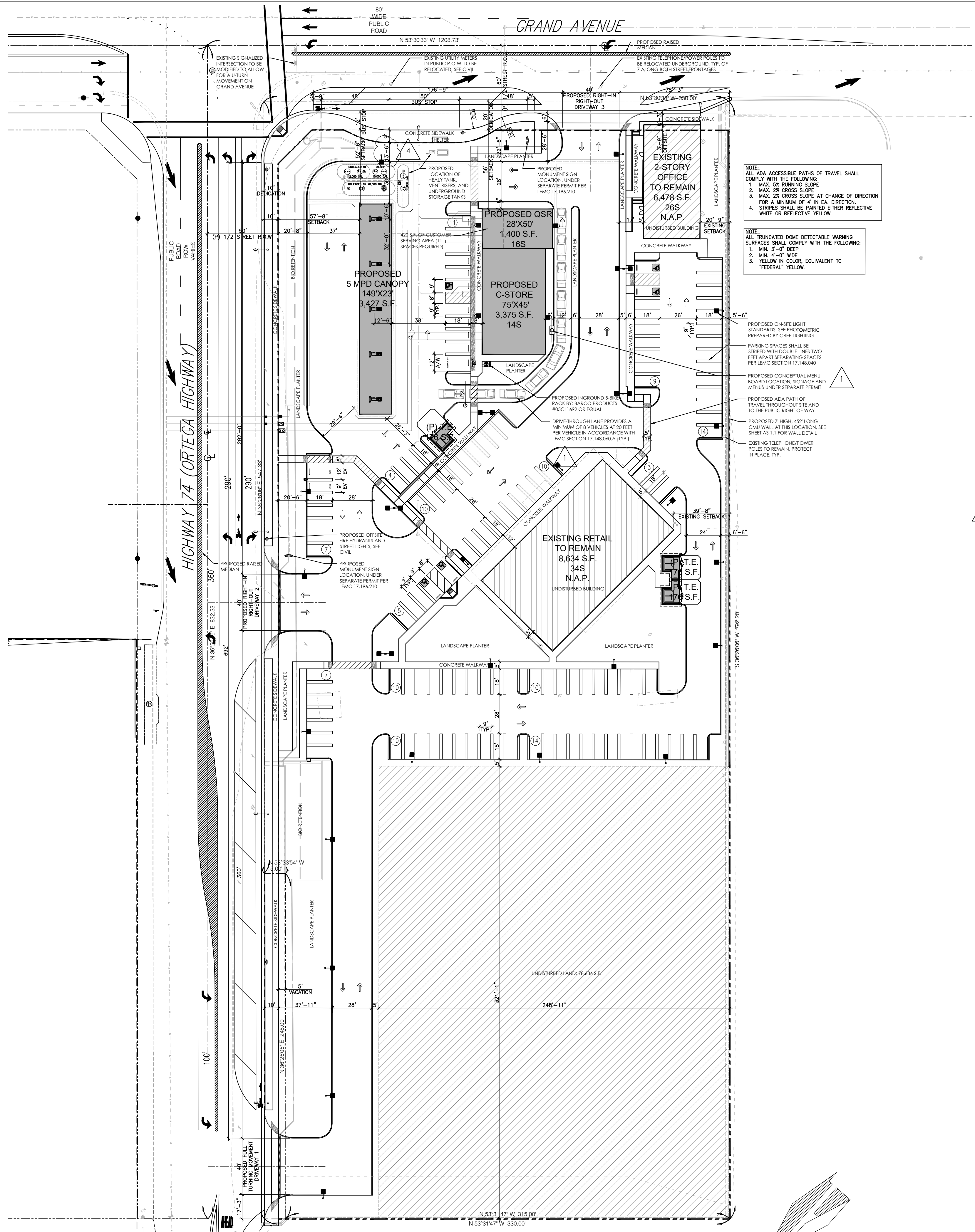
Signed: Tim Searl Date: June 25, 2024
 Tim Searl, Owner/Biologist, Searl Biological Services
 Permit Number: TE02351A-1

FIGURE DISCLAIMER

Figures and data are to be used for reference purposes only. Map features are approximate and are not necessarily accurate to surveying or engineering standards. Tim Searl, SBS makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on any of the Figures associated with this report.

APPENDIX A

Site Plan



CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"

SITE DATA

ADDRESS: 15890 GRAND AVENUE
LAKE ELSINORE, CA 92530

PERMIT NUMBER: PA2019-80
CDR2022-0005
CUP2022-0005

APN: 381-320-025-6

COUNTY: RIVERSIDE

GROSS LOT SIZE: 7.07 ACRES (307,939 S.F.)

PROJECT AREA: DISTURBED: 3.57 ACRES (155,540 S.F.)

BUILDING AREAS: PROPOSED C-STORE: 3,375 S.F.
PROPOSED QSR: 1,400 S.F.
PROPOSED CANOPY: 3,427 S.F.
PROPOSED TRASH ENCLOSURE: 176 S.F. (TYP. OF 3)
NOT A PART
EXISTING RETAIL: 8,634 S.F.
EXISTING 2-STORY OFFICE: 6,478 S.F. (3,239 S.F. PER FLR)

FIRE HAZARD: VERY HIGH FIRE HAZARD SEVERITY ZONE

BUILDING HEIGHT: MAX HEIGHT: 35'-0"
PROPOSED: SINGLE

STORIES: PROPOSED: SINGLE

ALCOHOL SALES: YES

CONSTRUCTION TYPE: V-B/SPRINKLERED

OCCUPANCYS: M

SPECIFIC PLAN: N/A

GENERAL PLAN: GENERAL COMMERCIAL LAND USE

LAND USE: EXISTING: RETAIL / COMMERCIAL
PROPOSED: RETAIL / COMMERCIAL

ZONE: EXISTING: C1 - NEIGHBORHOOD COMMERCIAL
PROPOSED: C1 - NEIGHBORHOOD COMMERCIAL

SURROUNDING LAND USE AND ZONING: NORTH: CMU - COMMERCIAL MIXED USE
SOUTH: R1 - SINGLE FAMILY RESIDENTIAL
EAST: CMU - COMMERCIAL MIXED USE
WEST: R1 - SINGLE FAMILY RESIDENTIAL

