

**3.8-2 WESTERN RIVERSIDE  
COUNTY MSHCP CONSISTENCY ANALYSIS**



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

***PREVIOUS TRACT 28416***

LOCATION:

**163.25-acres north and south of Bundy Canyon Road, approximately midway between Interstate Highways 15 and 215, in the City of Wildomar, Riverside County, California (The Farm). Portion of Section 19, Township 6 South and Range 3 West of the USGS Topographic Map, 7.5 Minute Series, Romoland, California Quadrangle**

PREPARED FOR:

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SURVEYS CONDUCTED ON:

**August 10, 17, 23, and 31, 2010; November 10 and 19, 2010**

REPORT DATE:

**December 10, 2010**

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December 10, 2010

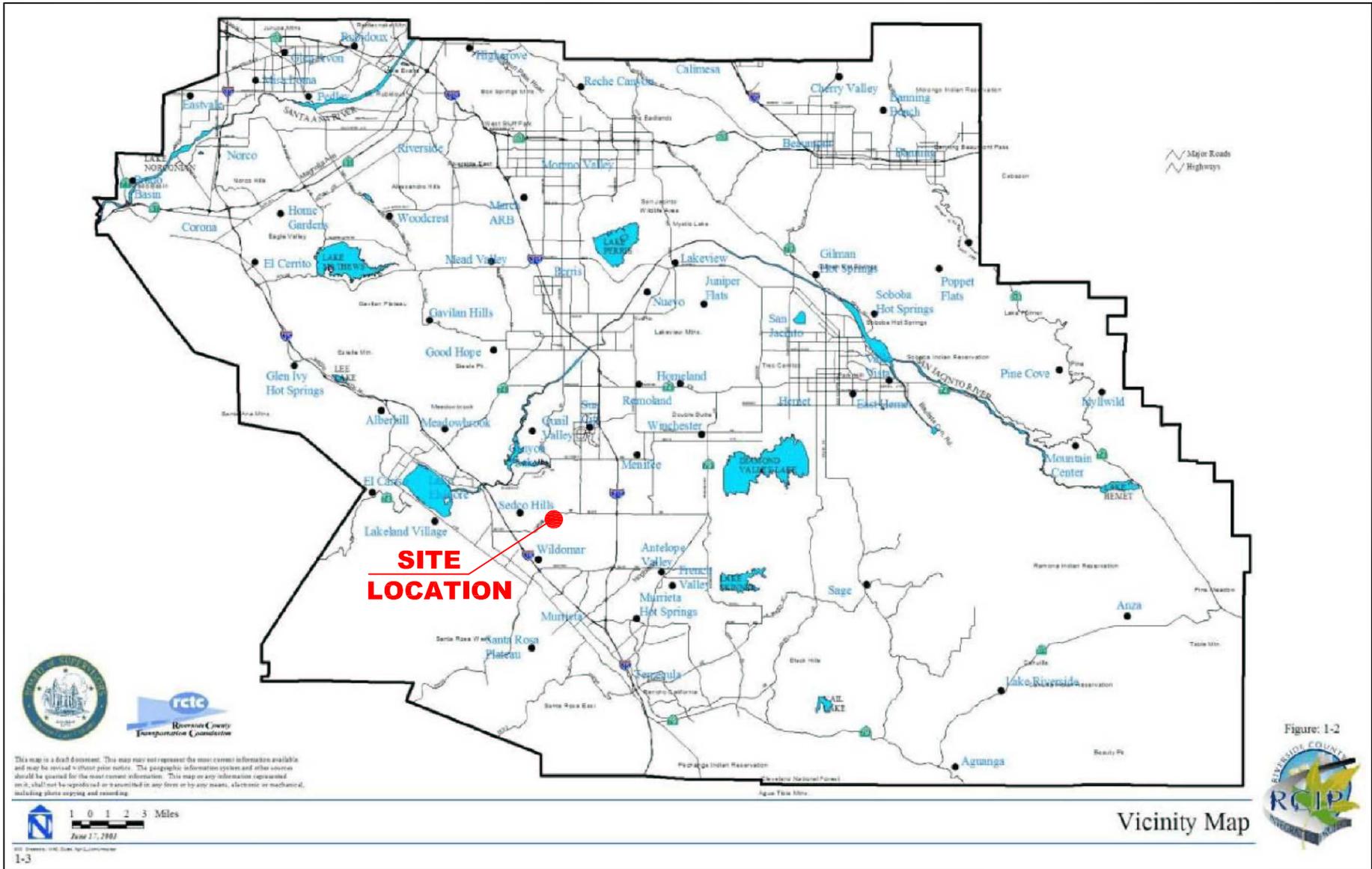
**CITY OF WILDOMAR  
DEPARTMENT OF PLANNING  
23873 Clinton Keith Road  
Wildomar, California 92595**

**Subject Previous Tract 28416  
MSHCP Consistency Analysis**

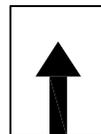
**Dear Planning Department Personnel,**

Principe and Associates was hired by AAD Development, LLC to prepare a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis on 163.25 acres of land located north and south of Bundy Canyon Road, approximately midway between Interstate Highways 15 and 215, in the City of Wildomar, Riverside County, California. The local area is referred to as The Farm. It is mapped in a portion of Section 19, Township 6 South and Range 3 West of the USGS Topographic Map, 7.5 Minute Series, Romoland, California Quadrangle (**Vicinity and Location Maps**).

Section 1, 'Environmental Assessment', of this report describes the topographic, hydrographic, soils, biological, and jurisdictional environments present on the site. The purpose of Section 2, 'Consistency Analysis', is to identify and discuss (1) how the project relates to MSHCP Reserve Assembly and (2) how the project meets requirements of MSHCP Implementation Structure (Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2).



Source: Riverside County (RCIP)  
 MSHCP Vicinity Map Fig. 1-2

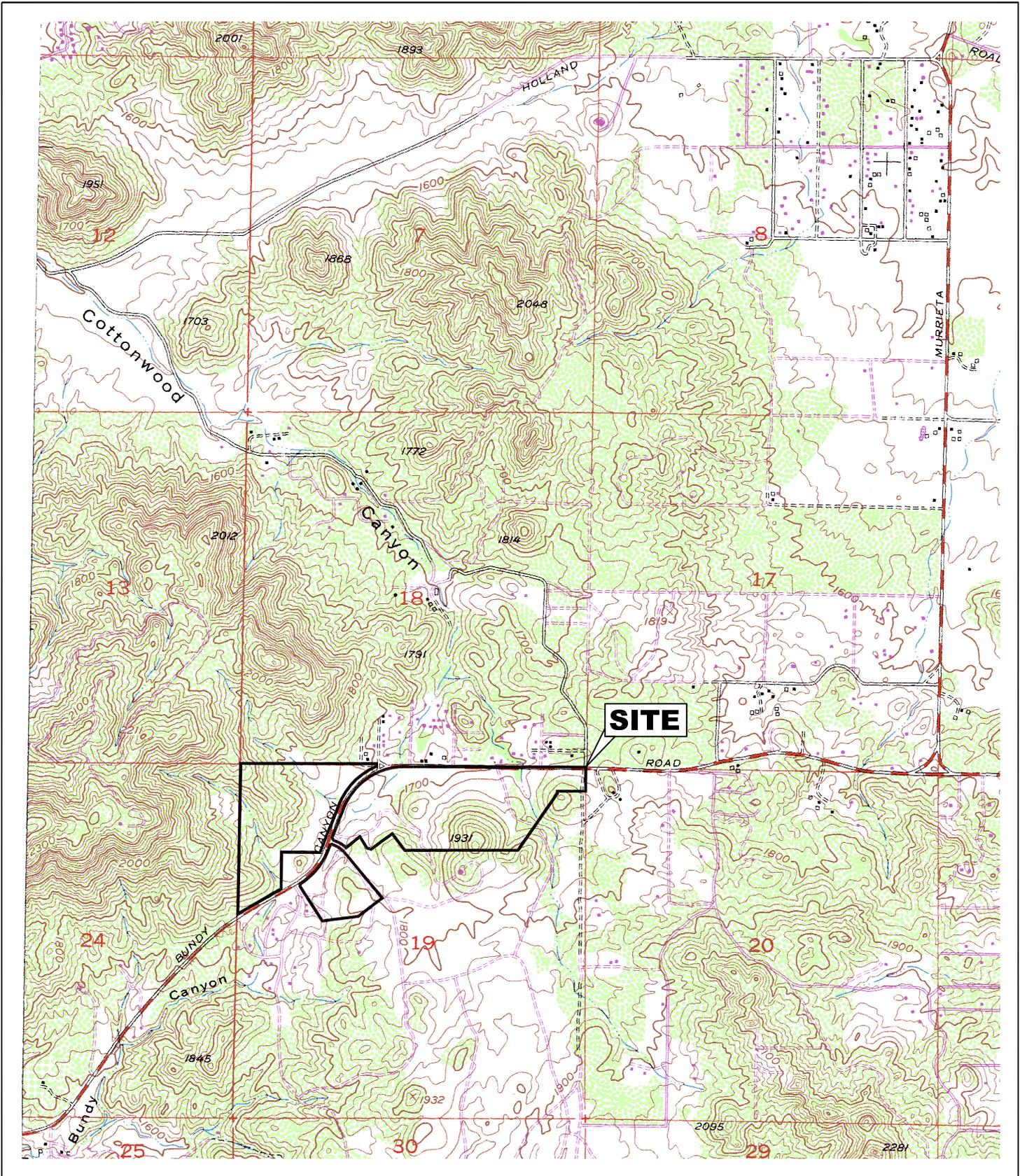


0 8 16 Miles

## VICINITY MAP

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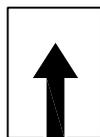
Base Map Source: USGS 7.5 Min.  
Romoland, CA Quad.

## LOCATION MAP

TRACT 28416

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0 2000 4000 Feet



## SECTION 1. ENVIRONMENTAL ASSESSMENT

### *Topography, Hydrography and Soils*

The site is located in the northeast corner of the City of Wildomar, Riverside County, California. It shares its east boundary line with the City of Menifee along Sunset Avenue, and is located approximately 0.5 miles south of the City of Lake Elsinore. The local area is referred to as The Farm. The Farm was originally developed in the 1970s as a 1,600-acre self-sustaining retirement community. It continues to expand and modernize as resident demographics change over time.

Two of the 18 parcels of land comprising the site are located within Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Conservation Planning Criteria Areas. A total of 0.26 acres of the 163.25-acre site are located within Cell #5046 of Cell Group J' of the Sedco Hills Subunit (SU4) of the Elsinore Area Plan. The extreme southwest tip of the site is located across Bundy Canyon Road from Western Riverside County Regional Conservation Authority (RCA) Conserved Lands.

The recorded sizes of the 18 lots total 163.25 acres. The Assessor's Parcel Numbers are 362-070-001, -003, -006, -010, -013, -018, -021, -023, and -024; 362-080-004, -005, -007, -008, -009, and -012; and, 362-090-004, -009, and -015.

Topography of the site is varied, ranging from relatively flat-lying areas with gentle slopes to moderately sloping foothills to steep sloping hillsides with stream-cut valleys. The relatively flat areas located on the south side of Bundy Canyon Road are the result of agricultural land uses that have taken place for decades. All natural topographic irregularities have long been eliminated by seasonal plowing and discing. Elevation through the majority of the central portion of the site is between the 1720- and 1740-foot contours. Elevations along the base of the foothills is between 1740 and 1760 feet, and is also the result of past agricultural land uses. The highest elevation is present in the rugged northwest corner of the site, 1940 feet. There is a 190-foot change in elevation along the west property line (1940 to 1750). The southern portion of the site slopes downward to the north, and includes three areas with elevations above 1800 feet.

Three reaches of intermittent blueline streams designated on the USGS Romoland Quadrangle are present on the site. These streams are ephemeral in nature. Two of them originate in the relatively undeveloped Sedco Hills located west and northwest of the site. The other, Cottonwood Canyon Creek, originates on the Menifee Hills located south of the site, and passes through a small portion of The Farm. Water was flowing in an approximately 240-foot-long reach of the creek during the November surveys, with urban runoff as its source. Eight more ephemeral watercourses are present on the site. Five originate on the Sedco Hills, and have confluences with the two blueline streams. Two originate on the Menifee Hills, and have confluences with one of the blueline streams. The upstream reaches of these watercourses have been significantly altered by existing development at The Farm. The last one appears to have developed

from storm water runoff along Bundy Canyon Road. The channel is not incised through the middle reach of this watercourse, but it does have a confluence with one of the blueline streams. All the onsite watercourses exhibit U.S. Army Corps of Engineers (Corps) and California Department of Fish and Game (CDFG) jurisdictional features.

Due to continuous agricultural uses over decades, other kinds of permanent and/or semi-permanent aquatic features are not present on the site (i.e., wetlands, vernal pools and swales, vernal pool-like ephemeral ponds, stock ponds, etc.).

Review of the “Soil Survey of Western Riverside Area, California” revealed that the surficial soils at the site are included in the Cajalco-Temescal-Las Posas Association (Soils of the Southern California Coastal Plain). Within this association, 12 soil types have been mapped on the site (**Soils Map**):

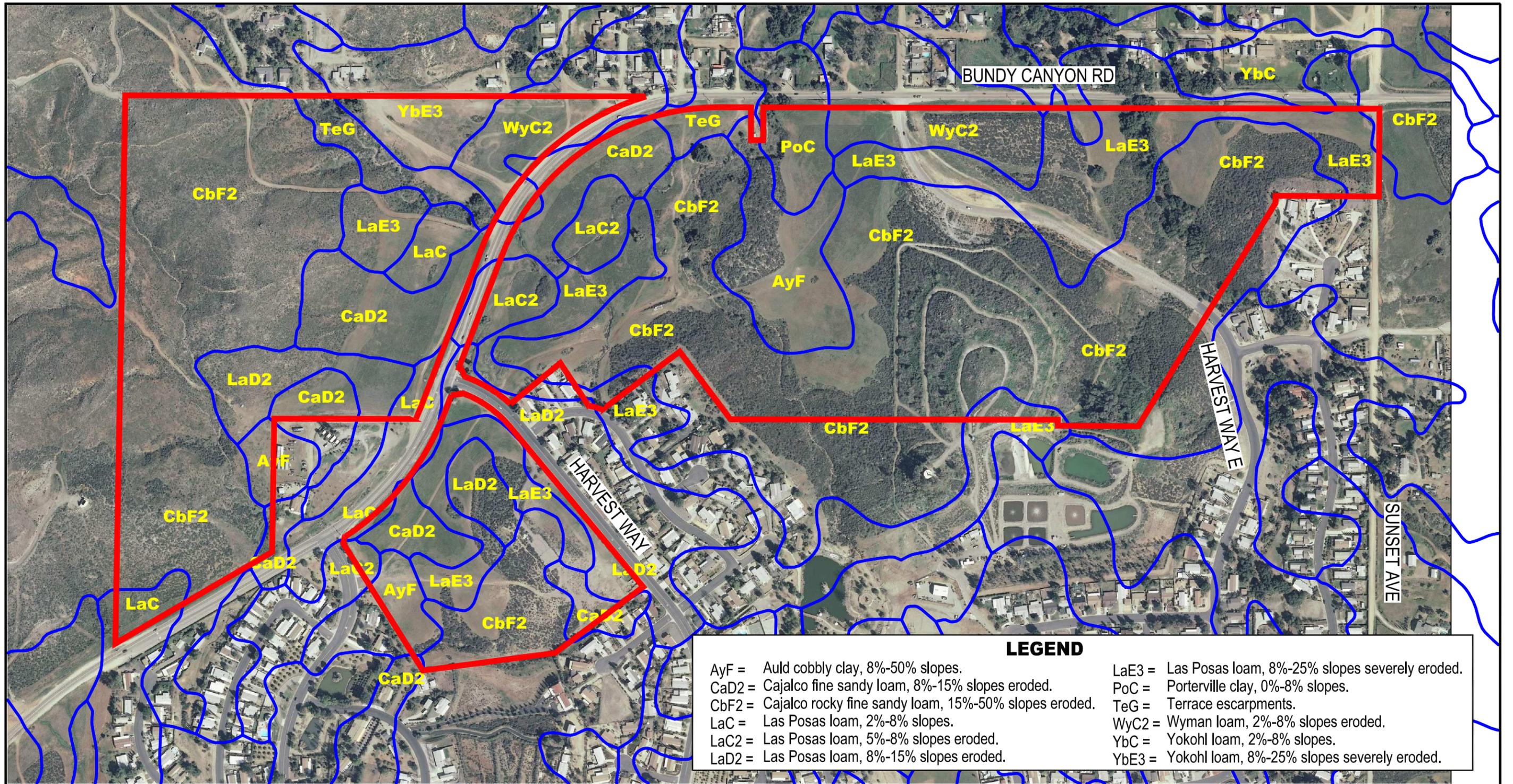
- AyF – Auld cobbly clay, 8 to 50 percent slopes.
- CaD2 – Cajalco fine sandy loam, 8 to 15 percent slopes, eroded.
- CbF2 – Cajalco rocky fine sandy loam, 15 to 50 percent slopes, eroded.
- LaC – Las Posas loam, 2 to 8 percent slopes.
- LaC2 – Las Posas loam, 5 to 8 percent slopes, eroded.
- LaD2 – Las Posas loam, 8 to 15 percent slopes, eroded.
- LaE3 – Las Posas loam, 8 to 25 percent slopes, severely eroded.
- PoC – Poterville clay, 0 to 8 percent slopes.
- TeG – Terrace escarpments.
- WyC2 – Wyman loam, 2 to 8 percent slopes, eroded.
- YbC – Yokohl loam, 2 to 8 percent slopes.
- YbE3 – Yokohl loam, 8 to 25 percent slopes, severely eroded.

### ***Vegetation Associations and Species Composition***

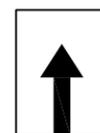
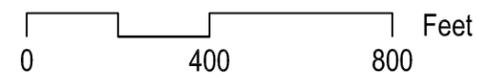
Based on the MSHCP Habitat Accounts in Volume 2 of the MSHCP, the Vegetation Associations present on the site are Chaparral (87.15 acres), Grasslands (71.55 acres) and Riparian Forest/Woodland/Scrub (4.55 acres) (**Biological Resources Map**).

**Chaparral** vegetation is the most abundant and widespread vegetation type in Western Riverside County, covering approximately 35% (435,000 acres) of the Plan Area. Large contiguous stands of chaparral occur along the Santa Ana Mountains in the western portion of the Plan Area, and along the San Bernardino, San Jacinto, and Agua Tibia Mountains in the eastern and southern portions.

Four types of Chaparral have been mapped for the Plan Area based on variation in species composition: Chamise Chaparral, Red Shank Chaparral, Semi-Desert Chaparral, and Chaparral (Undifferentiated). Most of the Chaparral vegetation in the Plan Area is mapped as Undifferentiated Chaparral. This vegetation covers approximately 363,000 acres, and encompasses 29% of the Plan Area.



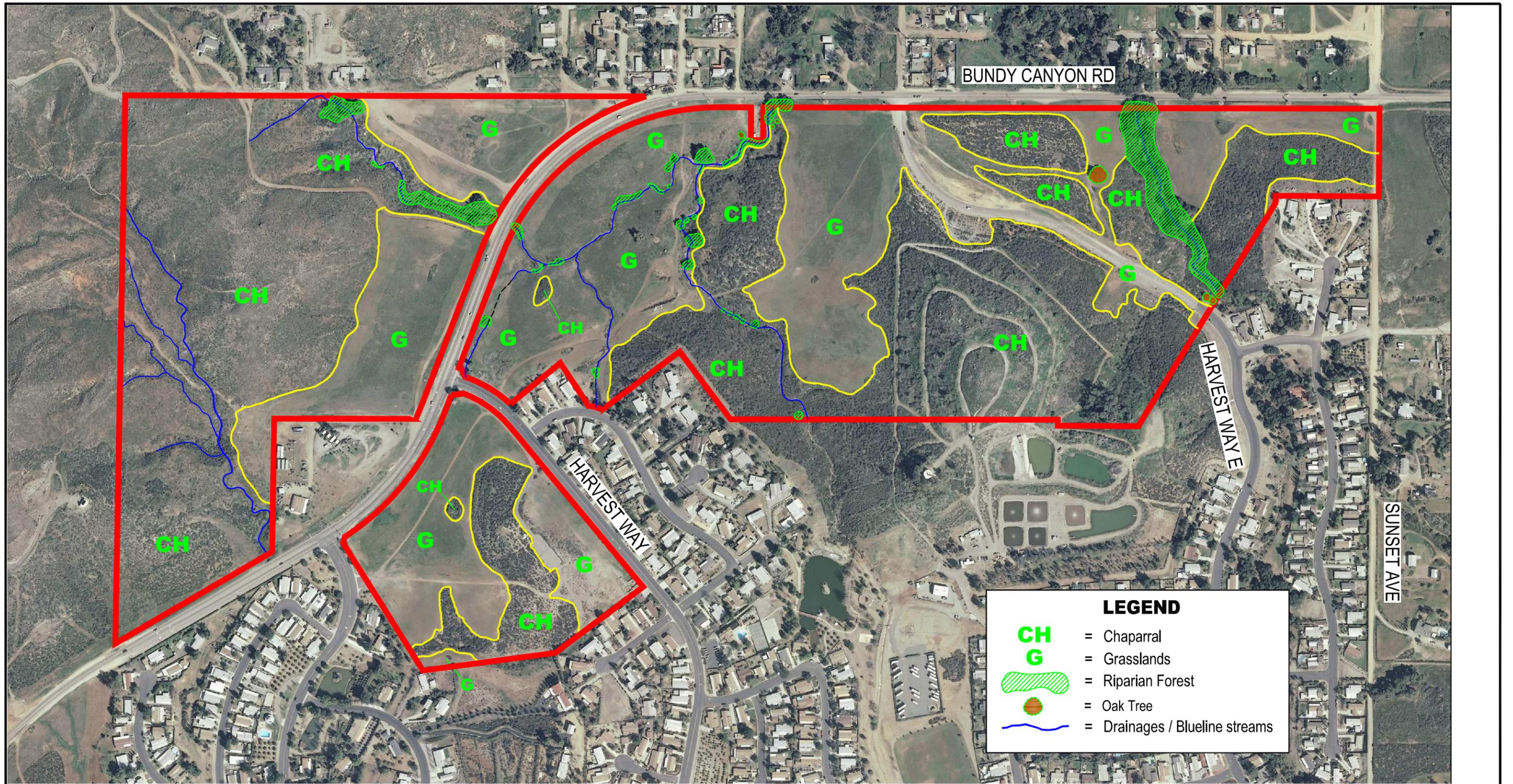
Base Map Source: Soil Survey - Western  
Riverside Area, California



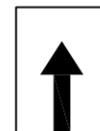
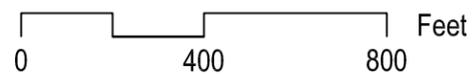
**SOILS MAP**

TRACT 28416

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Site area: 163.25 acres



**BIOLOGICAL RESOURCES MAP**

TRACT 28416

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**Chaparral (Undifferentiated)** is the Mapped Subassociation present on the site. It is dominated by a more diverse mixture of species rather than being dominated solely by chamise (*Adenostoma fasciculatum* var. *fasciculatum*). It was previously divided into large and small patches by agricultural land uses. In the more undisturbed mesic areas, there are still typical large dense stands of 3 to 4-meter-high evergreen, sclerophyllous Chaparral species. However, many of the smaller patches have been reduced to remnants. Where separated and isolated by agricultural land uses, the dominant Chaparral species are stressed and dying. The growth form is open, and the understory is comprised of a high percentage of non-native grasses and weeds that have succeeded from the surrounding Grasslands.

The mixture of species growing on the site includes coastal sagebrush (*Artemisia californica*), thick-leaved lilac (*Ceanothus crassifolius* var. *crassifolius*), hairy lilac (*Ceanothus oliganthus* var. *oliganthus*), sand pygmy-stonecrop (*Crassula connata*), valley cholla (*Cylindropuntia californica*), California witch's hair (*Cuscuta californica* var. *californica*), Interior California buckwheat (*Eriogonum fasciculatum* subsp. *foliolosum*), yellow bush-penstemon (*Keckiella antirrhinoides* subsp. *antirrhinoides*), \*tree tobacco (*Nicotiana glauca*), prickly pear (*Opuntia xvaselyi*), spiny redberry (*Rhamnus crocea*), black sage (*Salvia mellifera*), Mexican elderberry (*Sambucus mexicana*), purple needlegrass (*Stipa pulchra*), and chaparral yucca (*Yucca whipplei*).

Understory species include \*cultivated oats (*Avena sativa*), \*shortpod mustard (*Brassica geniculata*), \*brome grasses (*Bromus diandrus* and *B. madritensis* subsp. *rubens*), \*tocalote (*Centaurea melitensis*), \*bull thistle (*Cirsium vulgare*), jimsonweed (*Datura wrightii*), fascicled tarplant (*Deinandra fasciculata*), long-stemmed golden yarrow (*Eriophyllum confertiflorum* var. *confertiflorum*), California everlasting (*Gnaphalium californicum*), California matchweed (*Gutierrezia californica*), slender sunflower (*Helianthus gracilentus*), \*weedy cudweed (*Gnaphalium luteo-album*), Coastal deerweed (*Lotus scoparius* subsp. *scoparius*), caterpillar phacelia (*Phacelia cicutaria*), and Granny's hairnet (*Pterostegia drymarioides*).

**Grasslands** occur throughout most of Western Riverside County, and cover approximately 11.8% (154,421 acres) of the Plan Area. The Grassland vegetation subassociation growing on the site is **Non-native grassland**. Non-native grasslands occur throughout the majority of the Plan Area (11.6%), usually within close proximity to urbanized or agricultural land uses.

Non-native grasslands primarily are composed of annual grass species introduced from the Mediterranean basin and other Mediterranean-climate regions with variable presence of non-native and native herbaceous species. Species composition of Non-native grasslands may vary over time and place based on grazing or fire regimes, soil disturbance and annual precipitation patterns. Non-native grasslands typically produce deep layers of organic matter which is inversely related to the abundance of non-native

\* Denotes non-native species throughout.

and native forbs. Non-native grasslands also typically support an array of annual forbs from the Mediterranean-climate regions. Low abundances of native species are sometimes present within Non-native grasslands. These species usually include disturbance specialists with several different growth forms (i.e., subshrubs, succulents and herbaceous annuals).

Non-native grassland is now present in seven separate patches scattered throughout the site. Native Chaparral, Coastal Sage Scrub and Valley and Foothill Grassland were likely cleared in the past for agricultural land uses. It appears that dry crops were grown at the site (oat hay). In recent years, agricultural production has ceased. Because agricultural areas are quickly succeeded by non-native grasses and weeds, they are mowed or disced periodically for fire prevention purposes. Areas located adjacent to Bundy Canyon Road and the existing homes are cleared more often and are basically maintained as bare ground. Less critical areas are left fallow and now support a mixture of \*cultivated oats (*Avena sativa*) and non-native grasses and weeds.

Species include \*cultivated oats (*Avena sativa*), \*shortpod mustard (*Brassica geniculata*), \*brome grasses (*Bromus diandrus* and *B. madritensis* subsp. *rubens*), \*tocalote (*Centaurea melitensis*), \*common horseweed (*Conyza canadensis*), dove weed (*Croton setigerus*), fascicled tarplant (*Deinandra fasciculata*), grassland goldenbush (*Ericameria palmeri*), leafy daisy (*Erigeron foliosus* var. *foliosus*), eucalyptus (*Eucalyptus* sp.), \*weedy cudweed (*Gnaphalium luteo-album*), alkali heliotrope (*Heliotropium curassavicum* subsp. *oculatum*), telegraph weed (*Heterotheca grandiflora*), California juniper (*Juniperus californica*), \*prickly lettuce (*Lactuca serriola*), \*common horehound (*Marrubium vulgare*), \*oleander (*Nerium oleander*), \*Russian-thistle (*Salsola tragus*), Peruvian pepper tree (*Schinus molle*), \*Mediterranean schismus (*Schismus barbatus*), \*common groundsel (*Senecio vulgaris*), virgate wreath-plant (*Stephanomeria virgata* subsp. *virgata*), vinegar weed (*Trichostema lanceolatum*), and \*rattail fescue (*Vulpia myuros* var. *myuros*).

**Riparian Forest/Woodland/Scrub** subtypes are spatially distributed in drainages throughout much of Western Riverside County, and cover approximately 1.1 percent (14,545 acres) of the Plan Area. Southern Cottonwood/Willow Riparian Forest makes up the largest proportion of the riparian vegetation in the Plan Area comprising nearly one-half of the acreage (6,610 acres). Large complexes containing several of the riparian forest, woodland and scrub types are located in several portions in the Plan Area. The stream channels within the San Mateo Canyon watershed and the Cleveland National Forest generally support Riparian Forest, Southern Sycamore/Alder Riparian Woodland and Riparian Scrub in connected stands. The Temecula area supports a diversity of riparian vegetation types among urban and agricultural land uses along Temecula Creek, Sandia Canyon and portions of Wolf Valley.

Based on species composition, the Mapped Subassociation occurring on the site is the **Riparian Forest**. Riparian Forest can include any combination of riparian tree and shrub species along perennial stream channel banks, including alder, willows, cottonwood, sycamore, oaks, bay laurel, and black walnut. Where the stream channel

receives perennial flows in some years but intermittent flows in others, white alder drops out of the vegetation. Where the stream channel receives only intermittent flow, willow species and western cottonwood become less common and the western sycamore, coast live oak and California bay laurel tend to move down into the channel. Along ephemeral stream channels, coast live oak and Southern California black walnut can grow within the channel as a continuum or ecotone from uplands on north-facing slopes.

On the site, coast live oak trees (*Quercus agrifolia* var. *agrifolia*) dominate the Riparian Forest vegetation. Other associated riparian species include Western ragweed (*Ambrosia psilostachya* var. *californica*), mule fat (*Baccharis salicifolia*), giant wildrye (*Elymus condensatus*), California flowering ash (*Fraxinus dipetala*), western sunflower (*Helianthus annuus*), toyon (*Heteromeles arbutifolia*), \*sourclover (*Melilotus indicus*), \*tree tobacco (*Nicotiana glauca*), western cottonwood (*Populus fremontii* subsp. *fremontii*), California scrub oak (*Quercus berberidifolia*), narrow-leaved willow (*Salix exigua*), red willow (*Salix laevigata*) arroyo willow (*Salix lasiolepis* var. *lasiolepis*), Mexican elderberry (*Sambucus mexicana*), and \*Mediterranean tamarisk (*Tamarix ramosissima*), poison oak (*Toxicodendron diversilobum*), hoary nettle (*Urtica dioica* subsp. *holosericea*), and cocklebur (*Xanthium strumarium* var. *canadense*)

### **Animals Observed**

Wildlife was neither abundant nor diverse on the site. Most species were observed moving through the trees, but a few were seen in the Chaparral. Species included the Western fence lizard (*Sceloporus occidentalis*), California quail (*Callipepla californica*), American kestrel (*Falco sparverius*), mourning dove (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), Western kingbird (*Tyrannus verticalis*), black phoebe (*Sayornis nigricans*), California horned lark (*Eremophila alpestris actia*), Western scrub jay (*Aphelocoma coerulescens*), common raven (*Corvus corax*), bushtit (*Psaltriparus minimus*), