



**GENERAL BIOLOGICAL ASSESSMENT
AND
WESTERN RIVERSIDE COUNTY
MULTIPLE SPECIES HABITAT CONSERVATION PLAN
CONSISTENCY ANALYSIS
FOR
ASSESSOR'S PARCEL NUMBERS
371-150-001 & 371-150-002**

**CITY OF LAKE ELSINORE
COUNTY OF RIVERSIDE, CALIFORNIA**

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TABLE OF CONTENTS

1.0	Introduction.....	3
1.1	Project Site Location	3
1.2	Project Description.....	3
2.0	Methodology	3
2.1	Literature Review.....	3
2.1.1	Western Riverside County MSHCP	4
2.1.2	Project Relationship to the Western Riverside County MSHCP	4
2.2	Field Survey	5
3.0	Existing Conditions and Results.....	5
3.1	Environmental Setting.....	5
3.2	Soils.....	6
3.3	Plant and Habitat Communities	6
3.4	Wildlife.....	6
3.5	Regional Connectivity/Wildlife Movement	6
4.0	Sensitive Biological Resources	7
4.1.1	Sensitive Plant Species	7
4.1.2	Sensitive Animal Species.....	10
4.2	Nesting Birds	13
4.3	Jurisdictional Waters	13
5.0	Project Impacts.....	13
5.1	Impacts to Existing Habitats	13
5.2	Impacts to Sensitive Species	13
5.3	Impacts to Nesting Birds	13
5.4	Impacts to Critical Habitat	14
5.5	State and Federal Drainages.....	14
5.6	Impacts to Wildlife Movement Corridors	14
5.7	Conflict with Local Policies or Ordinances Protecting Biological Resources.....	14
5.8	Conflict with the Provisions of an Adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Other Approved Local, Regional, or State Habitat Conservation Plan	14
6.0	Western Riverside County MSHCP Consistency Analysis.....	14
6.1	MSHCP Requirements	14
7.0	Recommendations.....	22

7.0	Certification	24
8.0	References.....	25

FIGURES

- Figure 1 – Location Map
- Figure 2 – Vicinity Map
- Figure 3 – Project Plans
- Figure 4 – Habitat Map
- Figure 5 – Criteria Cell Habitat Map
- Figure 6 – Impacts Map

APPENDICES

- Appendix A – Species List
- Appendix B – Probability List
- Appendix C – Site Photos
- Appendix D – Soils Map

1.0 Introduction

Hernandez Environmental Services (HES) was contracted to prepare a general biological assessment and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) consistency analysis for Assessor's Parcel Numbers (APNs) 371-150-001 and 371-150-002 located within the city of Lake Elsinore in the County of Riverside, California.

1.1 Project Site Location

The approximate 6.76-acre site is located at the south end of Lake Elsinore within the La Laguna (Stearns) land grant within the *Lake Elsinore* United States Geologic Service (USGS) 7.5' series quadrangle map. The site consists of APNs 371-150-001 and 371-150-002. The site is bound to the southwest by Grand Avenue, to the north and west by Lake Elsinore, to the east by vacant lands, and to the southeast by commercial and residential development. Refer to Figures 1 and 2.

1.2 Project Description

The proposed project consists of the construction of a commercial manufacturing development, which will include the construction of four warehouse and office buildings and a storage yard. The proposed project will also include associated parking, landscaping, an access road, and utilities. Implementation of the proposed project would include lid infiltration basins that will run southwest to northeast along the eastern boundary of the site. Refer to Figure 3. The proposed commercial development will impact the entire 6.76-acre project site. No offsite construction or staging areas are proposed as part of the project. No offsite impacts will result from project implementation. Fuel modification/weed abatement activities will be confined to the area of grading disturbance. Two of the commercial buildings, a storage yard, and a paved yard with associated parking and landscape will be constructed within the 4.31 acres of the project site within Criteria Cell 5038.

2.0 Methodology

2.1 Literature Review

HES conducted a literature review and reviewed aerial photographs and topographic maps of the site and surrounding areas. A five-mile radius was used to identify sensitive species with the California Natural Diversity Data Base (CNDDDB), the U.S. Fish and Wildlife Service (USFWS) Endangered Species Lists, and the California Native Plant Society (CNPS) rare plant lists to obtain species information for the project area. The CNDDDB and USFWS critical habitat databases were utilized, together with Geographic Information System (GIS) software, to locate the previously recorded locations of sensitive plant and wildlife occurrences and designated critical habitat and determine the distance from the site. Additionally, the Western Riverside County MSHCP was reviewed for information on known occurrences of sensitive species within Riverside County.

2.1.1 Western Riverside County MSHCP

The Western Riverside County MSHCP (Dudek and Associates 2003) is a comprehensive, multijurisdictional habitat conservation planning program for western Riverside County, California. The purpose of the Western Riverside County MSHCP is to preserve native habitats, and to this end, the plan focuses upon the habitat needs of multiple species rather than one species at a time. The Western Riverside County MSHCP provides coverage/take authorization for some species listed under the federal or state Endangered Species Act (ESA) as well as non-listed special-status plant and wildlife species. It also provides mitigation for impacts to special-status species and their associated habitats.

Through agreements with the USFWS and California Department of Fish and Wildlife (CDFWG), 146 listed and special-status plant and animal species receive some level of coverage under the Western Riverside County MSHCP. Of the 146 covered species, the majority have no additional survey needs or conservation requirements. Furthermore, the Western Riverside County MSHCP provides mitigation for project-specific impacts to these species, thereby reducing the degree of impact to below a level of significance, pursuant to the California Environmental Quality Act (CEQA).

Several of the species covered under the Western Riverside County MSHCP have additional survey requirements. These include the riparian communities and associated species addressed in Section 6.1.2 of the Western Riverside County MSHCP document (“Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools”), plants identified in Section 6.1.3 (“Narrow Endemic Plant Species”); and plants and animal species addressed in Section 6.3.2 (“Additional Survey Needs and Procedures”).

2.1.2 Project Relationship to the Western Riverside County MSHCP

The site is located within the Western Riverside County MSHCP boundaries. The City of Lake Elsinore, acting as the lead agency for the proposed project, is a permittee under the Western Riverside County MSHCP and, therefore, is afforded coverage under the state or federal ESAs for impacts to listed species covered by the plan. The City is required to document consistency with the Western Riverside County MSHCP in conjunction with any discretionary approvals for the project. As such, this report was prepared to provide all necessary information required to determine project consistency with the Western Riverside County MSHCP.

The Project site is located within the Elsinore Area Plan of the Western Riverside County MSHCP in the Elsinore Subunit (SU3), the southwest portion of the project site is located within Criteria Cell 5038. Approximately 4.31 acres of the project site is located within the southern portion of Criteria Cell 5038. Conservation within this Cell is intended to contribute to the assembly of Proposed Extension of Existing Core 3. Conservation within this Criteria Cell 5038 focuses on grassland habitat. Areas conserved within this Cell should be connected to grassland

habitat proposed for conservation in Criteria Cell 5036 to the east. Conservation within this Cell will range from 35 to 45 percent of the Cell focusing on the eastern central portion of the Cell.

The project site is located within a plan-defined narrow endemic plant species survey area (NEPSSA), criteria area species survey area (CASSA) for plant species, and burrowing owl (*Athene cunicularia*) survey area.

2.2 Field Survey

On November 22, 2021, HES conducted a field survey of the site. The ambient temperature at 12:00 p.m. was 81 degrees Fahrenheit, sunny, with winds ranging from zero to four miles per hour from the north. The purpose of the field survey was to document the existing habitat conditions, obtain plant and animal species information, view the surrounding uses, assess the potential for state and federal waters, assess the potential for wildlife movement corridors, assess the presence of critical habitat, and, if present, assess for the presence of critical habitat constituent elements.

The entire 6.76-acre site was surveyed. Where accessible, linear transects approximately 30 feet apart were walked for 100 percent coverage. All species observed were recorded and GPS waypoints were taken to delineate specific habitat types, species locations, state or federal waters, or any other pertinent locational information.

All wildlife species encountered visually or audibly during the field survey were identified and recorded in field notes. Biologists also recorded signs of wildlife species including animal tracks, burrows, nests, scat and remains. Binoculars were used to aid in the identification of observed wildlife. Wildlife field guides and photographs were used to assist with identification of wildlife species during the field survey, as necessary. A one-day survey cannot be used to conclusively determine presence or absence of a species; therefore, assessments of presence/absence were made based on the presence of suitable habitat to support the species, diagnostic signs (burrows, scat, tracks, vocalizations and nests), known records or occurrence within the area, known distribution and elevation range, and habitat utilization from the relevant literature.

A comprehensive list of all plant and wildlife species that were detected during the field survey within the site is included in Appendix A. Sensitive plant and wildlife species with the potential to occur within the area are listed in Appendix B.

3.0 Existing Conditions and Results

3.1 Environmental Setting

The project site consists of disturbed lands with evidence of clearing. Large materials are being stored on the northern portion of the site and semi-trucks and other motor vehicles are frequently driven through the site. The project site is relatively flat with elevation ranges from 1,272 feet

above mean sea level (AMSL) in the northwest corner and 1,289 feet AMSL where the site meets Grand Avenue. The site is bound by a brick wall along the western border and a fence along the eastern, northern, and southern borders. Surrounding land uses include Grand Avenue to the south, Lake Elsinore to the north, vacant lands to the west, and commercial and residential development to the east.

3.2 Soils

According to the U.S. Department of Agriculture Natural Resources Conservation District's Web Soil Survey, the project site contains two soil types: Hanford sandy loam (156), 2 to 9 percent slopes and Monserate sandy loam (MmE3), 15 to 25 percent slopes and severely eroded.

3.3 Plant and Habitat Communities

The site contains two types of habitat types: 0.05 acre of tamarisk dominant ruderal habitat and 6.71 acres of disturbed habitat. Refer to Figure 4. The 4.31 acres of the site within Criteria Cell 5038 consists of 0.05 acre of tamarisk dominant habitat and 4.26 acre of disturbed habitat. Refer to Figure 5.

3.3.1 Tamarisk Dominant Habitat

The project site contains approximately 0.05 acre of habitat dominated by Tamarisk (*Tamarix sp.*). This habitat is located at the northwest corner of the site.

3.3.2 Disturbed Habitat

The project site contains approximately 6.71 acres of habitat classified as disturbed. These areas are graded and predominantly unvegetated. The only vegetation present within these areas includes scattered ornamental trees including tree of heaven (*Ailanthus altissima*) and gum tree (*Eucalyptus sp.*).

3.4 Wildlife

General wildlife species documented on the site or within the vicinity of the site include red-tailed hawk (*Buteo jamaicensis*), house finch (*Carpodacus mexicanus*), turkey vulture (*Cathartes aura*), American crow (*Corvus brachyrhynchos*), common raven (*Corvus corax*), and Anna's hummingbird (*Calypte anna*), western fence lizard (*Sceloporus occidentalis*), mourning dove (*Zenaida macroura*). The complete list of species observed is included as Appendix A.

3.5 Regional Connectivity/Wildlife Movement

Wildlife movement corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbances. The project area was evaluated for its function as a wildlife corridor that species would use to move between wildlife habitat

zones. Usually, mountain canyons or riparian corridors are used by wildlife as corridors. The project area is relatively flat with a small slope on the northern portion of the site. The site is disturbed and surrounded by a brick wall along the western border and a fence along the eastern, northern, and southern borders. No wildlife movement corridors were found to be present on the project site.

4.0 Sensitive Biological Resources

A total of 58 sensitive species of plants and 58 sensitive species of animals have the potential to occur on or within the vicinity of the project area. These include those species listed or candidates for listing by the U. S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW) and California Native Plant Society (CNPS). All habitats with the potential to be used by sensitive species were evaluated during the site visit and a determination has been made for the presence or probability of presence within this report. This section will address those species listed as Candidate, Rare, Threatened, or Endangered under the state and federal endangered species laws or directed to be evaluated under the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). Sensitive species which have a potential to occur will also be discussed in this section. Other special status species are addressed within Appendix B.

4.1.1 Sensitive Plant Species

A total of 18 plant species are listed as state and/or federal Threatened, Endangered, or Candidate species; are required to be reviewed under the Narrow Endemic Plant section of the Western Riverside MSHCP; are 1B.1 listed plants on the CNPS Rare Plant Inventory. Below are descriptions of these species:

Chaparral sand-verbena

Chaparral sand-verbena (*Abronia villosa* var. *aurita*) is ranked 1B.1 in the CNPS Rare Plant Inventory. It is found in sandy areas of chaparral, coastal scrub, and desert dunes habitats. No habitat for this species is present on the project site. **This species is not present.**

Munz's onion

Munz's onion (*Allium munzii*) is a federally Endangered, state Threatened, and CNPS 1B.1 listed plant. It is found in chaparral, coastal scrub, valley and foothill grasslands, cismontane woodland, and pinyon and juniper woodland. It is commonly found in heavy clay soils. No habitat for this species is present on the project site. **This species is not present.**

San Diego ambrosia

San Diego ambrosia (*Ambrosia pumila*) is listed as federally Endangered and ranked 1B.1 in the CNPS Rare Plant Inventory. Its habitat includes wetlands in chaparral, coastal sage scrub, valley and foothill grassland. It is commonly found in sandy loam or clay soil and sometimes in

alkaline soils. This species persists where disturbance has been superficial. It is also sometimes found on margins or near vernal pools. No habitat for this species is present on the project site. **This species is not present.**

Rainbow Manzanita

Rainbow Manzanita (*Arctostaphylos rainbowensis*) is ranked 1B.1 in the CNPS Rare Plant Inventory. It is usually found in gabbro chaparral habitat. No habitat for this species is present on the project site. **This species is not present.**

San Jacinto Valley crownscale

San Jacinto Valley crownscale (*Atriplex coronata* var. *notatior*) is a federally listed Endangered species and is ranked 1B.1 in the CNPS Rare Plant Inventory. Its habitat includes playas, valley and foothill grassland, and vernal pools. No habitat for this species is present on the project site. **This species is not present.**

Parish's Britblescale

The Parish's brittlescale (*Atriplex parishii*) is ranked 1B.1 in the CNPS Rare Plant Inventory. Its habitat includes playas, and vernal pools. The site does contain suitable habitat for this species. **This species is not present.**

Thread-leaved brodiaea

The thread-leaved brodiaea (*brodiaea filifolia*) is a federally Threatened, state Endangered and a CNPS 1B.1 listed plant. It is found in chaparral, cismontane woodlands, coastal sage scrub, valley and foothill grasslands, vernal pools and wetland. No habitat for this species is present on the project site. **This species is not present.**

Smooth Tarplant

Smooth tarplant (*Centromadia pungens* ssp. *laevis*) is a rank 1B.1 species in the CNPS Rare Plant Inventory. The species is found in valley/foothill grasslands, meadows, playas, riparian woodland and alkali scrub. Smooth tarplant is restricted to clay and alkaline, silty clay soils. No clay or alkaline soils exist on site. None of the plants that smooth tarplant is generally associated with such as, California goldfields (*Lasthenia californica*), or *Atriplex* spp. were found on site. No habitat for this species is present on the project site. **This species is not present.**

Parry's spineflower

Parry's spineflower (*Chorizanthe parryi* var. *parryi*) is ranked 1B.1 in the CNPS Rare Plant Inventory. The species occurs in dry, sandy soils on dry slopes and flats, sometimes at the interface of two vegetations types, such as chaparral and oak woodland. Its habitat includes coastal scrub, chaparral, cismontane woodland, valley and foothill grassland. No habitat for this species is present on the project site. **This species is not present.**

Slender-horned spineflower

Slender - horned spineflower (*Dodecahema leptoceras*) is a federally and state listed Endangered species and is ranked 1B.1 in the CNPS Rare Plant Inventory. Its habitat includes chaparral, cismontane woodland, and coastal scrub (alluvial fan sage scrub). No habitat for this species is present on the project site. **This species is not present.**

San Diego Button Celery

The San Diego button celery (*Eryngium aristulatum* ver. *parishii*) is a federal and state Endangered species. It is ranked 1B.1 in the CNPS rare plant inventory. It is found in San Diego mesa hardpan, claypan vernal pools and southern interior basalt flows. There is no habitat for this species present on site. **This species is not present.**

Cambell's Liverwort

Cambell's liverwort (*Geothallus tuberosus*) is a rank 1B.1 species in the CNPS Rare Plant inventory. The species is found in costal scrub habitat and vernal pool. No habitat for this species is present on the project site. **This species is not present.**

Tecate cypress

Tecate cypress (*Hesperocyparis forbesii*) is ranked 1B.1 in the CNPS Rare Plant Inventory. It is found on clay or gabbro, primarily on north-facing slopes and in groves often associated with chaparral habitat. Its habitat includes closed-cone coniferous forest, and chaparral. No habitat for this species is present on the project site. **This species is not present.**

Mesa Horkelia

Mesa horkelia (*Horkelia vuneata* var. *puberula*) is ranked 1B.1 in the CNPS Rare Plant Inventory. Its habitat includes chaparral, cismontane woodland, and coastal scrub. No habitat for this species is present on the project site. **This species is not present.**

Coulter's goldfields

Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*) is ranked 1B.1 in the CNPS Rare Plant Inventory. Its habitat includes alkali playas, marsh, swamp, salt marsh, vernal pool, and wetland. It is usually found on alkaline soils in playas, sinks, and grasslands. No habitat for this species is present on the project site. **This species is not present.**

Spreading navarretia

Spreading navarretia (*Navarretia fossalis*) is a federally listed Threatened species and is ranked 1B.1 in the CNPS Rare Plant Inventory. Its habitat includes alkali playa, chenopod scrub, marsh and swamp, vernal pools, and wetlands. No habitat for this species is present on the project site. **This species is not present.**

California Orcutt grass

California Orcutt grass (*Orcuttia californica*) is a federal and state Endangered species. It is ranked 1B.1 in the CNPS Rare Plant Inventory. It is found in vernal pools and wetlands. No habitat for this species is present on the project site. **This species is not present.**

Bottle liverwort

Bottle liverwort (*Sphaerocarpos drewei*) is ranked 1B.1 in the CNPS Rare Plant Inventory. Its habitats include chaparral and coastal scrub. No habitat for the species is present on the project site. **This species is not present.**

4.1.2 Sensitive Animal Species

A total of 15 animal species are listed as state and/or federal Threatened, Endangered, or Candidate or for special consideration under the Western Riverside County MSHCP will be reviewed in this section. All sensitive species within a 5-mile radius of project area were reviewed and a complete list of those species are discussed within Appendix B. Below are descriptions of these species:

Tricolored blackbird

Tricolored blackbird (*Agelaius tricolor*) is State listed as Endangered and listed by the CDFW as a Species of Special Concern. This species is covered by the Western Riverside County MSHCP. The species occupies freshwater marshes with canopies of willows (*Salix* spp.) and other riparian trees and require open accessible water and suitable foraging space. No habitat for this species is present on the project site. **This species is not present.**

Arroyo Toad

Arroyo Toad (*Anaxyrus californicus*) is a federally listed Endangered species and a CDFW species of special concern. This species is covered by the Western Riverside County MSHCP. The most favorable breeding habitat for this species consists of slow-moving shallow pools, nearby sandbars, and adjacent stream terraces. There is no habitat for this species on the site. **The species is not present.**

Burrowing owl

Burrowing owl (*Athene cunicularia*) is a CDFW Species of Special Concern. This species is covered by the Western Riverside County MSHCP. This species is found in coastal prairie, coastal scrub, great basin grassland, great basin scrub, mojavean desert scrub, sonoran desert scrub, and valley and foothill grassland. A habitat assessment conducted for this species found that the project site is continually disturbed by the use of motor vehicles on site. No suitable habitat is present on the site due to the lack of small mammal burrows and manmade structures that could be utilized as burrows, such as earthen berms; cement, asphalt, rock, or wood debris

piles; or openings beneath cement or asphalt pavement. No suitable burrowing owl habitat occurs on site. **This species is not present.**

Vernal pool fairy shrimp

Vernal pool fairy shrimp (*Branchinecta lynchi*) is a federally listed Threatened species. This species is covered by the Western Riverside County MSHCP. This species is found in seasonal pools of water in valley and foothill grasslands. There is no habitat for this species on the project site. **This species is not present.**

San Diego fairy shrimp

San Diego fairy shrimp (*Branchinecta sandiegonensis*) is a federally listed Endangered species. This species is found in chaparral, coastal scrub, vernal pool, and wetland habitats. It is endemic to San Diego and Orange County mesas. There is no habitat for this species on the project site. **This species is not present.**

Swainson's hawk

Swainson's hawk (*Buteo swainsoni*) is a state listed Threatened species. This species is covered by the Western Riverside County MSHCP. This species favors open grasslands for foraging but also occurs in agricultural settings. It relies on scattered stands of trees near agricultural fields and grasslands for nesting site. The site does not contain suitable habitat for this species. **This species is not present.**

Western snowy plover

Western snowy plover (*Charadrius alexandrinus nivosus*) is federally listed as threatened and a CDFW Species of Special Concern. It is found in great basin standing waters, sand shore, and wetland. There is no habitat for this species on the project site. **This species is not present.**

San Bernardino kangaroo rat

San Bernardino kangaroo rat (*Dipodomys merriami parvus*) is a federally listed Endangered species and a CDFW Species of Special Concern. It is found in coastal scrub habitat. This species is found in alluvial scrub vegetation on sandy loam substrates, characteristic of alluvial fans and flood plains. It needs early to intermediate seral stages. The project site does not contain suitable habitat for this species. **This species is not present.**

Stephen's Kangaroo Rat

Stephens' Kangaroo Rat (*Dipodomys stephensi*) is a federally listed Endangered species and State listed Threatened species. This species is covered by the Western Riverside County MSHCP. This species is found in coastal sage scrub with sparse vegetation cover, and in valley and foothill grasslands. There is no habitat for this species present on the site. **This species is not present.**

Quino checkerspot butterfly

Quino checkerspot butterfly (*Euphydryas editha quino*) is a federally listed Endangered species. This species is covered by the Western Riverside County MSHCP. It is found in chaparral and coastal sage scrub. This species requires high densities of food plants, including *Plantago erecta*, *P. insularis*, and *Orthocarpus purpureus*. The site does not contain suitable habitat for this species. **This species is not present.**

Bald eagle

Bald eagle (*Haliaeetus leucocephalus*) is a state listed Endangered and fully protected species. This species is covered by the Western Riverside County MSHCP. This species is found in lower montane coniferous forest and old-growth. They nest in large old-growth or ponderosa pine. There is no habitat for this species on the project site. **This species is not present.**

Steelhead-southern California DPS

Steelhead-southern California DPS (*Oncorhynchus mykiss irideus pop. 10*) is a federally listed Endangered species. This species is likely to have greater physiological tolerances to warmer water and more variable conditions. Its habitats include aquatic and south coast flowing waters. The project site does not have suitable habitat for this species. **This species is not present.**

Coastal California gnatcatcher

Coastal California gnatcatcher (*Polioptila californica californica*) is a federally listed Threatened species and CDFW Species of Special Concern. This species is covered by the Western Riverside County MSHCP. This species' range is limited to the California coast and is found only in coastal sage scrub. There is no habitat for this species on the project site. **This species is not present.**

California red-legged frog

California red-legged frog (*Rana draytonii*) is a federally-listed Threatened species and a CDFW Species of Special Concern. This species is covered by the Western Riverside County MSHCP. The species is aquatic and found in habitats such as marshes, swamps, wetlands, riparian forests, riparian woodlands, riparian scrub, and standing waters. There is no habitat for this species on the project site. **This species is not present.**

Riverside fairy shrimp

Riverside fairy shrimp (*Streptocephalus woottoni*) is a federally listed Endangered species. This species is covered by the Western Riverside County MSHCP. This species is found in seasonal pools of water in coastal sage scrub and grasslands. There is no habitat for this species on the project site. **This species is not present.**

Least Bell's vireo

Least Bell's vireo (*Vireo bellii pusillus*) is a federal and state listed Endangered species. This species is covered by the Western Riverside County MSHCP. This species is found in riparian forest, riparian scrub and riparian woodland. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, baccharis and mesquite. There is no habitat for this species on the project site. **This species is not present.**

4.2 Nesting Birds

Migratory non-game native bird species are protected under the federal Migratory Bird Treaty Act. Additionally, Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests. The site contains shrubs and trees that can support nesting song birds or raptors.

4.3 Jurisdictional Waters

The project area does not contain any streams or drainages or riparian habitat. There are no CDFW, United States Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdictional waters within the project boundaries. The project site elevations range from 1,272 feet above mean sea level (AMSL) in the northwest corner to 1,289 feet AMSL which is above the 1,265 feet AMSL limit of CDFW jurisdiction around Lake Elsinore. Further, the project area does not contain any wetlands or vernal pools.

5.0 Project Impacts**5.1 Impacts to Existing Habitats**

The development of the proposed project will impact the entire 6.76-acre project site, including approximately 6.71 acres of disturbed areas and 0.05 acre of tamarisk dominant habitat.

5.2 Impacts to Sensitive Species

No sensitive species have a potential to occur on the project site; therefore, no sensitive species will be impacted by this project.

5.3 Impacts to Nesting Birds

If the project will remove shrubs between February 1 and September 15, the project will have a potential to impact nesting birds. Implementation of the measures identified in the Recommendations section of this report will ensure that potential impacts to nesting birds are less than significant.

5.4 Impacts to Critical Habitat

The project site is not located within designated federal critical habitat. No impact to critical habitat would occur.

5.5 State and Federal Drainages

The project site does not contain any state or federal drainages. Further, the project area does not contain any wetlands or vernal pools.

5.6 Impacts to Wildlife Movement Corridors

No wildlife movement corridors were found to be present on the project site. No impacts to wildlife movement corridors are expected.

5.7 Conflict with Local Policies or Ordinances Protecting Biological Resources

Any project activities that have the potential to impact onsite trees will require a survey of oak and native trees to comply with Riverside County Ordinance 559. No oak or native trees are located on the project site. Therefore, development of the project site would not conflict with local policies or ordinances protecting biological resources.

5.8 Conflict with the Provisions of an Adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Other Approved Local, Regional, or State Habitat Conservation Plan

The site is located within the boundaries of the Western Riverside MSHCP. If Western Riverside MSHCP guidelines and requirements are followed, no conflicts are expected.

6.0 Western Riverside County MSHCP Consistency Analysis

6.1 MSHCP Requirements

The Project site is located within the Elsinore Area Plan of the Western Riverside County MSHCP in the Elsinore SU3, Criteria Cell 5038. The project site is located within the southern portion of Criteria Cell 5038. Conservation within this Cell is intended to contribute to the assembly of Proposed Extension of Existing Core 3. Conservation within this Criteria Cell 5038 focuses on grassland habitat. Areas conserved within this Cell should be connected to grassland habitat proposed for conservation in Criteria Cell 5036 to the east. Conservation within this Cell will range from 35 to 45 percent of the Cell focusing on the eastern central portion of the Cell. The project site consists of disturbed habitat with scattered ornamental trees and a small patch of tamarisk dominant habitat within the northwestern corner of the site. The project site does not contain the grassland habitat sought for conservation in Criteria Cell 5036. Further, the site is not located within the eastern central portion of Criteria Cell 5038 which would provide a

connection to Criteria Cell 5036 to the east. Therefore, conservation of the project the site would not contribute to the conservation goals of the Criteria Cell due to the absence of grassland habitat with connectivity to grassland habitat within Criteria Cell 5036 to the east.

A discussion of the applicable Western Riverside County MSHCP requirements follows:

Section 6.1.2 Species Associated With Riparian/Riverine Habitat and Vernal Pools

The project area does not contain any streams or drainages or riparian habitat. The project site is flat with elevations ranging from 1,272 feet AMSL in the northwest corner to 1,289 feet AMSL which is above the 1,265 feet AMSL limit of CDFW jurisdiction around Lake Elsinore. No defined bed, bank, channel, or obvious shifts in vegetation that would suggest a drainage feature occur on the site. Furthermore, no vegetation associated with riparian or wetland habitats was found on the site. Therefore, the project site does not contain habitat that may be considered riparian/riverine areas as defined in Section 6.1.2 of the Western Riverside County MSHCP. Due to the lack of suitable riparian habitat on the project site, focused surveys for riparian/riverine bird species listed in Section 6.1.2 of the MSHCP are not warranted.

Vernal pools are seasonal depressional wetlands that occur under Mediterranean climate conditions of the west coast and in glaciated conditions of northeastern and midwestern states. They are covered by shallow water for variable periods from winter to spring but may be completely dry most of the summer and fall. Vernal pools are usually associated with hard clay layers or bedrock, which helps keep water in the pools. Vernal pools and seasonal depressions usually are dominated by hydrophytic plants, hydric soils, and evidence of hydrology.

The entire site was evaluated for the presence of habitat capable of supporting branchiopods. The site was evaluated as described in the USFWS Survey Guidelines for the Listed Large Branchiopods (May 31, 2016). The project area is primarily comprised of sandy loams. The onsite soils do not allow for water pooling on the site for any significant length of time after rain events. No vernal pools, swales, or vernal pool mimics such as ditches, borrow pits, cattle troughs, or cement culverts with signs of pooling water were found on the site. In addition, the site does not contain areas that showed signs of ponding water, hydrophytic vegetation, or soils typical of vernal pools that would be suitable for large branchiopods.

Section 6.1.3 Sensitive Plant Species

The site is within a NEPSSA-designated area for seven plant species: California Orcutt grass, many-stemmed dudleya, Munz's onion, San Diego ambrosia, spreading navarretia, Hammitt's clay-cress, and Wright's trichocoronis. The project site is continually disturbed by the use of motor vehicles and the storage of large materials. No suitable habitat for the plant species listed above is present on the site. A more thorough habitat analysis is provided in the table below.

Table 1.
Narrow Endemic Plant Species

Scientific Name	Common Name	Habitat	Blooming Period	Project Site Habitat Assessment
<i>Orcuttia californica</i>	California Orcutt grass	This species occurs in wetlands. Habitats include vernal pools in the following communities: freshwater wetlands, valley grassland, and wetland-riparian	April-August	No areas onsite showed evidence of hydrology or contained hydrophytic vegetation. No wetlands or suitable habitat communities occur onsite. This species is not present onsite.
<i>Sibaropsis hammittii</i> (F)	Hammitt's clay-cress	This species is found on clay soils in chaparral openings and valley and foothill grasslands	March-April	No clay soils occur onsite. No suitable habitat communities occur onsite. This species is not present onsite.
<i>Dudleya multicaulis</i>	many-stemmed dudleya	This species is often found on clay in chaparral, coastal scrub, and valley and foothill grassland	April-June	No clay soils occur onsite. No suitable habitat communities occur onsite. This species is not present onsite.
<i>Allium munzii</i>	Munz's onion	This species is found on mesic and clay in chaparral, cismontane woodland, coastal scrub, pinyon and juniper woodland, valley and foothill	March-May	No clay soils occur onsite. No suitable habitat communities occur onsite. This species is not present onsite.

		grassland		
<i>Ambrosia pumila</i>	San Diego ambrosia	This species occurs in sandy loam or clay soil; sometimes alkaline. It is found in valleys; persists where disturbance has been superficial, sometimes on margins or near vernal pools.	April-October	The site is highly disturbed. The nearest known occurrence of this species is more than 4 miles northwest of the site. No suitable habitat occurs onsite. No wetlands, vernal pools, or suitable habitat communities occur onsite. This species is not present onsite.
<i>Navarretia fossalis</i>	spreading navarretia	This species occurs in wetlands. It is found in chenopod scrub, marshes and swamps (assorted shallow freshwater), playas, and vernal pools	April-June	No areas onsite showed evidence of hydrology or contained hydrophytic vegetation. No wetlands, vernal pools, or suitable habitat communities occur onsite. This species is not present onsite.

<i>Trichocoronis wrightii</i> var. <i>wrightii</i>	Wright's trichocoronis	This species usually occurs in wetlands, occasionally in non wetlands. it is found on alkaline soils in meadows and seeps, marshes and swamps, riparian forest, and vernal pools	May-September	No areas onsite showed evidence of hydrology or contained hydrophytic vegetation. No wetlands, vernal pools, or suitable habitat communities occur onsite. No alkaline soils occur onsite. This species is not present onsite.
--	------------------------	--	---------------	---

Section 6.1.4 Urban/Wildlands Interface Guidelines

MSHCP Existing Core E (Lake Elsinore) is located to the north of the project site. Therefore, Urban/Wildlands Interface Guidelines (Section 6.14 of the MSHCP) are required to be applied to the project. The following mitigation measures shall be incorporated into the project to reduce potential impacts to the offsite conservation area:

Drainage

Water Quality Best Management Practices (BMPs) shall be incorporated, including the National Pollutant Discharge Elimination Systems (NPDES) and erosion control requirements from the Regional Water Quality Control Board to ensure that the quantity and quality of surface water runoff discharged offsite is not altered in an adverse way when compared with existing conditions. These BMPs will be implemented as part of the Storm Water Pollution Prevention Plan (SWPPP) in order to ensure that water quality is not degraded.

Toxics

Measures such as those employed to address drainage issues will be implemented for toxics. Land uses proposed in proximity to Lake Elsinore that use chemicals or generate bioproducts that are potentially toxic or may adversely affect wildlife species, habitat or water quality must incorporate measures to ensure that application of such chemicals does not result in discharge to the lake.

Lighting

Night lighting shall be directed away from Lake Elsinore to protect species from direct night lighting. Shielding shall be incorporated in Project designs to ensure ambient lighting adjacent to the lake is not increased.

Noise

Proposed noise generating land uses affecting Lake Elsinore shall incorporate setbacks, berms or walls to minimize the effects of noise on resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the lake should not be subject to noise that would exceed residential noise standards.

Invasives

Invasive, non-native plant species must not be used as landscaping materials for development that is proposed adjacent to Lake Elsinore. Table 6-2 of Volume 1 of the MSHCP lists the plants that should be avoided.

Section 6.3.2 Additional Surveys and Procedures

The site is located within the Western Riverside County MSHCP Criteria Area Plant Species Survey Area (CAPSSA) eight plant species: San Jacinto Valley crownscale, Parish's brittlescale, Davidson's saltscale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little mousetail. The project site is continually disturbed by the use of motor vehicles on site and the storage of large materials. No suitable habitat for the plant species listed above is present on site. A more thorough habitat analysis is provided in the table below.

Table 2.**Criteria Area Plants**

Scientific Name	Common Name	Habitat	Blooming Period	Project Site Habitat Assessment
<i>Lasthenia glabrata ssp. coulteri</i>	Coulter's goldfields	This species occurs usually in wetlands, occasionally in non-wetlands. It is found in marshes and swamps (coastal salt), playas, and vernal pools	February-June	No areas onsite showed evidence of hydrology or contained hydrophytic vegetation. No wetlands or suitable habitat communities occur onsite. This species is not present onsite.

<i>Atriplex serenana</i> <i>var. davidsonii</i>	Davidson's saltscale	This species is equally likely to occur in wetlands and non- wetlands. it is found on alkaline soils in coastal bluff scrub and coastal scrub	April- October	No alkaline soils occur on site. No wetlands or suitable habitat communities occur onsite. This species is not on site.
<i>Myosurus minimus</i>	little mousetail	This species occurs in wetlands. it is found in valley and foothill grassland and coastal in vernal pools (alkaline)	March-June	No areas onsite showed evidence of hydrology or contained hydrophytic vegetation. No wetlands, vernal pools, or suitable habitat communities occur onsite. This species is not present onsite.
<i>Atriplex parishii</i>	Parish's brittscale	This species is equally likely to occur in wetlands and non- wetlands. it is found in alkaline soils in chenopod scrub, playas, and vernal pools	June- October	No alkaline soils occur onsite. No wetlands, vernal pools, or suitable habitat communities occur onsite. This species is not present onsite
<i>Erodium</i> <i>macrophyllum</i>		This species is found in foothill woodland and valley grassland	March-May	No suitable habitat communities occur on site. This species is not present onsite.
<i>Atriplex coronata</i> <i>var. notatior</i>	San Jacinto Valley crownscale	This species usually occurs in wetlands, occasionally in non-wetlands. it is found on alkaline soils in playas, valley and foothill grassland (mesic), and vernal pools	April- August	No alkaline soils are onsite. No areas onsite showed evidence of hydrology or contained hydrophytic vegetation. No wetlands, vernal pools, or suitable habitat

				communities occur onsite. This species is not present onsite.
<i>Centromadia pungens</i>	smooth tarplant	This species is equally likely to occur in wetlands and non-wetlands. it is found on alkaline soil in chenopod scrub, meadows and seeps, playas, riparian woodland, valley and foothill grassland	April-September	No alkaline soils occur onsite. No wetlands, vernal pools, or suitable habitat communities occur onsite. This species is not present onsite.
<i>Brodiaea filifolia</i>	thread-leaved brodiaea	This species is equally likely to occur in wetlands and non-wetlands. It is often found on clay soils in chaparral opening, cismontane woodland, coastal scrub, playas, valley and foothill grassland, and vernal pools	March-June	No clay soils occur onsite. No wetlands, vernal pools, or suitable habitat communities occur onsite. This species is not present onsite.

In addition, the site is not located within the Western Riverside County MSHCP Additional survey areas for amphibians, survey areas for mammals, or any special linkage areas; however, the site is located within the Western Riverside County MSHCP burrowing owl survey area. A habitat assessment conducted for this species found that the project site is continually disturbed and that no suitable habitat is present due to the lack of small mammal burrows and manmade structures that could be utilized as burrows, such as earthen berms; cement, asphalt, rock, or

wood debris piles; or openings beneath cement or asphalt pavement. Therefore, it has been determined that burrowing owl are not currently present on the project site.

However, due to the fact that the project site is located within the Western Riverside County MSHCP burrowing owl survey area, a 30-day preconstruction survey is required prior to the commencement of project activities (e.g. vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding project activities. If BUOW are found to have colonized the project site prior to the initiation of construction, the project proponent will immediately inform RCA and the Wildlife Agencies and will need to prepare a Burrowing Owl Protection and Relocation Plan for approval by RCA and the Wildlife Agencies prior to initiating ground disturbance. If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above will be necessary.

7.0 Recommendations

Based upon the findings of this report, it is recommended that the following studies or surveys be performed on the site:

Nesting Birds

- It is recommended that vegetation removal be conducted during the non-nesting season for migratory birds to avoid direct impacts. The nesting season is between February 1 and September 15.
- If vegetation removal will occur during the migratory bird nesting season, between February 1 and September 15, it is recommended that pre-construction nesting bird surveys be performed within three days prior to vegetation removal.
- If active nests are found during nesting bird surveys, they shall be flagged and a 200-foot buffer shall be fenced around the nests.
- A biological monitor shall visit the site once a week during ground disturbing activities to ensure all fencing is in place and no sensitive species are being impacted

Burrowing Owl

- A habitat assessment has determined that the site does not provide suitable habitat for burrowing owl. However, due to the fact that the project site is located within the Western Riverside County MSHCP burrowing owl survey area, a 30-day preconstruction survey is required prior to the commencement of project activities

(e.g. vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding project activities.

- If BUOW are found to have colonized the project site prior to the initiation of construction, the project proponent will immediately inform RCA and the Wildlife Agencies and will need to prepare a Burrowing Owl Protection and Relocation Plan for approval by RCA and the Wildlife Agencies prior to initiating ground disturbance.
- If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrow owl is found, the same coordination described above will be necessary.

7.0 Certification

I hereby certify that the statements furnished above and in the attached exhibits present the 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.

Date 4-26-2022

Signed _____

PROJECT MANAGER

Fieldwork Performed By:

Juan Jose Hernandez

PRINCIPAL BIOLOGIST

8.0 References

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FIGURES



Figure 1
 Location Map
 APNs 371-150-001 & 002
 City of Lake Elsinore
 Riverside County, California

Legend



Project Site Boundary



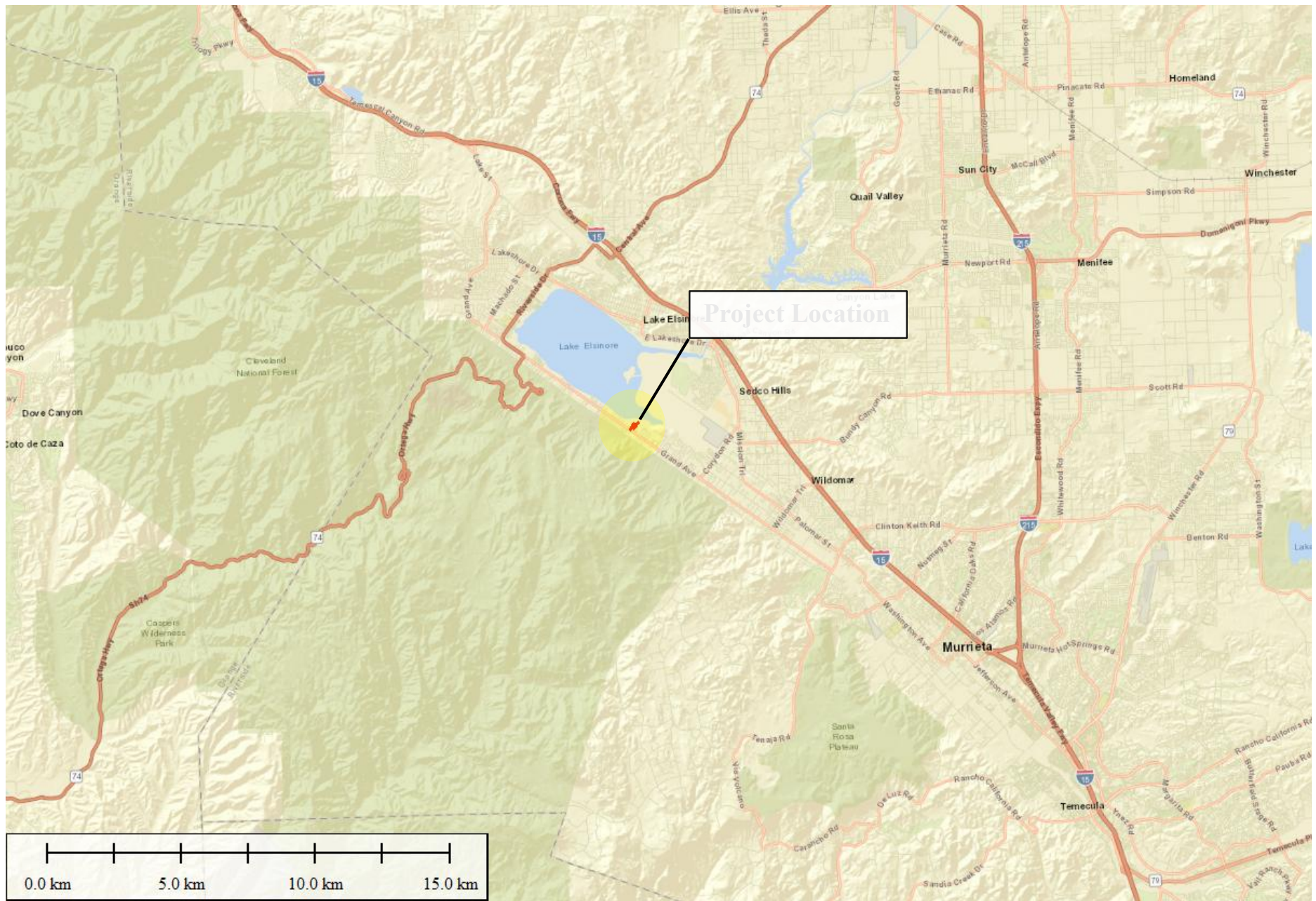


Figure 2
 Vicinity Map
 APNs 371-150-001 & 002
 City of Lake Elsinore
 Riverside County, California

Legend

--- Project Site Boundary





THIS DRAWING AND ITS CONTENTS ARE
INSTRUMENTAL OF SERVICE AND ARE
THE COPY RIGHTED PROPERTY OF J.
CRAIG MANN ARCHITECT. THE USE OF IS
EXPRESSLY INTENDED FOR THE
PROJECT NOTED BELOW AND MAY NOT
BE REUSED OR REPRODUCED IN WHOLE
OR IN PART WITHOUT THE WRITTEN
PERMISSION OF J. CRAIG MANN.

BUILDERS MAX
10207 N. E STREET
ANAHEIM, CA 92805

PROJECT TITLE

ROME HILL
COMMERCIAL

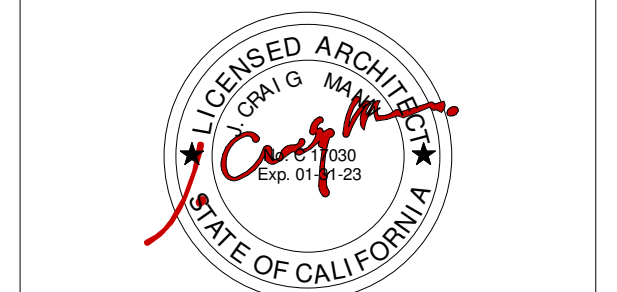
GRAND AVENUE (AT VAIL STREET)
LAKE ELSINORE, CA 92530
TRACT: 3846 & LOT: 268

SHEET TITLE

SITE PLAN

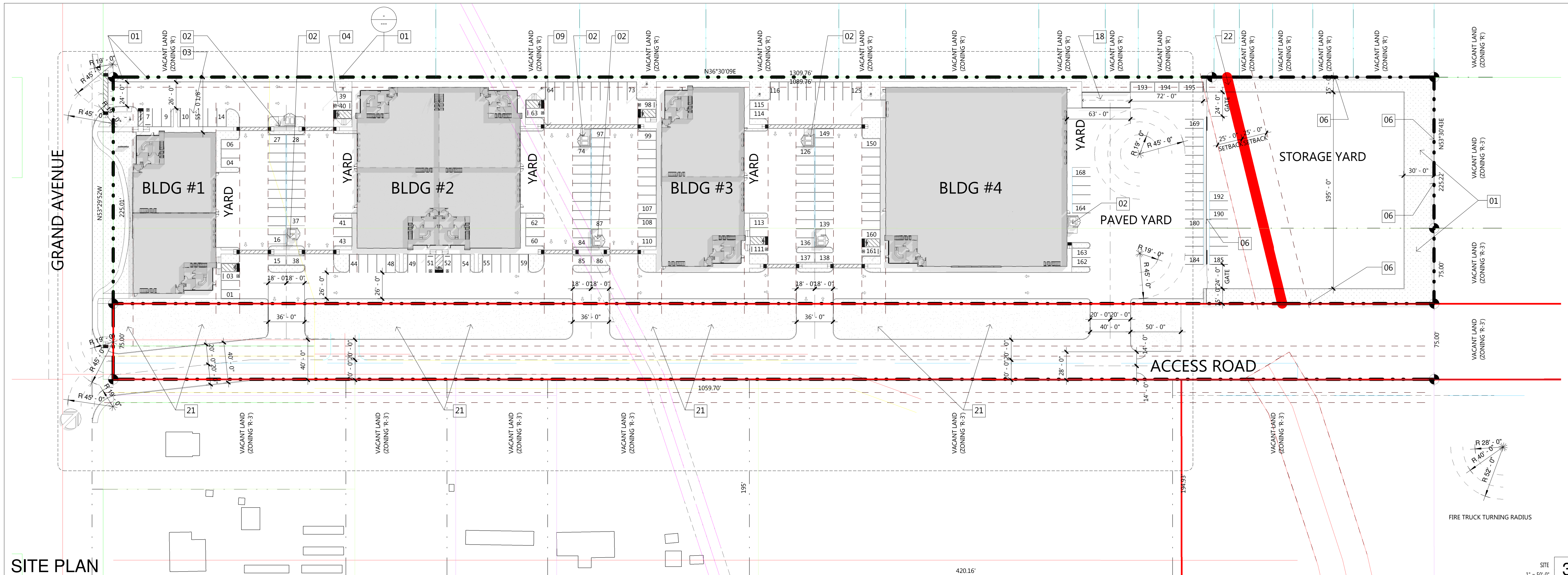
PLANNING APPLICATION NO:
2021-19
REVIEW NO:
2021-03

SIGN BY _____

[illegible]

DATE:	12/08/21
JOB NUMBER	19-882

A-1



NOTES:

1. PROJECT IS NOT WITHIN A SPECIFIC PLAN
2. PROJECT IS NOT WITHIN A COMMUNITY FACILITY DISTRICT
- 3.
- 4.

UTILITY PURVEYORS:

SCHOOL DISTRICT:
SCHOOL DISTRICT.

UTILITIES:
WATERS:
ELSINORE VALLEY WATER DISTRICT
31315 CHANEY STREET
P.O. BOX. 3000
LAKE ELSINORE, CA 92530
TEL: 951-674-3146
FAX: 951-674-9872
WWW.EVMWD.COM

SANITARY SEWER:
SEWER
P.O. BOX 3000
31315 CHANEY STREET
LAKE ELSINORE, CA 92530
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
TEL (951) 674-3146

STORM SEWER:
RIVERSIDE COUNTY WATER
AND CONSERVATION DISTRICT
1995 MARKET STREET
RIVERSIDE, CA 92501
TEL: 951-955-1200

ELECTRIC:
25620 JEFFERSON AVENUE
MURRIETA, CA. 92562
SOUTHERN CALIFORNIA Edison
TEL: (877) 238-0092

GAS:
24487 PRIELIPP ROAD
WILDOMAR, CA. 92592
SOUTHERN CALIFORNIA GAS COMPANY
TEL: (951) 249-8300

TELEPHONE:
VERIZON
TEL: 800-483-5000

TELEVISION:
SPECTRUM
TEL: 909-975-3398

UTILITY PURVEYORS	8
-------------------	---

CIVIL
 GRANT BECKLUND CIVIL ENGINEERING
 30811 GARBANI ROAD
 WINCHESTER, CA 92596
 (C) 951-288-0601
 GRANTBECKLUND@GMAIL.COM

MD ACOUSTICS (GHG & AQ)
 MIKE DICKERSON
 1197 LOS ANGELES AVE, STE C-256
 SIMI VALLEY, CA 93065
 805-426-4477, MIKE@MDACOUSTICS.COM

TESTING ENGINEER
 CHRISTOPHER ESTEYER
 TIW ENGINEERS
 THOMAS WHEAT
 6 VENTURE, STE 265 IRVINE, CA 92618
 949-878-3509 THOMAS@TIWENGINEERING.COM

CULTURAL RESOURCE
 MICHAEL J. PALEO RESOURCES CONSULTANT
 1016 E. COOLEY DRIVE SUITE B
 COLTON, CA 92324
 (909) 824-6400
 MHOGAN@CRMTECH.US

HERNÁNDEZ ENVIRONMENTAL GENERAL BIO
 JUAN B. SHAWN HERNANDEZ
 17037 LAKESHORE DRIVE
 LAKE ELSINORE, CA 92530
 909-579-1657, JUANHERNANDEZENVIRONMENTAL.COM

SOILS & INFILTRATION
 GEOCON WEST INC.
 LISA BATTATO
 41571 CORNING PL #102
 MURRIETA, CA 92562
 (951) 304-2308, BATTATO@GEOCONINC.COM

LANDSCAPE ARCHITECT
 ROYAL OAK DESIGN
 SYLVIA LYONS
 10252 GOLDEN YARROW LANE
 ALTA LOMA, CA 91701
 (909) 244-9667, ROYALOA@DESIGN@VERIZON.NET

PHASE I ENVIRONMENTAL ESA
 SOUTH SHORE TESTING & ENVIRONMENTAL
 23811 WASHINGTON AVENUE, SUITE C110 #112
 MURRIETA, CA 92562
 (951) 329-3008
 SS.TESTING@AOL.COM

ELECTRICAL SITE LIGHTING ENGINEERING PLAN
 CEM TUNALI
 MIKE RICHARDSON
 RICHARDSON ENGINEERING
 CONSULTING ELECTRICAL
 ENGINEERS
 (208)-255-1600
 MURICHP@GMAIL.COM

ARCHITECT
 JCM ARCHITECT
 (714) 543-8552
 JCRAIGM@GMAIL.COM

CONSULTANTS 7

1	LANDSCAPING		
2	TRASH ENCLOSURE W/ ONE 3-YD. NON-HAZARDOUS WASTE BIN & ONE 3-YD. NON-HAZARDOUS RECYCLABLE BIN.		
3	PARKING		
4	ACCESSIBLE PARKING	4C	9'-0" WIDE ELECTRIC VEHICLE CHARGING STATION PARKING
5	FIRE HYDRANTS	5A	FIRE SPRINKLER RISER
6	8'-0" H. WROUGHT IRON FENCE		
7	FLAG POLE	7A	MONUMENT SIGN
8	BOLLARD KEYPAD	8A	LIGHT POLES, WALL MOUNTED LIGHT, OR BOLLARD LIGHT. SEE CONCEPTUAL LIGHT PLANS
9	4'-0" W ACCESSIBLE PARK AREA TO TRIP TO PUBLIC WAY. USE DISABLED ACCESS NOTES		
10	5'-0" x 5'-0" LEVEL LANDING. SEE DISABLED ACCESS NOTES		10A. DETECTABLE WARNING SURFACE
11	ASSIGNED PROPERTY LINE. PER CBC 503.3.		
12	BUILDING ADDRESS NUMBER TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS &		
13	SHALL BE VISIBLE & LEGIBLE FROM STREET FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.		
14	PROVIDE A BOX KEY AS REQUIRED BY FIRE CODE 902.4 LOCATION AT MAIN ENTRANCE/EXIT. KEY BOX TO BE DESIGNED _____ PERCENT		
15	FIRE SIGHT REGULATIONS. MOUNT ON WALL OR FENCE.		
16	RAMPS SHALL NOT ENCRUCH INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT ACCESSIBLE SITE.		
17	PROVIDE A KNOX BOX (FIRE DEPT. LOCK BOX) AT THE OFFICE. BOX TO CONTAIN 4 SETS OF BUILDING MASTER KEYS, FIRE ALARM PANEL KEYS. BOX TO BE MOUNTED AT 6' MAX.		
18	ADJ. KEYS		
19	FIRE SIGNS - "NO PARKING" SIGNS FOR FIRE LANE ARE REQUIRED WITH IN 30'-0" TYPICAL, 100'-0" MAX. SPACING.		
20	SITE LIGHTING - WALL OR SURFACE MOUNTED. SEE ELEV. AND ELEC. DWGS.		
21	CAN BE REACHED WITHIN 75 FEET OF TRAVEL.		
22	TRUCK DOCK		
23	2 BICYCLE SPACES	19A	ENHANCED CONCRETE TEXTURE
24	12" WIDE CONCRETE STRIP PAVERS BETWEEN PARKING AND LANDSCAPE AREA		
25	OFFSETS HYDRO-SEED WITH ANNUAL CALTRANS MIX.		
26	EARTH FLAT LINE WITH 25 FEET SETBACK.		

SITE PLAN KEY NOTES 5

LEGAL DESCRIPTION:
LEGAL DESCRIPTION FOR ALL 2 LOTS
RECORDED BOOK | PAGE: MB 6/296
SUBDIVISION NAME: RESUB OF BLK D OF ELSINORE
LOT | PARCEL: 19
BLOCK: D
TRACT:
GENERAL LAND USE
EASEMENT NOTES:
AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE FOR PUBLIC ROAD, DRAINAGE, UTILITIES
AND INCIDENTAL PURPOSES RECORDED OCTOBER 17, 1991, AS INSTRUMENT NO.
1991-359099, COUNTY OF RIVERSIDE OFFICIAL RECORDS.

NO OTHER EASEMENTS AFFECT SAID PROPERTY.

LEGAL DESCRIPTION

4A

MR. GUY SELLECK
10207 N. E. STREET
ANAHEIM, CA 92805

APPLICANT/OWNERS	4
------------------	---

BLDG. JUSTIFICATIONS- CBC												
BLDG.	AREA PER FLOOR (S.F.)	TOTAL AREA	OCCUPANCY (SEC. 302)	CONSTRUCTION TYPE (SEC. 602)	SPRINKLERED (YES/NO)	ALLOWABLE BASIC AREA, S.F. (TABLE 506.2) (NO SPRINKLERED)	NUMBER OF STORIES (TABLE 504.4) (NO SPRINKLERED)	(IF) ALLOWABLE AREA INCREASE DUE TO STREET FRONTAGE (SEC. 506.2)	ALLOWABLE AREA INCREASE DUE TO FIRE SPRINKLERED FOR BLDG. WITH ONE STORY (1) & MORE THAN 1 STORIES ABOVE GRADE (SEC. 504.3)	ALLOWABLE AREA INCREASE DUE TO FRONTAGE AND SPRINKLERED	ALLOWABLE HEIGHT AND STORY INCREASE DUE TO SPRINKLERED (SEC. 504.2)	COMPLIANCE (YES/NO)
BLDG. 1 & 3-1ST.-OFFICE	894 & 894		B	II-B	YES	23,000 S.F.	3 & (55'-0" MAX.)	N/A	92,000 (*) 69,000	N/A	4 & (75'-0" MAX.)	YES
BLDG. 1 & 3-1ST.-WAREHOUSE	5,513 & 6,253		S-1	II-B	YES	17,500 S.F.	2 & (55'-0" MAX.)	N/A	70,000 (*) 52,500		3 & (75'-0" MAX.)	YES
BLDG. 1 & 3-2ND.-OFFICE	826 & 826		B	II-B	YES	23,000 S.F.	3 & (55'-0" MAX.)	N/A	92,000 (*) 69,000		4 & (75'-0" MAX.)	YES
BLDG. 1 & 3-2ND.- MEZZANINE	1,416 & 1,631		S-1	II-B	YES	17,500 S.F.	2 & (55'-0" MAX.)	N/A	70,000 (*) 52,500		3 & (75'-0" MAX.)	YES
BLDG. 4-1ST.-OFFICE	894		B	II-B	YES	23,000 S.F.	3 & (55'-0" MAX.)	N/A	92,000 (*) 69,000	N/A	4 & (75'-0" MAX.)	YES
BLDG. 4-1ST.-WAREHOUSE	30,992		S-1	II-B	YES	17,500 S.F.	2 & (55'-0" MAX.)	N/A	70,000 (*) 52,500		3 & (75'-0" MAX.)	YES
BLDG. 4-2ND.-OFFICE	821		B	II-B	YES	23,000 S.F.	3 & (55'-0" MAX.)	N/A	92,000 (*) 69,000		4 & (75'-0" MAX.)	YES
BLDG. 4-2ND.-MEZZANINE	8,589		S-1	II-B	YES	17,500 S.F.	2 & (55'-0" MAX.)	N/A	70,000 (*) 52,500		3 & (75'-0" MAX.)	YES
BUILDING 2 SUITES 201, 202, 203 & 204	SIM. TO 1 & 3		B / S-1	II-B	YES	23,000 S.F.	3 & (55'-0" MAX.)	N/A	92,000 (*) 69,000	N/A	4 & (75'-0" MAX.)	YES
						17,500 S.F.	2 & (55'-0" MAX.)	N/A	70,000 (*) 52,500		3 & (75'-0" MAX.)	

NOTE: BASEMENT IS NOT CONSIDERED AS A BUILDING STORY IN THIS TABLE (*) ONE STORY ABOVE GARDE

NOTE:
903.3.1.1 NFPA 13 sprinkler systems. Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1.

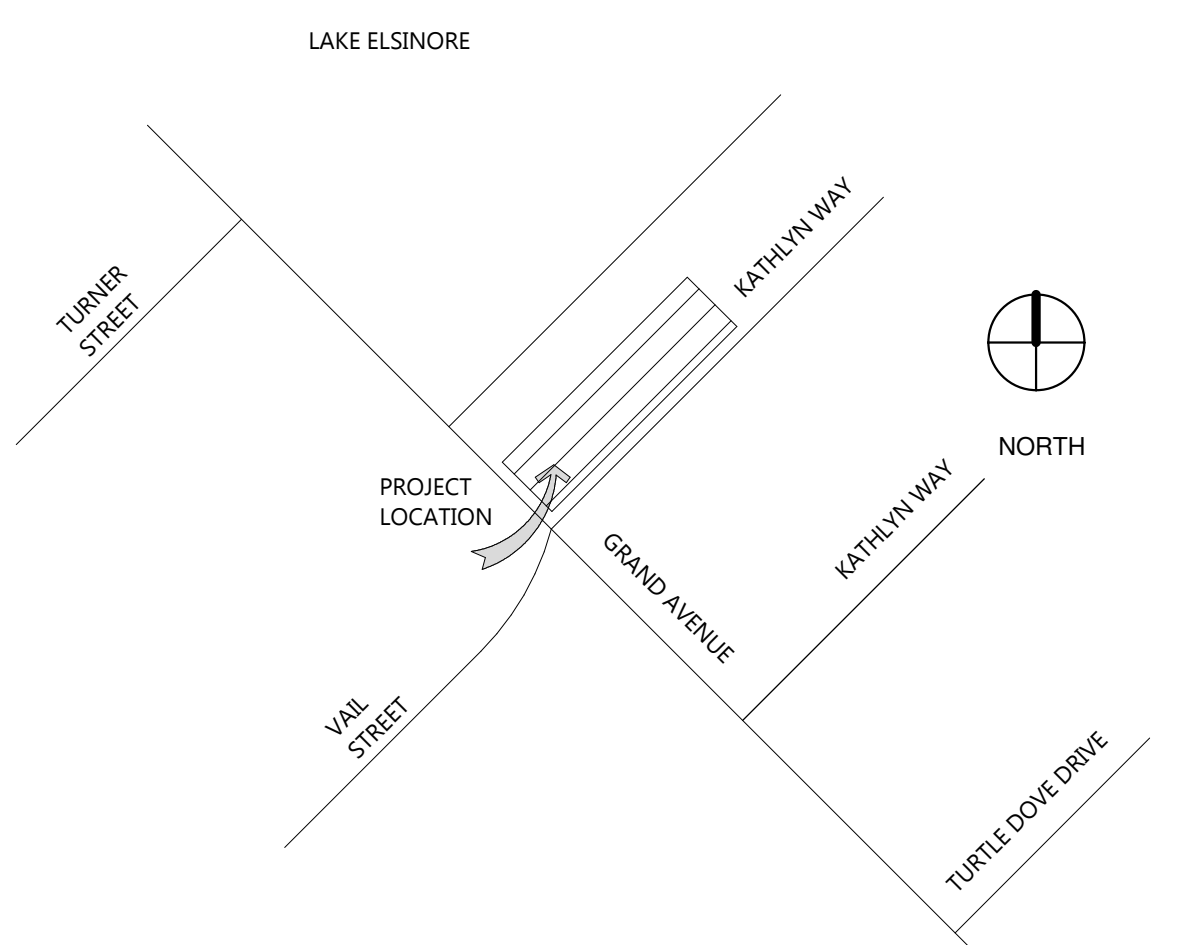
CODE ANALYSIS	15
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PROJECT DESCRIPTION:
 PROPOSE NEW FOUR 1-STORY COMMERCIAL BUILDINGS WITH OFFICES AND WAREHOUSES
APN: 371-150-001, 371-150-002 (CITY OF LAKE ELSINORE), & 371-150-016 (RIVERSIDE COUNTY, NOT A-PART)
 SITE: ZONING: R-3 (HIGH DENSITY RESIDENTIAL) PROPOSED: C-M (COMMERCIAL MANUFACTURING)
GENERAL LAND USE:
 LAKE ELSINORE SPECIFIC PLAN: REZONE 2 PROPERTIES FROM R-3 HIGH DENSITY RESIDENTIAL DISTRICT TO C-M COMMERCIAL - MANUFACTURING DISTRICT.
BUILDING SETBACK REQUIREMENTS FOR C-M (EMC 17.132.070)
FRONT YARD: AVERAGE 20' BUT NOT LESS THAN 15'
SIDE & REAR YARDS: NO SETBACK REQUIRED EXCEPT ADJACENT TO A PUBLIC RIGHT-OF-WAY OR A RESIDENTIAL USE. THEN MIN. OF 15' REQUIRED.
BUILDING HEIGHT (EMC 17.132.080)
HEIGHT: 45' MAXIMUM
 GROSS AREA = 294,993 S.F. (+/- 6,779 ACRES, 2 LOT COMBINED)
 USES: B-OFFICE, S-1- WAREHOUSE
 CONSTRUCTION TYPE: SPRINKLERED: YES, FOR BUILDINGS
BUILDINGS:
 BUILDING NUMBER OF STORY = 2 STORY HEIGHT = 24'-0" ABOVE FIRST FLOOR
BUILDING 1: (SUITE 101 & 102)
 FIRST FLOOR: OFFICE = 894 & 894 S.F., WAREHOUSE = +/-5,513 & +/-5,513 S.F.
 SECOND FLOOR: OFFICE = 826 & 826 S.F., MEZZANINE = +/-1,416 S.F. & +/-1,416 S.F.,
 OPEN MEZZANINE/OPEN FLOOR RATIO: 100 x 1,416/6,513 = 26% + 33%
 TOTAL SUITE 101 + 102 = 8,649 S.F. & 8,649 S.F. = +/-17,298 S.F.
BUILDING 2: (SUITE 201 & 202 & 203 & 204)
 FIRST FLOOR: OFFICE = 975 & 975 & 891 & 891 S.F., WAREHOUSE = +/-5,431 S.F. & +/- 5,431 S.F. & +/- 5,431 S.F. & +/- 5,431 S.F.
 SECOND FLOOR: OFFICE = 910 & 910 & 910 & 824 S.F., MEZZANINE = 1,345 S.F. & 1,345 S.F. & 1,380 S.F. & 1,380 S.F.
 OPEN MEZZANINE/OPEN FLOOR RATIO: 100 x 1,345/4,531 = 25% + 33% & 100 x 1,380/4,531 = 25% + 33%
 TOTAL SUITE 201 + 202 + 203 + 204 = 8,661 S.F. & 8,661 S.F. & 8,526 S.F. & 8,526 S.F. = +/-34,374 S.F.

PROJECT DATA	201 TO 300..... 7 REQUIRED	3
	PROVIDED: 195 SPACES INCLUDING 10 ADA ACCESSIBLE SPACES	
	BICYCLE PARKING: BICYCLE PARKING SPACES:	

001	A-1	SITE PLAN, PROJECT DATA, VICINITY MAP	012	A-12C	COLOR ELEVATIONS (11" x17")
002	A-2	ENLARGED SITE PLAN	013	A-13C	COLOR ELEVATIONS (11" x17")
003	A-3	BUILDING 1 FLOOR PLAN	014	A-14C	COLOR ELEVATIONS (11" x17")
004	A-4	BUILDING 2 FLOOR PLAN	015	A-15C	COLOR ELEVATIONS (11" x17")
005	A-5	BUILDING 3 FLOOR PLAN	016	A-16C	COLOR ELEVATIONS (11" x17")
006	A-6	BUILDING 4 FLOOR PLAN	017	A-17C	COLOR ELEVATIONS (11" x17")
007	A-7	ROOF PLANS	018	A-18C	COLOR ELEVATIONS (11" x17")
008	A-8	BUILDING 1 ELEVATIONS	019	A-19C	COLOR ELEVATIONS (11" x17")
009	A-9	BUILDING 2 ELEVATIONS	020	A-20C	COLOR ELEVATIONS (11" x17")
010	A-10	BUILDING 3 ELEVATIONS	021	A-21C	COLOR ELEVATIONS (11" x17")
011	A-11	BUILDING 4 ELEVATIONS	022	A-22C	COLOR ELEVATIONS (11" x17")
			023	A-23C	COLOR ELEVATIONS (11" x17")
			024	A-24C	COLOR ELEVATIONS (11" x17")
			025	A-25C	COLOR ELEVATIONS (11" x17")
			026	A-26C	COLOR ELEVATIONS (11" x17")
			027	A-27C	COLOR ELEVATIONS (11" x17")
			028	A-28V	COLOR VIEW (11" x17")
			029	A-29V	COLOR VIEW (11" x17")
			030	A-30V	COLOR VIEW (11" x17")

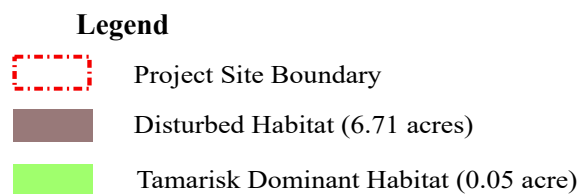
SHEET INDEX	2
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VICINITY MAP



Figure 4
Habitat Map
APNs 371-150-001 & 002
City of Lake Elsinore
Riverside County, California



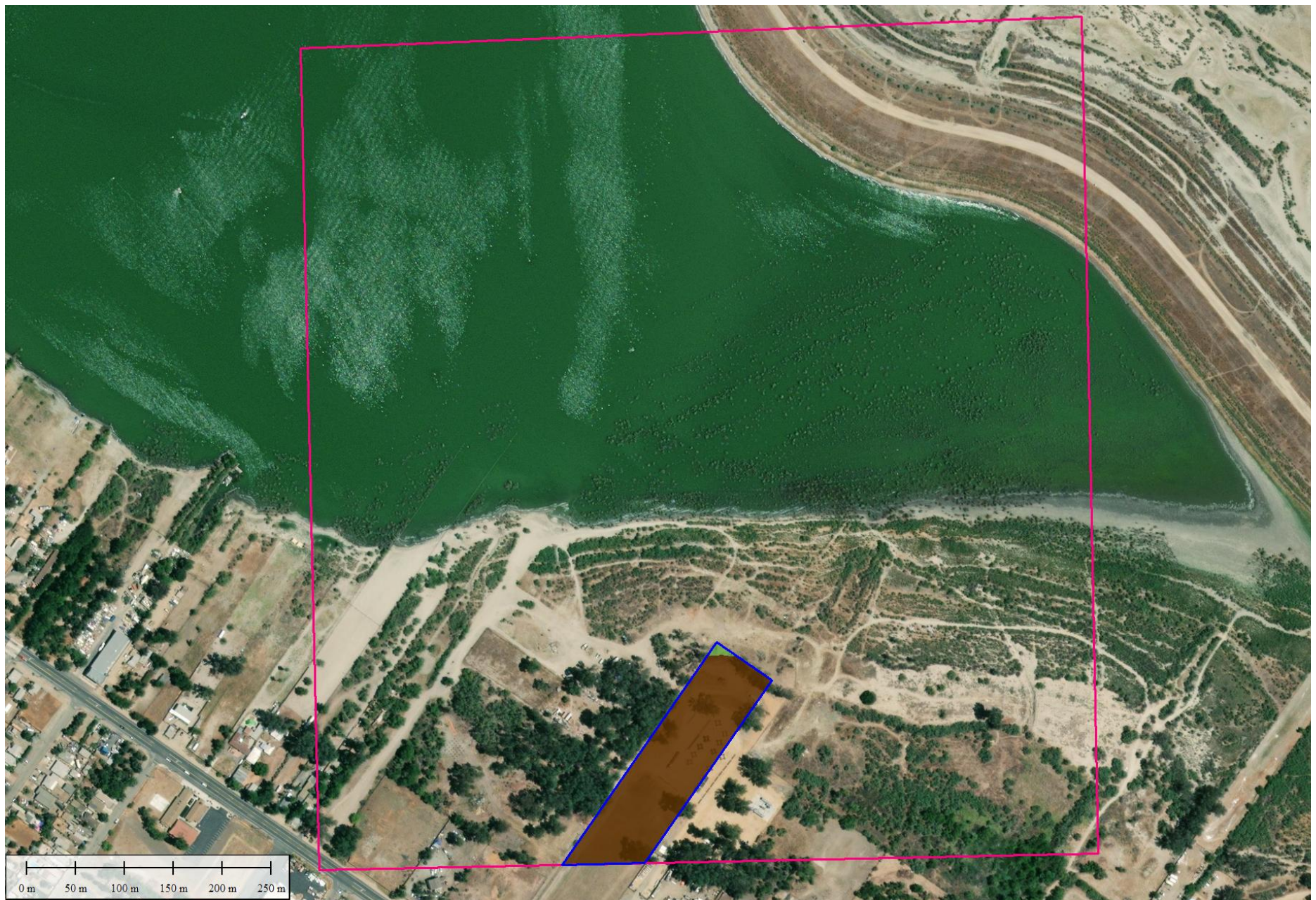


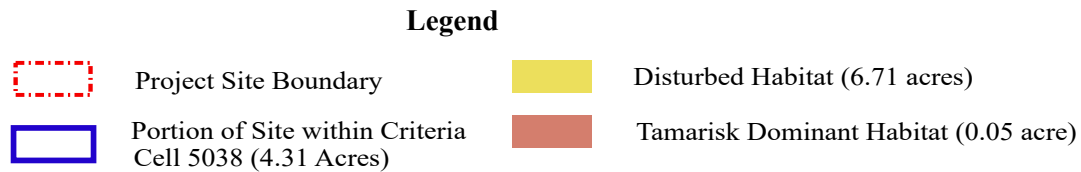
Figure 5

Criteria Cell Habitat Map
 APNs 371-150-001 & 002
 City of Lake Elsinore
 Riverside County, California





Figure 6
 Impacts Map
 APNs 371-150-001 & 002
 City of Lake Elsinore
 Riverside County, California



APPENDIX A

Appendix A Species List

Plant List

<i>Eucalyptus</i> sp.	Gum Tree*
<i>Ailanthus altissima</i>	Tree of Heaven*
<i>Tamarix ramosissima</i>	Tamarisk*

* Non-native species

Animal List

<i>Buteo jamaicensis</i>	Red-tail Hawk
<i>Calypte anna</i>	Anna's hummingbird
<i>Carpodacus mexicanus</i>	House finch
<i>Cathartes aura</i>	Turkey vulture
<i>Corvus brachyrhynchos</i>	American crow
<i>Corvus corax</i>	Common raven
<i>Melospiza melodia</i>	Song Sparrow
<i>Sayornis saya</i>	Say's Phoebe
<i>Sceloporus occidentalis</i>	Western fence lizard
<i>Zenaida macroura</i>	Mourning dove

APPENDIX B

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/ Absence
<i>Abronia villosa</i> var. <i>aurita</i>	chaparral sand- verbena	Dicots	None	None	1B.1	Chaparral Coastal scrub Desert dunes	Chaparral, coastal scrub, desert dunes.	Sandy areas. -60-1570 m.	No suitable habitat is present on site. This species is not present.
<i>Allium marvinii</i>	Yucaipa onion	Monocots	None	None	1B.2	Chaparral	Chaparral.	In openings on clay soils. 850-1070 m.	No suitable habitat is present on site. This species is not present.
<i>Allium munzii</i>	Munz's onion	Monocots	Endangered	Threatened	1B.1	Chaparral Cismontane woodland Coastal scrub Pinon & juniper woodlands Valley & foothill grassland	Chaparral, coastal scrub, cismontane woodland, pinyon and juniper woodland, valley and foothill grassland.	Heavy clay soils; grows in grasslands and openings within shrublands or woodlands. 375-1040 m.	No suitable habitat is present on site. This species is not present.
<i>Almutaster pauciflorus</i>	alkali marsh aster	Dicots	None	None	2B.2	Meadow & seep	Meadow and seeps.	Alkaline. 60-765 m.	No suitable habitat is present on site. This species is not present.

Ambrosia pumila	San Diego ambrosia	Dicots	Endangered	None	1B.1	Chaparral Coastal scrub Valley & foothill grassland	Chaparral, coastal scrub, valley and foothill grassland.	Sandy loam or clay soil; sometimes alkaline. In valleys; persists where disturbance has been superficial. Sometimes on margins or near vernal pools. 3-580 m.	No suitable habitat is present on site. This species is not present.
Arctostaphylos rainbowensis	Rainbow manzanita	Dicots	None	None	1B.1	Chaparral Ultramafic	Chaparral.	Usually found in gabbro chaparral. 100-870 m.	No suitable habitat is present on site. This species is not present.
Atriplex coronata var. notatior	San Jacinto Valley crownscale	Dicots	Endangered	None	1B.1	Alkali playa Valley & foothill grassland Vernal pool Wetland	Playas, valley and foothill grassland, vernal pools.	Alkaline areas in the San Jacinto River Valley. 35-460 m.	No suitable habitat is present on site. This species is not present.
Atriplex parishii	Parish's brittlescale	Dicots	None	None	1B.1	Alkali playa Chenopod scrub Meadow & seep Vernal pool Wetland	Vernal pools, chenopod scrub, playas.	Usually on drying alkali flats with fine soils. 4-1420 m.	No suitable habitat is present on site. This species is not present.
Atriplex serenana var. davidsonii	Davidson's saltscale	Dicots	None	None	1B.2	Coastal bluff scrub Coastal scrub	Coastal bluff scrub, coastal scrub.	Alkaline soil. 0-480 m.	No suitable habitat is present on site. This species is not present.

Ayenia compacta	California ayenia	Dicots	None	None	2B.3	Desert wash Mojavean desert scrub Sonoran desert scrub	Mojavean desert scrub, Sonoran desert scrub.	Sandy and gravelly washes in the desert; dry desert canyons. 60-1830 m.	No suitable habitat is present on site. This species is not present.
Brodiaea filifolia	thread-leaved brodiaea	Monocots	Threatened	Endangered	1B.1	Chaparral Cismontane woodland Coastal scrub Valley & foothill grassland Vernal pool Wetland	Chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, vernal pools.	Usually associated with annual grassland and vernal pools; often surrounded by shrubland habitats. Occurs in openings on clay soils. 15-1030 m.	No suitable habitat is present on site. This species is not present.
Brodiaea santarosae	Santa Rosa Basalt brodiaea	Monocots	None	None	1B.2	Valley & foothill grassland	Valley and foothill grassland.	Santa Rosa Basalt. 585-1045 m.	No suitable habitat is present on site. This species is not present.
Calochortus weedii var. intermedius	intermediate mariposa-lily	Monocots	None	None	1B.2	Chaparral Coastal scrub Valley & foothill grassland	Coastal scrub, chaparral, valley and foothill grassland.	Dry, rocky calcareous slopes and rock outcrops. 60-1575 m.	No suitable habitat is present on site. This species is not present.
Canyon Live Oak Ravine Forest	Canyon Live Oak Ravine Forest	Riparian	None	None		Riparian forest			This is not present.

Caulanthus simulans	Payson's jewelflower	Dicots	None	None	4.2	Chaparral Coastal scrub	Chaparral, coastal scrub.	Frequently in burned areas, or in disturbed sites such as streambeds; also on rocky, steep slopes. Sandy, granitic soils. 90-2200 m.	No suitable habitat is present on site. This species is not present.
Centromadia pungens ssp. laevis	smooth tarplant	Dicots	None	None	1B.1	Alkali playa Chenopod scrub Meadow & seep Riparian woodland Valley & foothill grassland Wetland	Valley and foothill grassland, chenopod scrub, meadows and seeps, playas, riparian woodland.	Alkali meadow, alkali scrub; also in disturbed places. 5-1170 m.	No suitable habitat is present on site. This species is not present.
Chorizanthe parryi var. parryi	Parry's spineflower	Dicots	None	None	1B.1	Chaparral Cismontane woodland Coastal scrub Valley & foothill grassland	Coastal scrub, chaparral, cismontane woodland, valley and foothill grassland.	Dry slopes and flats; sometimes at interface of 2 vegetation types, such as chaparral and oak woodland. Dry, sandy soils. 90-1220 m.	No suitable habitat is present on site. This species is not present.

Chorizanthe polygonoides var. longispina	long-spined spineflower	Dicots	None	None	1B.2	Chaparral Coastal scrub Meadow & seep Ultramafic Valley & foothill grassland Vernal pool	Chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, vernal pools.	Gabbroic clay. 30-1630 m.	No suitable habitat is present on site. This species is not present.
Clinopodium chandleri	San Miguel savory	Dicots	None	None	1B.2	Chaparral Cismontane woodland Coastal scrub Riparian woodland Ultramafic Valley & foothill grassland	Chaparral, cismontane woodland, coastal scrub, riparian woodland, valley and foothill grassland.	Rocky, gabbroic or metavolcanic substrate. 120-975 m.	No suitable habitat is present on site. This species is not present.
Comarostaphylis diversifolia ssp. diversifolia	summer holly	Dicots	None	None	1B.2	Chaparral Cismontane woodland	Chaparral, cismontane woodland.	Often in mixed chaparral in California, sometimes post-burn. 30-855 m.	No suitable habitat is present on site. This species is not present.
Dodecahema leptoceras	slender-horned spineflower	Dicots	Endangered	Endangered	1B.1	Chaparral Cismontane woodland Coastal scrub	Chaparral, cismontane woodland, coastal scrub (alluvial fan sage scrub).	Flood deposited terraces and washes; associates include Encelia, Dalea, Lepidospartum, etc. Sandy soils. 200-765 m.	No suitable habitat is present on site. This species is not present.

Dudleya multicaulis	many-stemmed dudleya	Dicots	None	None	1B.2	Chaparral Coastal scrub Valley & foothill grassland	Chaparral, coastal scrub, valley and foothill grassland.	In heavy, often clayey soils or grassy slopes. 1-910 m.	No suitable habitat is present on site. This species is not present.
Dudleya viscida	sticky dudleya	Dicots	None	None	1B.2	Chaparral Cismontane woodland Coastal bluff scrub Coastal scrub	Coastal scrub, coastal bluff scrub, chaparral, cismontane woodland.	On north and south-facing cliffs and banks. 20-870 m.	No suitable habitat is present on site. This species is not present.
Eryngium aristulatum var. parishii	San Diego button-celery	Dicots	Endangered	Endangered	1B.1	Coastal scrub Valley & foothill grassland Vernal pool Wetland	Vernal pools, coastal scrub, valley and foothill grassland.	San Diego mesa hardpan and claypan vernal pools and southern interior basalt flow vernal pools; usually surrounded by scrub. 15-880 m.	No suitable habitat is present on site. This species is not present.
Geothallus tuberosus	Campbell's liverwort	Bryophytes	None	None	1B.1	Coastal scrub Vernal pool Wetland	Coastal scrub, vernal pools.	Liverwort known from mesic soil. 60-610 m.	No suitable habitat is present on site. This species is not present.
Harpagonella palmeri	Palmer's grapplinghook	Dicots	None	None	4.2	Chaparral Coastal scrub Valley & foothill grassland	Chaparral, coastal scrub, valley and foothill grassland.	Clay soils; open grassy areas within shrubland. 20-955 m.	No suitable habitat is present on site. This species is not present.

Hesperocyparis forbesii	Tecate cypress	Gymnosperms	None	None	1B.1	Chaparral Closed- cone coniferous forest	Closed-cone coniferous forest, chaparral.	Primarily on north-facing slopes; groves often associated with chaparral. On clay or gabbro. 60-1650 m.	No suitable habitat is present on site. This species is not present.
Horkelia cuneata var. puberula	mesa horkelia	Dicots	None	None	1B.1	Chaparral Cismontane woodland Coastal scrub	Chaparral, cismontane woodland, coastal scrub.	Sandy or gravelly sites. 15-1645 m.	No suitable habitat is present on site. This species is not present.
Juncus luciensis	Santa Lucia dwarf rush	Monocots	None	None	1B.2	Chaparral Great Basin scrub Lower montane coniferous forest Meadow & seep Vernal pool Wetland	Vernal pools, meadows and seeps, lower montane coniferous forest, chaparral, Great Basin scrub.	Vernal pools, ephemeral drainages, wet meadow habitats and streamsides. 280-2035 m.	No suitable habitat is present on site. This species is not present.
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Dicots	None	None	1B.1	Alkali playa Marsh & swamp Salt marsh Vernal pool Wetland	Coastal salt marshes, playas, vernal pools.	Usually found on alkaline soils in playas, sinks, and grasslands. 1- 1375 m.	No suitable habitat is present on site. This species is not present.
Lepechinia cardiophylla	heart-leaved pitcher sage	Dicots	None	None	1B.2	Chaparral Cismontane woodland Closed- cone coniferous forest	Closed-cone coniferous forest, chaparral, cismontane woodland.	115-1345 m.	No suitable habitat is present on site. This species is not present.

Lepidium virginicum var. robinsonii	Robinson's pepper-grass	Dicots	None	None	4.3	Chaparral Coastal scrub	Chaparral, coastal scrub.	Dry soils, shrubland. 4-1435 m.	No suitable habitat is present on site. This species is not present.
Lilium parryi	lemon lily	Monocots	None	None	1B.2	Lower montane coniferous forest Meadow & seep Riparian forest Upper montane coniferous forest Wetland	Lower montane coniferous forest, meadows and seeps, riparian forest, upper montane coniferous forest.	Wet, mountainous terrain; generally in forested areas; on shady edges of streams, in open boggy meadows and seeps. 625-2930 m.	No suitable habitat is present on site. This species is not present.
Limnanthes alba ssp. parishii	Parish's meadowfoam	Dicots	None	Endangered	1B.2	Lower montane coniferous forest Meadow & seep Vernal pool Wetland	Lower montane coniferous forest, meadows and seeps, vernal pools.	Vernally moist areas and temporary seeps of highland meadows and plateaus; often bordering lakes and streams. 605-1805 m.	No suitable habitat is present on site. This species is not present.
Monardella hypoleuca ssp. intermedia	intermediate monardella	Dicots	None	None	1B.3	Chaparral Cismontane woodland Lower montane coniferous forest	Chaparral, cismontane woodland, lower montane coniferous forest (sometimes).	Often in steep, brushy areas. 195-1675 m.	No suitable habitat is present on site. This species is not present.

Monardella macrantha ssp. hallii	Hall's monardella	Dicots	None	None	1B.3	Broadleaved upland forest Chaparral Cismontane woodland Lower montane coniferous forest Valley & foothill grassland	Broadleafed upland forest, chaparral, lower montane coniferous forest, cismontane woodland, valley and foothill grassland.	Dry slopes and ridges in openings. 700- 1800 m.	No suitable habitat is present on site. This species is not present.
Myosurus minimus ssp. apus	little mousetail	Dicots	None	None	3.1	Valley & foothill grassland Vernal pool Wetland	Vernal pools, valley and foothill grassland.	Alkaline soils. 20- 640 m.	No suitable habitat is present on site. This species is not present.
Navarretia fossalis	spreading navarretia	Dicots	Threatened	None	1B.1	Alkali playa Chenopod scrub Marsh & swamp Vernal pool Wetland	Vernal pools, chenopod scrub, marshes and swamps, playas.	San Diego hardpan and San Diego claypan vernal pools; in swales and vernal pools, often surrouded by other habitat types. 15-850 m.	No suitable habitat is present on site. This species is not present.
Navarretia prostrata	prostrate vernal pool navarretia	Dicots	None	None	1B.2	Coastal scrub Meadow & seep Valley & foothill grassland Vernal pool Wetland	Coastal scrub, valley and foothill grassland, vernal pools, meadows and seeps.	Alkaline soils in grassland, or in vernal pools. Mesic, alkaline sites. 3-1235 m.	No suitable habitat is present on site. This species is not present.

Nolina cismontana	chaparral nolina	Monocots	None	None	1B.2	Chaparral Coastal scrub Ultramafic	Chaparral, coastal scrub.	Primarily on sandstone and shale substrates; also known from gabbro. 140-1100 m.	No suitable habitat is present on site. This species is not present.
Orcuttia californica	California Orcutt grass	Monocots	Endangered	Endangered	1B.1	Vernal pool Wetland	Vernal pools.	10-660 m.	No suitable habitat is present on site. This species is not present.
Pseudognaphal- ium leucocephalum	white rabbit- tobacco	Dicots	None	None	2B.2	Chaparral Cismontane woodland Coastal scrub Riparian woodland	Riparian woodland, cismontane woodland, coastal scrub, chaparral.	Sandy, gravelly sites. 35-515 m.	No suitable habitat is present on site. This species is not present.
Scutellaria bolanderi ssp. austromontana	southern mountains skullcap	Dicots	None	None	1B.2	Chaparral Cismontane woodland Lower montane coniferous forest	Chaparral, cismontane woodland, lower montane coniferous forest.	In gravelly soils on streambanks or in mesic sites in oak or pine woodland. 425- 2000 m.	No suitable habitat is present on site. This species is not present.

Sibaropsis hammittii	Hammitt's clay-cress	Dicots	None	None	1B.2	Chaparral Valley & foothill grassland	Valley and foothill grassland, chaparral.	Mesic microsites in open areas on clay soils in Stipa grassland. Often surrounded by Adenostoma chaparral. 715-1040 m.	No suitable habitat is present on site. This species is not present.
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Riparian	None	None		Riparian forest			This is not present.
Southern Cottonwood Willow Riparian Forest	Southern Cottonwood Willow Riparian Forest	Riparian	None	None		Riparian forest			This is not present.
Southern Interior Basalt Flow Vernal Pool	Southern Interior Basalt Flow Vernal Pool	Herbaceous	None	None		Vernal pool Wetland			This is not present.
Southern Riparian Forest	Southern Riparian Forest	Riparian	None	None		Riparian forest			This is not present.
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Riparian	None	None		Riparian woodland			This is not present.
Southern Willow Scrub	Southern Willow Scrub	Riparian	None	None		Riparian scrub			This is not present.

Sphaerocarpos drewiae	bottle liverwort	Bryophytes	None	None	1B.1	Chaparral Coastal scrub	Chaparral, coastal scrub.	Liverwort in openings; on soil. 60-585 m.	No suitable habitat is present on site. This species is not present.
Symphyotrichum defoliatum	San Bernardino aster	Dicots	None	None	1B.2	Cismontane woodland Coastal scrub Lower montane coniferous forest Marsh & swamp Meadow & seep Valley & foothill grassland	Meadows and seeps, cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, valley and foothill grassland.	Vernally mesic grassland or near ditches, streams and springs; disturbed areas. 3-2045 m.	No suitable habitat is present on site. This species is not present.
Tetracoccus dioicus	Parry's tetracoccus	Dicots	None	None	1B.2	Chaparral Coastal scrub Ultramafic	Chaparral, coastal scrub.	Stony, decomposed gabbro soil. 135-705 m.	No suitable habitat is present on site. This species is not present.
Texosporium sancti-jacobi	woven-spored lichen	Lichens	None	None	3	Chaparral	Chaparral.	Open sites; in California with Adenostoma fasciculatum, Eriogonum, Selaginella. Found on soil, small mammal pellets, dead twigs, and on Selaginella. 60-870 m.	No suitable habitat is present on site. This species is not present.

Tortula californica	California screw moss	Bryophytes	None	None	1B.2	Chenopod scrub Valley & foothill grassland	Chenopod scrub, valley and foothill grassland.	Moss growing on sandy soil. 45-750 m.	No suitable habitat is present on site. This species is not present.
Trichocoronis wrightii var. wrightii	Wright's trichocoronis	Dicots	None	None	2B.1	Marsh & swamp Meadow & seep Riparian forest Vernal pool Wetland	Marshes and swamps, riparian forest, meadows and seeps, vernal pools.	Mud flats of vernal lakes, drying river beds, alkali meadows. 5-435 m.	No suitable habitat is present on site. This species is not present.
Valley Needlegrass Grassland	Valley Needlegrass Grassland	Herbaceous	None	None		Valley & foothill grassland			No suitable habitat is present on site. This species is not present.
Viguiera purisimae	La Purisima viguiera	Dicots	None	None	2B.3	Chaparral Coastal bluff scrub	Coastal bluff scrub, chaparral.	Dry, rocky places in open shrubland. 365-425 m.	No suitable habitat is present on site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Accipiter cooperii	Cooper's hawk	Birds	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern	Cismontane woodland Riparian forest Riparian woodland Upper montane coniferous forest	Woodland, chiefly of open, interrupted or marginal type.	Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	No suitable habitat is present on site. This species is not present.
Agelaius tricolor	tricolored blackbird	Birds	None	Threatened	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_EN-Endangered NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	Freshwater marsh Marsh & swamp Swamp Wetland	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	No suitable habitat is present on site. This species is not present.

Aimophila ruficeps canescens	southern California rufous- crowned sparrow	Birds	None	None	CDFW_WL- Watch List	Chaparral Coastal scrub	Resident in Southern California coastal sage scrub and sparse mixed chaparral.	Frequents relatively steep, often rocky hillsides with grass and forb patches.	No suitable habitat is present on site. This species is not present.
Anaxyrus californicus	arroyo toad	Amphibians	Endangered	None	CDFW_SSC- Species of Special Concern IUCN_EN- Endangered	Desert wash Riparian scrub Riparian woodland South coast flowing waters South coast standing waters	Semi-arid regions near washes or intermittent streams, including valley- foothill and desert riparian, desert wash, etc.	Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.	No suitable habitat is present on site. This species is not present.

Anniella stebbinsi	Southern California legless lizard	Reptiles	None	None	CDFW_SSC- Species of Special Concern USFS_S- Sensitive	Broadleaved upland forest Chaparral Coastal dunes Coastal scrub	Generally south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County.	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	No suitable habitat is present on site. This species is not present.
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Aquila chrysaetos	golden eagle	Birds	None	None	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected CDFW_WL-Watch List IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Broadleaved upland forest Cismontane woodland Coastal prairie Great Basin grassland Great Basin scrub Lower montane coniferous forest Pinon & juniper woodlands Upper montane coniferous forest Valley & foothill grassland	Rolling foothills, mountain areas, sage-juniper flats, and desert.	Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	No suitable habitat is present on site. This species is not present.
Arizona elegans occidentalis	California glossy snake	Reptiles	None	None	CDFW_SSC-Species of Special Concern		Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California.	Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	No suitable habitat is present on site. This species is not present.

Artemisiospiza belli	Bell's sage sparrow	Birds	None	None	CDFW_WL-Watch List USFWS_BCC-Birds of Conservation Concern	Chaparral Coastal scrub	Nests in chaparral dominated by fairly dense stands of chamise. Found in coastal sage scrub in south of range.	Nest located on the ground beneath a shrub or in a shrub 6-18 inches above ground. Territories about 50 yds apart.	No suitable habitat is present on site. This species is not present.
Asio otus	long-eared owl	Birds	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Cismontane woodland Great Basin scrub Riparian forest Riparian woodland Upper montane coniferous forest	Riparian bottomlands grown to tall willows and cottonwoods; also, belts of live oak paralleling stream courses.	Require adjacent open land, productive of mice and the presence of old nests of crows, hawks, or magpies for breeding.	No suitable habitat is present on site. This species is not present.
Aspidoscelis hyperythra	orange-throated whiptail	Reptiles	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern USFS_S-Sensitive	Chaparral Cismontane woodland Coastal scrub	Inhabits low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats.	Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants necessary for its major food: termites.	No suitable habitat is present on site. This species is not present.

Aspidoscelis tigris stejnegeri	coastal whiptail	Reptiles	None	None	CDFW_SSC-Species of Special Concern		Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland and riparian areas.	Ground may be firm soil, sandy, or rocky.	No suitable habitat is present on site. This species is not present.
Athene cunicularia	burrowing owl	Birds	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Coastal prairie Coastal scrub Great Basin grassland Great Basin scrub Mojavean desert scrub Sonoran desert scrub Valley & foothill grassland	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	No suitable habitat is present on site. This species is not present.
Bombus crotchii	Crotch bumble bee	Insects	None	None			Coastal California east to the Sierra-Cascade crest and south into Mexico.	Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	No suitable habitat is present on site. This species is not present.

Branchinecta lynchi	vernal pool fairy shrimp	Crustaceans	Threatened	None	IUCN_VU-Vulnerable	Valley & foothill grassland Vernal pool Wetland	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in astatic rain-filled pools.	Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	No suitable habitat is present on site. This species is not present.
Branchinecta sandiegonensis	San Diego fairy shrimp	Crustaceans	Endangered	None	IUCN_EN-Endangered	Chaparral Coastal scrub Vernal pool Wetland	Endemic to San Diego and Orange County mesas.	Vernal pools.	No suitable habitat is present on site. This species is not present.
Buteo regalis	ferruginous hawk	Birds	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Great Basin grassland Great Basin scrub Pinon & juniper woodlands Valley & foothill grassland	Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats.	Eats mostly lagomorphs, ground squirrels, and mice. Population trends may follow lagomorph population cycles.	No suitable habitat is present on site. This species is not present.

Buteo swainsoni	Swainson's hawk	Birds	None	Threatened	BLM_S-Sensitive IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Great Basin grassland Riparian forest Riparian woodland Valley & foothill grassland	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees.	Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	No suitable habitat is present on site. This species is not present.
Chaetodipus californicus femoralis	Dulzura pocket mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	Chaparral Coastal scrub Valley & foothill grassland	Variety of habitats including coastal scrub, chaparral and grassland in San Diego County.	Attracted to grass-chaparral edges.	No suitable habitat is present on site. This species is not present.
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	Chaparral Coastal scrub	Coastal scrub, chaparral, grasslands, sagebrush, etc. in western San Diego County.	Sandy, herbaceous areas, usually in association with rocks or coarse gravel.	No suitable habitat is present on site. This species is not present.

Charadrius nivosus nivosus	western snowy plover	Birds	Threatened	None	CDFW_SSC- Species of Special Concern NABCI_RWL- Red Watch List USFWS_BCC- Birds of Conservation Concern	Great Basin standing waters Sand shore Wetland	Sandy beaches, salt pond levees and shores of large alkali lakes.	Needs sandy, gravelly or friable soils for nesting.	No suitable habitat is present on site. This species is not present.
Cicindela senilis frosti	senile tiger beetle	Insects	None	None		Mud shore/flats Wetland	Inhabits marine shoreline, from Central California coast south to salt marshes of San Diego. Also found at Lake Elsinore.	Inhabits dark- colored mud in the lower zone and dried salt pans in the upper zone.	No suitable habitat is present on site. This species is not present.

Coturnicops noveboracensis	yellow rail	Birds	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern NABCI_RWL-Red Watch List USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	Freshwater marsh Meadow & seep	Summer resident in eastern Sierra Nevada in Mono County.	Freshwater marshlands.	No suitable habitat is present on site. This species is not present.
Crotalus ruber	red-diamond rattlesnake	Reptiles	None	None	CDFW_SSC-Species of Special Concern USFS_S-Sensitive	Chaparral Mojavean desert scrub Sonoran desert scrub	Chaparral, woodland, grassland, and desert areas from coastal San Diego County to the eastern slopes of the mountains.	Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks or surface cover objects.	No suitable habitat is present on site. This species is not present.

Diadophis punctatus modestus	San Bernardino ringneck snake	Reptiles	None	None	USFS_S-Sensitive		Most common in open, relatively rocky areas. Often in somewhat moist microhabitats near intermittent streams.	Avoids moving through open or barren areas by restricting movements to areas of surface litter or herbaceous veg.	No suitable habitat is present on site. This species is not present.
Dipodomys merriami parvus	San Bernardino kangaroo rat	Mammals	Endangered	Candidate Endangered	CDFW_SSC-Species of Special Concern	Coastal scrub	Alluvial scrub vegetation on sandy loam substrates characteristic of alluvial fans and flood plains.	Needs early to intermediate seral stages.	No suitable habitat is present on site. This species is not present.
Dipodomys stephensi	Stephens' kangaroo rat	Mammals	Endangered	Threatened	IUCN_EN-Endangered	Coastal scrub Valley & foothill grassland	Primarily annual and perennial grasslands, but also occurs in coastal scrub and sagebrush with sparse canopy cover.	Prefers buckwheat, chamise, brome grass and filaree. Will burrow into firm soil.	No suitable habitat is present on site. This species is not present.

Elanus leucurus	white-tailed kite	Birds	None	None	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern	Cismontane woodland Marsh & swamp Riparian woodland Valley & foothill grassland Wetland	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland.	Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	No suitable habitat is present on site. This species is not present.
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Emys marmorata	western pond turtle	Reptiles	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	Aquatic Artificial flowing waters Klamath/North coast flowing waters Klamath/North coast standing waters Marsh & swamp Sacramento/San Joaquin flowing waters Sacramento/San Joaquin standing waters South coast flowing waters South coast standing waters Wetland	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	No suitable habitat is present on site. This species is not present.
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Eremophila alpestris actia	California horned lark	Birds	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern	Marine intertidal & splash zone communities Meadow & seep	Coastal regions, chiefly from Sonoma County to San Diego County. Also main part of San Joaquin Valley and east to foothills.	Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	No suitable habitat is present on site. This species is not present.
Eumops perotis californicus	western mastiff bat	Mammals	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern WBWG_H-High Priority	Chaparral Cismontane woodland Coastal scrub Valley & foothill grassland	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc.	Roosts in crevices in cliff faces, high buildings, trees and tunnels.	No suitable habitat is present on site. This species is not present.
Euphydryas editha quino	quino checkerspot butterfly	Insects	Endangered	None		Chaparral Coastal scrub	Sunny openings within chaparral and coastal sage shrublands in parts of Riverside and San Diego counties.	Hills and mesas near the coast. Need high densities of food plants Plantago erecta, P. insularis, and Orthocarpus purpureus.	No suitable habitat is present on site. This species is not present.

Gila orcuttii	arroyo chub	Fish	None	None	AFS_VU-Vulnerable CDFW_SSC-Species of Special Concern USFS_S-Sensitive	Aquatic South coast flowing waters	Native to streams from Malibu Creek to San Luis Rey River basin. Introduced into streams in Santa Clara, Ventura, Santa Ynez, Mojave and San Diego river basins.	Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.	No suitable habitat is present on site. This species is not present.
Haliaeetus leucocephalus	bald eagle	Birds	Delisted	Endangered	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	Lower montane coniferous forest Oldgrowth	Ocean shore, lake margins, and rivers for both nesting and wintering. Most nests within 1 mile of water.	Nests in large, old-growth, or dominant live tree with open branches, especially ponderosa pine. Roosts communally in winter.	No suitable habitat is present on site. This species is not present.

Icteria virens	yellow-breasted chat	Birds	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Riparian forest Riparian scrub Riparian woodland	Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses.	Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.	No suitable habitat is present on site. This species is not present.
Lanius ludovicianus	loggerhead shrike	Birds	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Broadleaved upland forest Desert wash Joshua tree woodland Mojavean desert scrub Pinon & juniper woodlands Riparian woodland Sonoran desert scrub	Broken woodlands, savannah, pinyon-juniper, Joshua tree, and riparian woodlands, desert oases, scrub and washes.	Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	No suitable habitat is present on site. This species is not present.
Lasiurus xanthinus	western yellow bat	Mammals	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern WBWG_H-High Priority	Desert wash	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats.	Roosts in trees, particularly palms. Forages over water and among trees.	No suitable habitat is present on site. This species is not present.

Lepus californicus bennettii	San Diego black-tailed jackrabbit	Mammals	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub	Intermediate canopy stages of shrub habitats and open shrub / herbaceous and tree / herbaceous edges.	Coastal sage scrub habitats in Southern California.	No suitable habitat is present on site. This species is not present.
Linderiella occidentalis	California linderiella	Crustaceans	None	None	IUCN_NT-Near Threatened	Vernal pool	Seasonal pools in unplowed grasslands with old alluvial soils underlain by hardpan or in sandstone depressions.	Water in the pools has very low alkalinity, conductivity, and total dissolved solids.	No suitable habitat is present on site. This species is not present.
Linderiella santarosae	Santa Rosa Plateau fairy shrimp	Crustaceans	None	None		Vernal pool	Found only in the vernal pools on Santa Rosa Plateau in Riverside County.	Southern basalt flow vernal pools.	No suitable habitat is present on site. This species is not present.
Myotis yumanensis	Yuma myotis	Mammals	None	None	BLM_S-Sensitive IUCN_LC-Least Concern WBWG_LM-Low-Medium Priority	Lower montane coniferous forest Riparian forest Riparian woodland Upper montane coniferous forest	Optimal habitats are open forests and woodlands with sources of water over which to feed.	Distribution is closely tied to bodies of water. Maternity colonies in caves, mines, buildings or crevices.	No suitable habitat is present on site. This species is not present.

Neolarra alba	white cuckoo bee	Insects	None	None			Known only from localities in Southern California.	Cleptoparasitic in the nests of perdita bees.	No suitable habitat is present on site. This species is not present.
Neotoma lepida intermedia	San Diego desert woodrat	Mammals	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub	Coastal scrub of Southern California from San Diego County to San Luis Obispo County.	Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes.	No suitable habitat is present on site. This species is not present.
Nyctinomops femorosaccus	pocketed free-tailed bat	Mammals	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern WBWG_M-Medium Priority	Joshua tree woodland Pinon & juniper woodlands Riparian scrub Sonoran desert scrub	Variety of arid areas in Southern California; pine-juniper woodlands, desert scrub, palm oasis, desert wash, desert riparian, etc.	Rocky areas with high cliffs.	No suitable habitat is present on site. This species is not present.

Oncorhynchus mykiss irideus pop. 10	steelhead - southern California DPS	Fish	Endangered	None	AFS_EN-Endangered	Aquatic South coast flowing waters	Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County).	Southern steelhead likely have greater physiological tolerances to warmer water and more variable conditions.	No suitable habitat is present on site. This species is not present.
Onychomys torridus ramona	southern grasshopper mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	Chenopod scrub	Desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover.	Feeds almost exclusively on arthropods, especially scorpions and orthopteran insects.	No suitable habitat is present on site. This species is not present.
Pandion haliaetus	osprey	Birds	None	None	CDF_S-Sensitive CDFW_WL-Watch List IUCN_LC-Least Concern	Riparian forest	Ocean shore, bays, freshwater lakes, and larger streams.	Large nests built in tree-tops within 15 miles of a good fish-producing body of water.	No suitable habitat is present on site. This species is not present.

Perognathus longimembris brevinasus	Los Angeles pocket mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub	Lower elevation grasslands and coastal sage communities in and around the Los Angeles Basin.	Open ground with fine, sandy soils. May not dig extensive burrows, hiding under weeds and dead leaves instead.	No suitable habitat is present on site. This species is not present.
Phrynosoma blainvillii	coast horned lizard	Reptiles	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Chaparral Cismontane woodland Coastal bluff scrub Coastal scrub Desert wash Pinon & juniper woodlands Riparian scrub Riparian woodland Valley & foothill grassland	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	No suitable habitat is present on site. This species is not present.
Plegadis chihi	white-faced ibis	Birds	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern	Marsh & swamp Wetland	Shallow freshwater marsh.	Dense tule thickets for nesting, interspersed with areas of shallow water for foraging.	No suitable habitat is present on site. This species is not present.

Polioptila californica californica	coastal California gnatcatcher	Birds	Threatened	None	CDFW_SSC- Species of Special Concern NABCI_YWL- Yellow Watch List	Coastal bluff scrub Coastal scrub	Obligate, permanent resident of coastal sage scrub below 2500 ft in Southern California.	Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	No suitable habitat is present on site. This species is not present.
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Rana draytonii	California red-legged frog	Amphibians	Threatened	None	CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable	Aquatic Artificial flowing waters Artificial standing waters Freshwater marsh Marsh & swamp Riparian forest Riparian scrub Riparian woodland Sacramento/San Joaquin flowing waters Sacramento/San Joaquin standing waters South coast flowing waters South coast standing waters Wetland	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	No suitable habitat is present on site. This species is not present.
Salvadora hexalepis virgultea	coast patch-nosed snake	Reptiles	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub	Brushy or shrubby vegetation in coastal Southern California.	Require small mammal burrows for refuge and overwintering sites.	No suitable habitat is present on site. This species is not present.

Spea hammondii	western spadefoot	Amphibians	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	Cismontane woodland Coastal scrub Valley & foothill grassland Vernal pool Wetland	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands.	Vernal pools are essential for breeding and egg-laying.	No suitable habitat is present on site. This species is not present.
Streptocephalus woottoni	Riverside fairy shrimp	Crustaceans	Endangered	None	IUCN_EN-Endangered	Coastal scrub Valley & foothill grassland Vernal pool Wetland	Endemic to Western Riverside, Orange, and San Diego counties in areas of tectonic swales/earth slump basins in grassland and coastal sage scrub.	Inhabit seasonally astatic pools filled by winter/spring rains. Hatch in warm water later in the season.	No suitable habitat is present on site. This species is not present.
Taricha torosa	Coast Range newt	Amphibians	None	None	CDFW_SSC-Species of Special Concern		Coastal drainages from Mendocino County to San Diego County.	Lives in terrestrial habitats and will migrate over 1 km to breed in ponds, reservoirs and slow moving streams.	No suitable habitat is present on site. This species is not present.

Taxidea taxus	American badger	Mammals	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Alkali marsh Alkali playa Alpine Alpine dwarf scrub Bog & fen Brackish marsh Broadleaved upland forest Chaparral Chenopod scrub Cismontane woodland Closed-cone coniferous forest Coastal bluff scrub Coastal dunes Coastal prairie Coastal scrub Desert dunes Desert wash Freshwater marsh Great Basin grassland Great Basin scrub Interior dunes Lone formation	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	No suitable habitat is present on site. This species is not present.
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Thamnophis hammondi	two-striped gartersnake	Reptiles	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	Marsh & swamp Riparian scrub Riparian woodland Wetland	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation.	Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	No suitable habitat is present on site. This species is not present.
Vireo bellii pusillus	least Bell's vireo	Birds	Endangered	Endangered	IUCN_NT-Near Threatened NABCI_YWL-Yellow Watch List	Riparian forest Riparian scrub Riparian woodland	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	No suitable habitat is present on site. This species is not present.

APPENDIX C



View of disturbed habitat on the site from the southwest corner.



View of the southern portion of the site from the southwest corner.



View of Eucalyptus trees on the site.



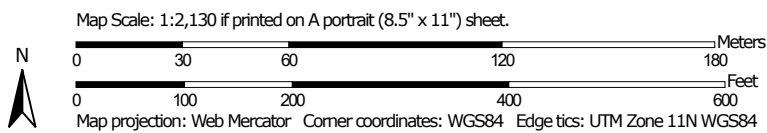
View of eucalyptus trees within disturbed habitat on the northern portion of the site.

APPENDIX D

Soil Map—Western Riverside Area, California



Soil Map may not be valid at this scale.




**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey


12/9/2021
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Western Riverside Area, California

Survey Area Data: Version 14, Sep 13, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 17, 2018—Jun 28, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
156	Hanford sandy loam, 2 to 9 percent slopes	5.6	88.8%
MmE3	Monserate sandy loam, 15 to 25 percent slopes, severely eroded	0.7	11.2%
Totals for Area of Interest		6.4	100.0%