PARKING REQUIREMENTS: RESTAURANT: 1/40 S.F. OF CUSTOMER AREA
+ 1/200 S.F. OF NON-CUSTOMER AREA
RETAIL / OFFICE: 1/250 S.F.
C-STORE: (3,375 / 250) = 14
QSR: (1,400 / 40 = 35) + (980 / 200 = 5) = 16
RETAIL: (8,634 / 250) = 34
2-STORY OFFICE: (6,478 / 250) = 26
TOTAL PARKING REQUIRED: 90
TOTAL PARKING PROVIDED: 124

FAR: ACTUAL: 0.07 (MAX. 40)

LOT COVERAGE: BUILDING: 20,603 S.F. (7%)
LANDSCAPING: 43,605 S.F. (14%)
IMPERVIOUS: 91,332 S.F. (30%)
UNDISTURBED LAND: 90,509 S.F. (29%) *HATCHED
PUBLIC R.O.W.: 61,890 S.F. (20%)
GROSS TOTAL: 307,939 S.F. (100%)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

SOUTHEAST HALF OF LOT 8 IN BLOCK "C" AS SHOWN BY MAP SHOWING SUBDIVISIONS IN ELSINORE ON FILE IN BOOK 8, PAGE 377 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

EXCEPTING THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MARCH 26, 1991 AS INSTRUMENT NO. 98098, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 381-320-025-6

APPLICANT

CHRIS GOROU
ORTEGA PLAZA, LLC
10665 WEATHERHILL CT.
SAN DIEGO, CA 92131
PHONE: 858-692-0029
E-MAIL: cg4519@gmail.com

ARCHITECT / EXHIBIT PREPARER

EMPIRE DESIGN GROUP, INC.
511 N MAIN STREET
LAKE ELSINORE, CA
PHONE: (951) 696-1490
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

VICINITY MAP



EMPIRE DESIGN GROUP Inc.



511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
EmpireDesignGroup.biz

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CLIENT:

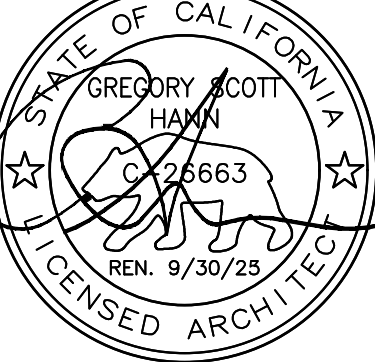
ORTEGA PLAZA, LLC

ORTEGA PLAZA
15890 GRAND AVENUE
LAKE ELSINORE, CA 92530

ARCHITECT OF RECORD:

GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date: SEPTEMBER 19, 2023

Project Number: EDG#04591

NO.	DATE	REVISION	DESCRIPTION
1	5-7-23	1ST PC	COMMENTS
2	9-19-23	2ND PC	COMMENTS
3	11-16-23	3RD PC	COMMENTS
4	1-22-24	4TH PC	COMMENTS

DESIGNED BY: GH

CHECKED BY: GH

DRAWN BY: AH

DRAWING TITLE:

CONCEPTUAL SITE PLAN

SHEET NO:

AS 1.0

PROJECT INFORMATION:

ENGINEER
PLUMP ENGINEERING, INC.
914 E KATELLA AVE
ANAHEIM, CA 92805
(714) 385-1835

ARCHITECT
EMPIRE DESIGN GROUP, INC.
511 N MAIN STREET
LAKE ELSINORE, CA
(951) 696-1490

CONCEPTUAL GRADING PLANS

FOR

COMMERCIAL RETAIL

15890 GRAND AVE. LAKE ELSINORE, CA 92530

VICINITY MAP
N.T.S.

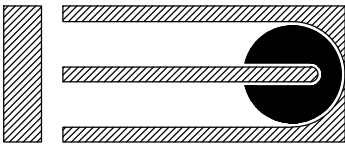
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CONSULTING ENGINEERS
IN CIVIL, SURVEYING
AND STRUCTURAL
ENGINEERING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

ARCHITECT:

EMPIRE
DESIGN
GROUP Inc.



24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

CLIENT:

ORTEGA
PLAZA, LLC

COMMERCIAL RETAIL
APN: 381-320-025-6
15890 GRAND AVE.
LAKE ELSINORE, CA 92530

ENGINEER OF RECORD:
TRYFON TRYFONOPOULOS, PE
914 E KATELLA AVE.
ANAHEIM, CA 92805
(714) 385-1835

SEAL:



Date: 6-21-2024

Project Number: 2006012

NO. DATE REVISION DESCRIPTION

DESIGNED BY: TT

CHECKED BY: TT

DRAWN BY: AL

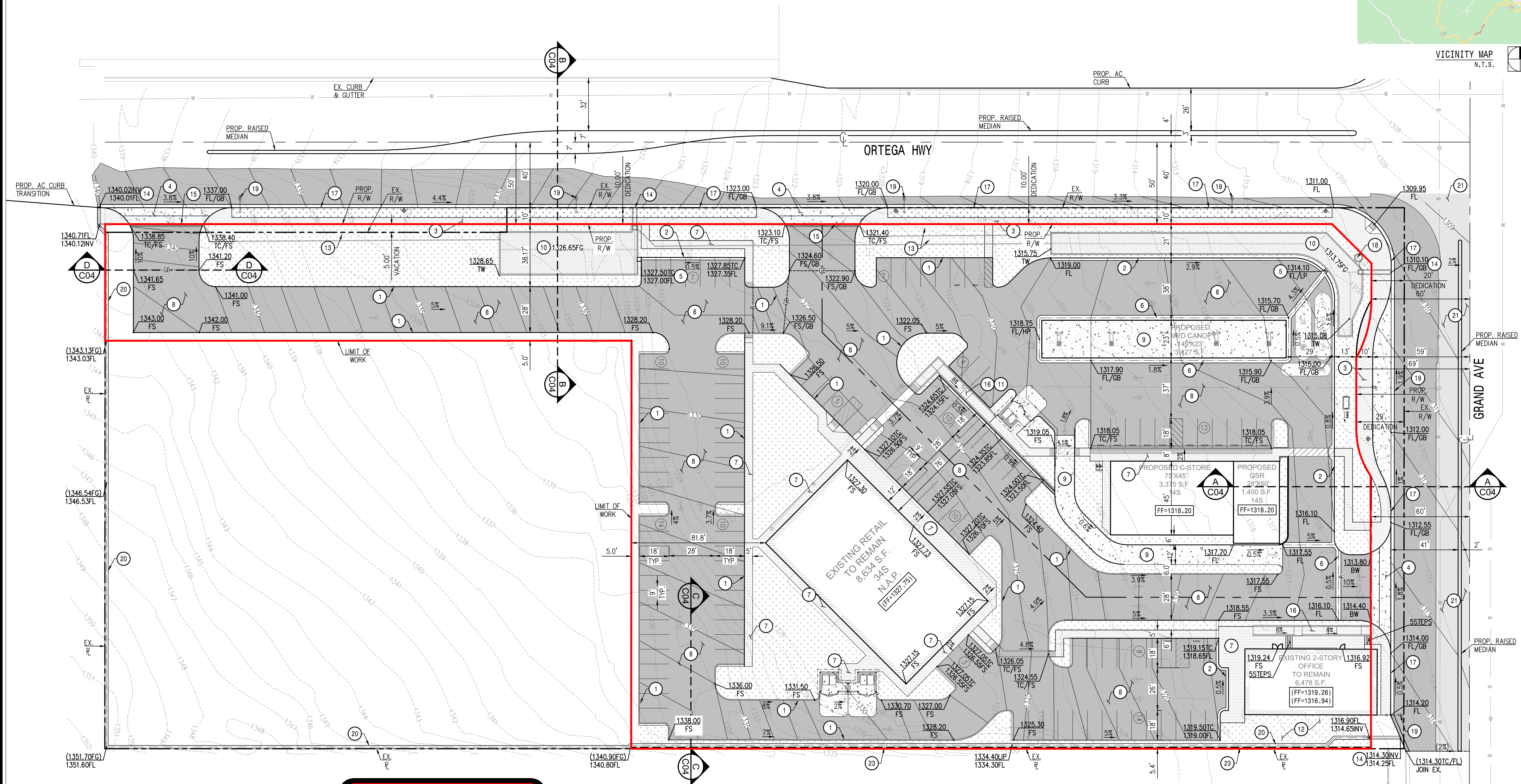
DRAWING TITLE:

PRELIMINARY

GRADING PLAN

SHEET NO:

C01



GRADING CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB
2. CONSTRUCT 6" CURB & GUTTER
3. SEE OFFSITE IMPROVEMENTS PLAN
4. CONSTRUCT COMMERCIAL DRIVEWAY
5. CONSTRUCT CURB OPENING
6. CONSTRUCT 3" WIDE V-GUTTER
7. CONSTRUCT 4" WALKWAY
8. CONSTRUCT AC OVER AB PAVEMENT
9. CONSTRUCT PCC OVER AB PAVEMENT

10. CONSTRUCT BIO-RETENTION BASIN
11. CONSTRUCT 4FT RETAINING WALL
12. RE-GRADE AREA AS NEEDED TO JOIN EXISTING
13. FURNISH & INSTALL SD LINE PER UTILITIES PLAN
14. CONSTRUCT PARKWAY CULVERT DRAIN
15. CONSTRUCT 6" TRENCH DRAIN
16. CONSTRUCT ADA RAMP WITH HANDRAIL
17. CONSTRUCT OFF-SITE 8" CURB & GUTTER
18. CONSTRUCT SUMP PUMP STRUCTURE
19. PROPOSED STREET LIGHT LS-2B SYSTEM

20. CONSTRUCT 2FT WIDE V-GUTTER
21. GRID AND OVERLAY
22. PROPOSED TRASH ENCLOSURE
23. PROPOSED 7FT SOUND WALL

NOTE:

1. ALL EXISTING UTILITIES WITHIN GRAND AVENUE WIDENING DEVELOPMENT SHALL BE UNDERGROUND EXCEPT ELECTRICAL OVER 34.5KV SHALL BE RELOCATED PER SCE REQUIREMENTS
2. FIRE ACCESS ROAD SHALL BE 24FT WIDTH MINIMUM WITH 80,000LBS CAPACITY

LEGEND:

- LANDSCAPE AREA
- CONCRETE WALKWAY
- AC/AB PAVEMENT
- PCC/AB PAVEMENT
- GRIND & OVERLAY

30' 0' 30' 60' 90'

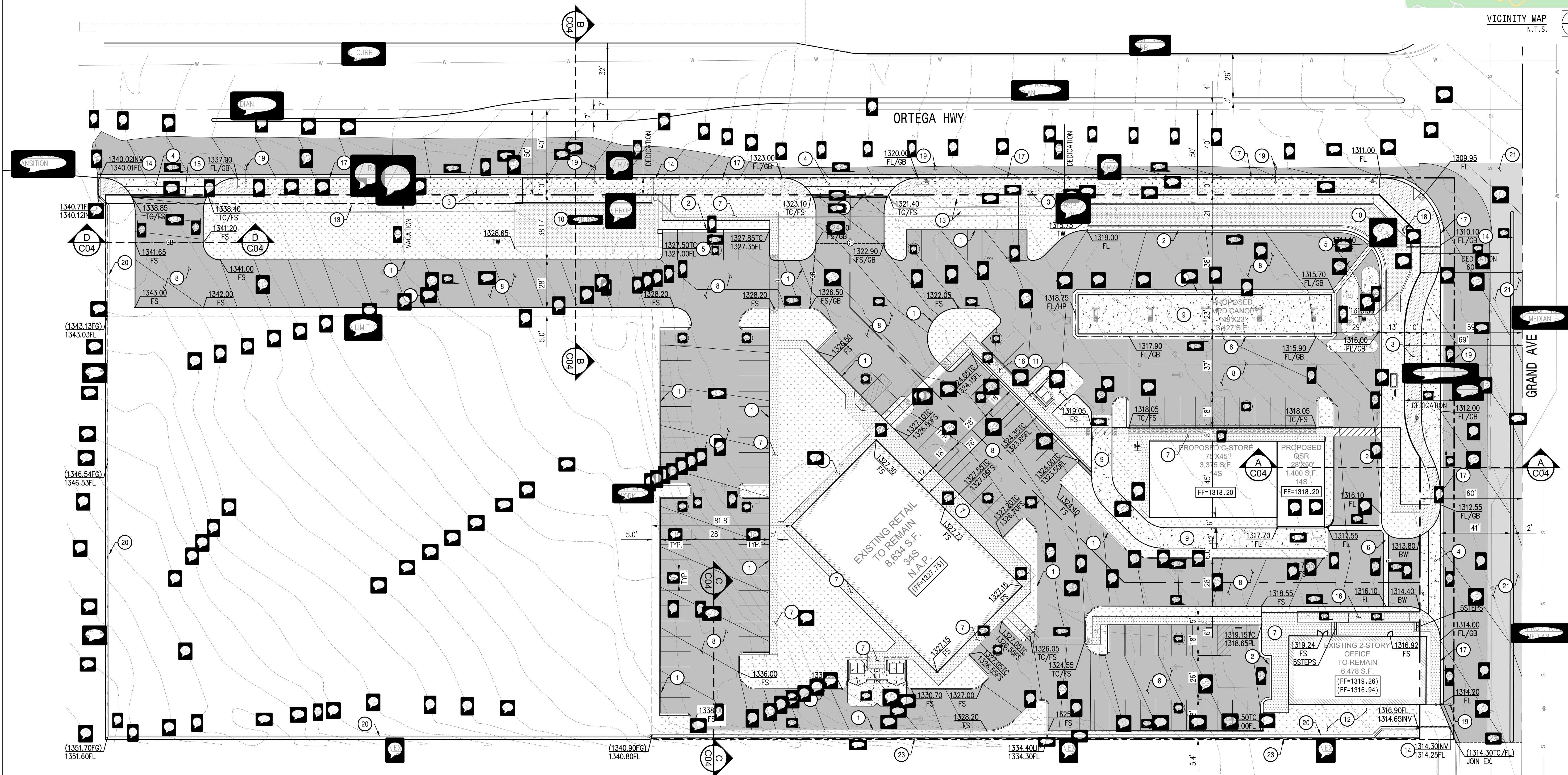
SCALE: 1" = 30'

ARCHITECT
EMPIRE DESIGN GROUP, INC.
511 N MAIN STREET
LAKE ELSINORE, CA
(951) 696-1490

15890 GRAND AVE. LAKE ELSINORE, CA 92530



VICINITY MAP
N.T.S.



DISTURBED AREA: 3.57 ACRES (155,540 S.F.)

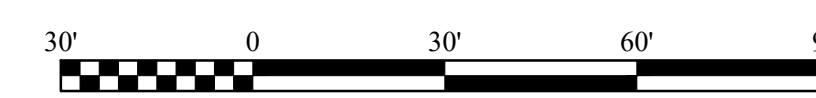
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18. 
19. 

20.  SELECT 2/F. WIDE V-CLIP
21.  AND OVER
22.  USED TRASH ENCL
23.  USED 7/F SOUND

1. ALL EXISTING UTILITIES WITHIN GRADE SHALL REMAIN IN PLACE. ALL UTILITIES WITHIN AVENUE WIDENING DEVELOPMENT SHALL BE RELOCATED TO UNDERGROUND EXCEPT ELECTRICAL OVERHEAD LINES. 34.5KV SHALL BE RELOCATED PER SPECIFICATIONS AND REQUIREMENTS.
2. FIRE ACCESS ROAD SHALL BE 24FT WIDE WITH 80,000LBS CAPACITY.

	LANDSCAPE AREA
	CONCRETE WALKWAY
	AC/AB PAVEMENT
	PCC/AB PAVEMENT
	GRIND & OVERLAY



SCALE: 1" = 30'

P: \ACAD\PBD.bmp

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**EMPIRE
DESIGN
GROUP, Inc.**

ORTEGA
PLAZA, LLC

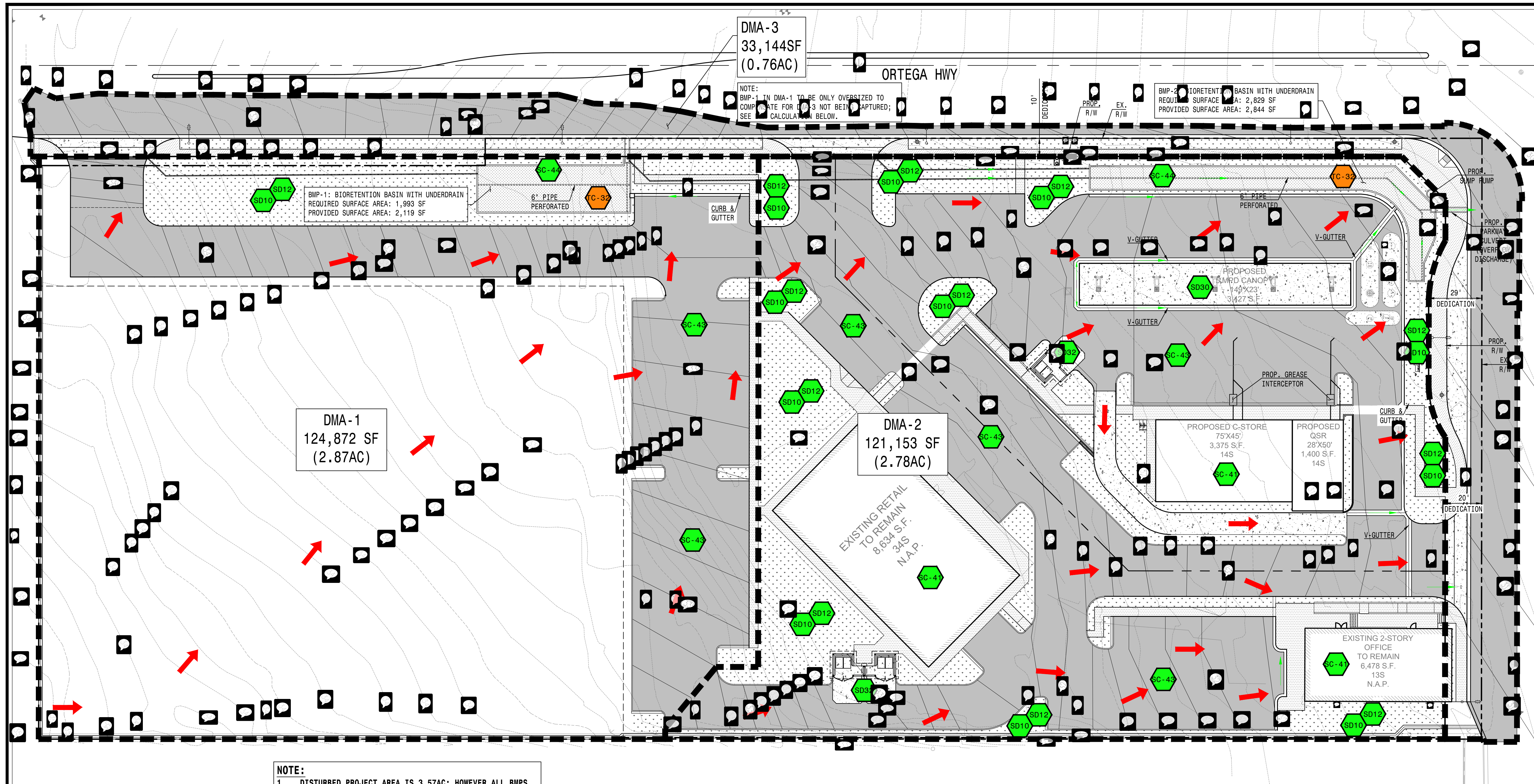
COMMERCIAL RETAIL
APN: 381-320-025-6
15890 GRAND AVE.
LAKE ELSINORE, CA 92551

2 KATELLA AVE
FREMONT, CA 92805



PRELIMINARY GRADING PLAN

C01



LEGEND:

- PROPOSED LANDSCAPE AREA
- SHEET FLOW
- CONCENTRATED FLOW
- DMA BOUNDARY
- DMA-X
XX,XXX SF
X.XX ac
- DMA INFORMATION

SOURCE CONTROL BMP'S:

- SD10 SITE DESIGN & LANDSCAPE PLANNING
- SD12 EFFICIENT IRRIGATION
- SD30 FUELING AREAS
- SD32 ROOFED TRASH STORAGE AREAS

NON STRUCTURAL CONTROL BMP'S:

- N4 EDUCATION FOR PROPERTY OWNERS, TENANTS AND OCCUPANTS (ENTIRE SITE)

TREATMENT CONTROL BMP'S:

- TC32 BIORETENTION BASIN WITH UNDERDRAIN AND IMPERMEABLE LINER

CASQA BMP'S:

- SC-4 BUILDING & GROUND MAINTENANCE
- SC-43 PARKING LOT MAINTENANCE
- SC-44 DRAINAGE SYSTEM MAINTENANCE

NOTE:

- DISTURBED PROJECT AREA IS 3.57AC; HOWEVER ALL BMPS SIZING TO CAPTURE ENTIRE DMA AREAS
- ONCE UNDISTURBED LAND AREA IN DMA 1 FULLY DEVELOPED, BMP SIZING SHALL BE UPDATED TO ULTIMATE CONDITION

DCV CALCULATIONS

PERVIOUS AND IMPERVIOUS AREA				
DMA	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TOTAL AREA (SF)	DCV (CF)
1	97,344	27,528	124,872	1,855
2	29,292	91,861	121,153	4,986
3	3,776	29,369	33,144	1,686
TOTAL	130,411.25	148,757	279,168	8,527

SITE DATA:

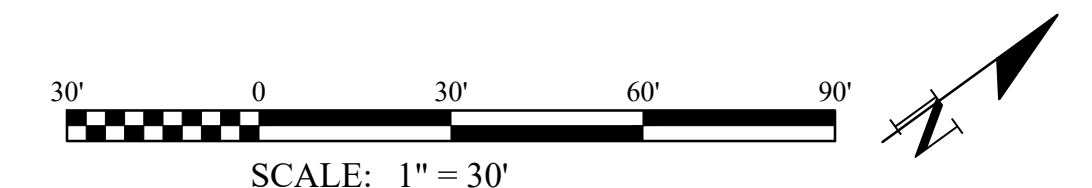
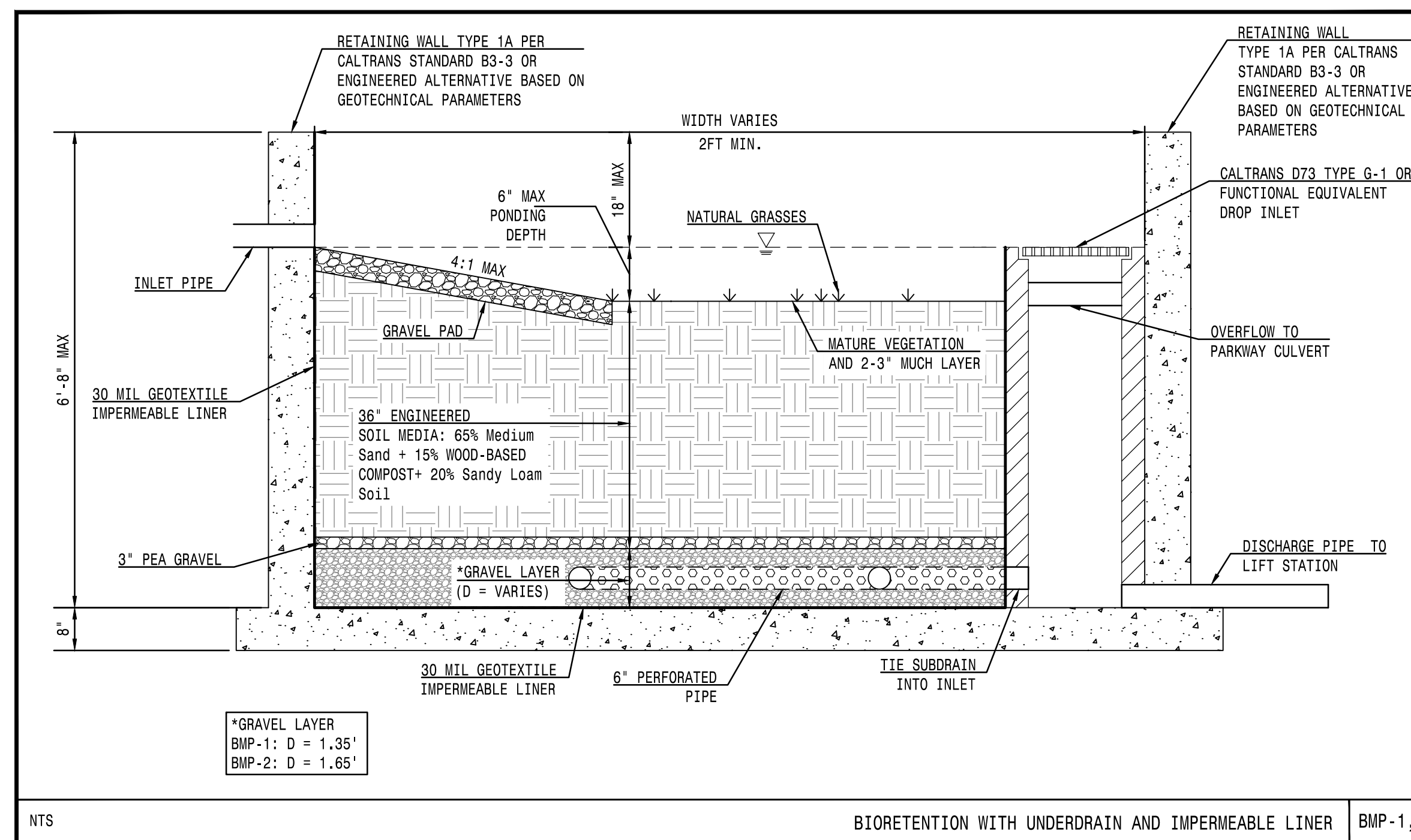
IMPROVEMENT AREA:

BUILDING: 20,603 S.F.
LANDSCAPING: 43,605 S.F.
IMPERVIOUS: 91,332 S.F.
UNDISTURBED LAND: 90,509 S.F.
PUBLIC R/W: 61,890 S.F.
GROSS TOTAL: 307,939 S.F.

DISTURBED AREA: 3.57 ACRES (155,540 S.F.)

BMP CALCULATION

BIORETENTION FACILITY DESIGN (PER RIVERSIDE COUNTY LID DESIGN MANUAL)						
BMP	VBMP	SOIL DEPTH	TOP WIDTH	EFFECTIVE DEPTH	REQUIRED SURFACE AREA	PROVIDED SURFACE AREA
	CF	FT	FT	FT	SF	SF
1	1,855+1,676=3,531	3.0	25.3	1.77	1,993	2,119
2	4,922	3.0	12.6	1.74	2,829	2,861



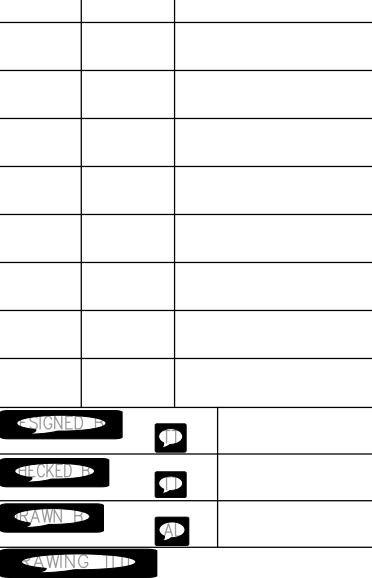
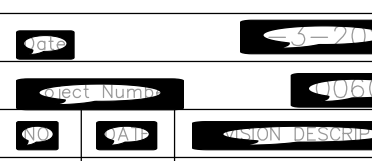
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**EMPIRE
DESIGN
GROUP** Inc.

**ORTEGA
PLAZA, LLC**

COMMERCIAL RETAIL
APN: 381-320-025-6
15890 GRAND AVE.
LAKE ELSINORE, CA 92530



**WQMP
SITE PLAN**



C02

NOTE:
WATER METER AND BACKFLOW DEVICE SIZE
MAY VARY BASED ON WATER DEMAND FOR EACH
BUILDING.

- ELSINORE VALLEY WATER DISTRICT NOTES:**
1. THE OWNER/DEVELOPER SHALL PROVIDE A WATER STUDY ANALYZING THE ONSITE WATER DEMAND, PRIOR TO THE FINAL APPROVAL OF CONSTRUCTION DOCUMENTS.
 2. THE OWNER/DEVELOPER SHALL PROVIDE A SEWER STUDY ANALYZING THE ONSITE SEWER DISCHARGE, PRIOR TO THE FINAL APPROVAL OF CONSTRUCTION DOCUMENTS.
 3. THE OWNER/DEVELOPER SHALL CONSTRUCT AN IRRIGATION WATER SERVICE WITH BACKFLOW DEVICE TO SERVE THE ENTIRE PROPERTY'S LANDSCAPE AREA, PRIOR TO THE FINAL APPROVAL OF CONSTRUCTION DOCUMENTS.
 4. THE OWNER/DEVELOPER SHALL RECORD A WATER RIGHTS GRANT DEED TO GRANT THE WATER RIGHTS TO THE DISTRICT, PRIOR TO THE FINAL APPROVAL OF CONSTRUCTION DOCUMENTS.
 5. THE OWNER/DEVELOPER SHALL SUBMIT A WATER AND SEWER IMPROVEMENT PLAN TO THE DISTRICT. THE PLAN SUBMITTAL SHALL INCLUDE WATER FIXTURE UNIT CALCULATION CONFORMING TO THE CURRENT CALIFORNIA PLUMBING CODE TO CONFIRM ADEQUATE METER SIZE, PRIOR TO THE FINAL APPROVAL OF CONSTRUCTION DOCUMENTS.
 6. THE OWNER/DEVELOPER SHALL SUBMIT LANDSCAPE PLANS TO THE DISTRICT FOR REVIEW PRIOR TO CITY APPROVAL OF THE PLANS.

P:\ACAD\FBD.bmp

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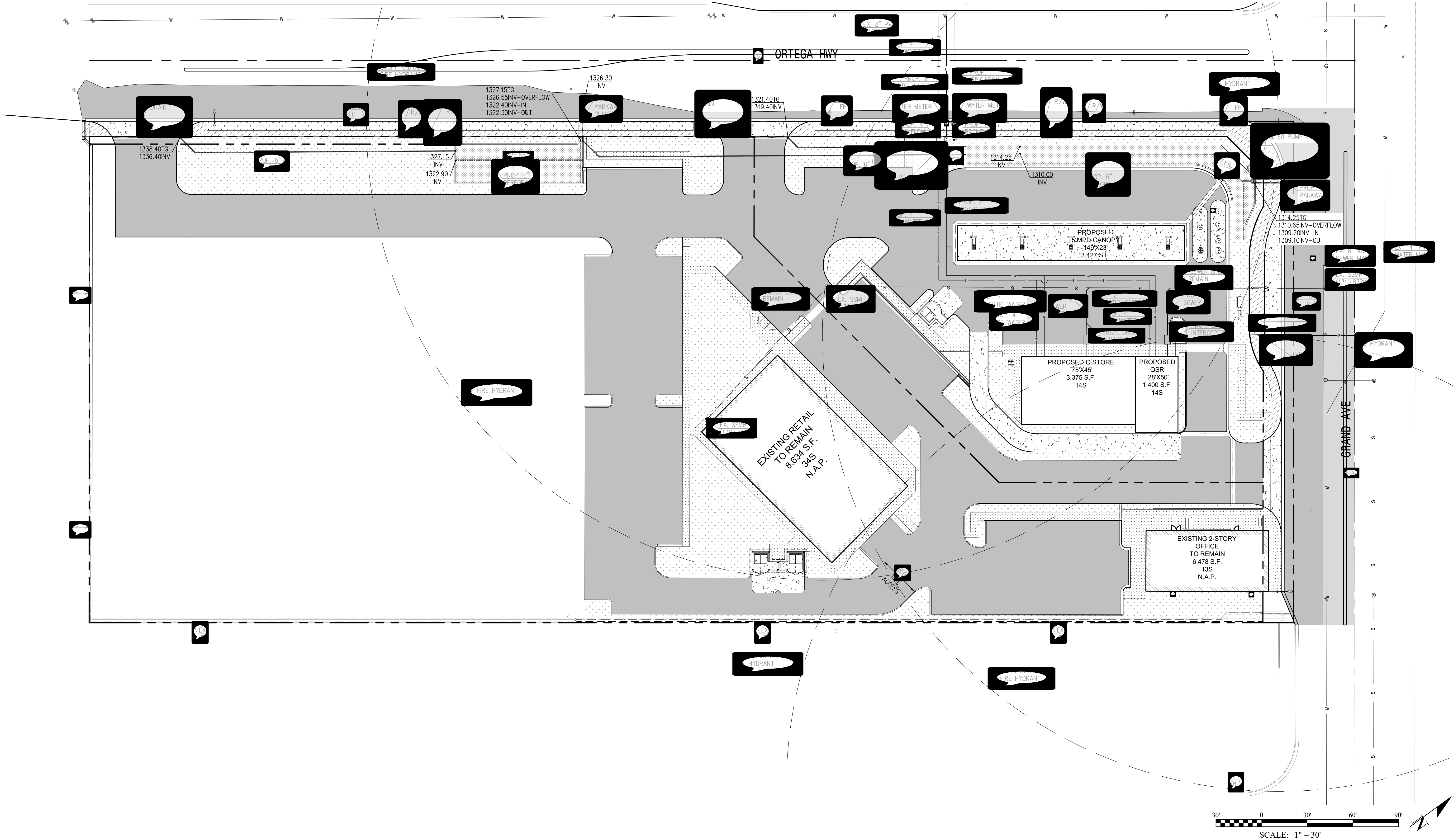
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REGISTERED PROFESSIONAL ENGINEER
TRYFON P. TRYFONOPoulos
NO. 65859
EXP. 12/31/21
CIVIL
STATE OF CALIFORNIA

PRELIMINARY
UTILITY PLAN

C03



APPENDIX B

Plants Observed

The plants listed below were detected on the Property/Project during field surveys conducted on August 4, 2020 and February 28, 2022. Nomenclature follows *The Jepson Online Interchange*. Introduced/Naturalized species are indicated with an (I). Not all planted ornamentals are included in the list below.

COMMON NAME	SCIENTIFIC NAME
Borage Family	Boraginaceae
common fiddleneck	<i>Amsinckia menziesii</i>
Buckwheat Family	Polygonaceae
California buckwheat	<i>Eriogonum fasciculatum</i>
slender buckwheat	<i>Eriogonum gracile</i>
Caltrop Family	Zygophyllaceae
puncture vine (I)	<i>Tribulus terrestris</i>
Geranium Family	Geraniaceae
long beaked filaree (I)	<i>Erodium botrys</i>
redstem filaree (I)	<i>Erodium cicutarium</i>
Goosefoot Family	Chenopodiaceae
lamb's quarters (I)	<i>Chenopodium album</i>
Russian thistle (I)	<i>Salsola tragus</i>
Gourd Family	Cucurbitaceae
chilicothe	<i>Marah macrocarpa</i>
buffalo gourd	<i>Cucurbita foetidissima</i>
Grass Family	Poaceae
red brome (I)	<i>Bromus rubens</i>
ripgut grass (I)	<i>Bromus diandrus</i>
slender wild oat (I)	<i>Avena barbata</i>
Legume Family	Fabaceae
Spanish clover	<i>Acmispon americanus</i> var. <i>americanus</i>
Mint Family	Lamiaceae
vinegar weed	<i>Trichostema lanceolatum</i>
Mustard Family	Brassicaceae
black mustard (I)	<i>Brassica nigra</i>
shortpod mustard (I)	<i>Hirschfeldia incana</i>
Nightshade Family	Solanaceae
jimson weed	<i>Datura wrightii</i>
Olive Family	Oleaceae
European olive (I)	<i>Olea europaea</i>
Palm Family	Arecaceae
Mexican fan palm (I)	<i>Washingtonia robusta</i>
Spurge Family	Euphorbiaceae
doveweed	<i>Croton setiger</i>
Sumac Family	Anacardiaceae
sugar bush	<i>Rhus ovata</i>
Sunflower Family	Asteraceae
annual bur-sage	<i>Ambrosia acanthicarpa</i>
California everlasting	<i>Pseudognaphalium californicum</i>
California sagebrush	<i>Artemisia californica</i>
Canada horseweed	<i>Erigeron canadensis</i>
common sandaster	<i>Corethrogyne filaginifolia</i>

COMMON NAME	SCIENTIFIC NAME
fascicled tarplant	<i>Deinandra fasciculata</i>
prickly lettuce (I)	<i>Lactuca serriola</i>
scalebroom	<i>Lepidospartum squamatum</i>
small wirelettuce	<i>Stephanomeria exigua</i> subsp. <i>deanei</i>
stinknet (I)	<i>Oncosiphon pilulifer</i>
tarragon	<i>Artemisia dracunculus</i>
telegraph weed	<i>Heterotheca grandiflora</i>
totalote (I)	<i>Centaurea melitensis</i>
western ragweed	<i>Ambrosia psilostachya</i>

APPENDIX C

Wildlife Observed

Birds

The bird species listed below were detected either on, above, or near the Property/Project during field surveys conducted on August 4, 2020 and February 28, 2022. The list below is presented in alphabetic order. Nomenclature for the Family (i.e., Fringillidae), Common Name, and Scientific Name follow the American Ornithologists' Union (AOU) *Checklist of North and Middle American Birds*.

COMMON NAME	SCIENTIFIC NAME
Finches and Allies	Fringillidae
House Finch	<i>Haemorhous mexicanus</i>
Hawks, Kites, Eagles, and Allies	Accipitridae
Red-tailed Hawk	<i>Buteo jamaicensis</i>
Hummingbirds	Trochilidae
Anna's Hummingbird	<i>Calypte anna</i>
New World Sparrows	Passerellidae
California Towhee	<i>Melospiza crissalis</i>
White-crowned Sparrow	<i>Zonotrichia leucophrys</i>
New World Vultures	Cathartidae
Turkey Vulture	<i>Cathartes aura</i>
Old World Sparrows	Passeridae
House Sparrow (I)	<i>Passer domesticus</i>
Pigeons and Doves	Columbidae
Mourning Dove	<i>Zenaidura macroura</i>
Starlings	Sturnidae
European Starling (I)	<i>Sturnus vulgaris</i>
Tyrant Flycatchers	Tyrannidae
Black Phoebe	<i>Sayornis nigricans</i>
Cassin's Kingbird	<i>Tyrannus vociferans</i>

Mammals

The mammals listed below were detected on or near the Property/Project during field surveys conducted on August 4, 2020 and February 28, 2022. The list below is presented in alphabetic order. Nomenclature for the Family (i.e., Canidae), Common Name, and Scientific Name follow *Wilson & Reeder's Mammal Species of the World*.

COMMON NAME	SCIENTIFIC NAME
Coyotes, dogs, foxes, jackals, and wolves	Canidae
coyote	<i>Canis latrans</i>
Ground Squirrels	Sciuridae
California ground squirrel	<i>Spermophilus beecheyi</i>
Hares and Rabbits	Leporidae
desert cottontail	<i>Sylvilagus audubonii</i>
Pocket Gophers	Geomyidae
Botta's pocket gopher	<i>Thomomys bottae</i>

APPENDIX D

Assessment Photographs



0 40 80 160 240 320 Feet
1 inch = 104 feet

APPENDIX D Photograph Key Map



PHOTOGRAPH 1: A southwesterly view of the ruderal vacant lot in August 2020.



PHOTOGRAPH 2: A view of the ruderal area and southern portion of the existing commercial center.



PHOTOGRAPH 3: An easterly view of the ruderal vacant lot in February 2022.



PHOTOGRAPH 4: A southerly view of the existing commercial center from near the northwest corner.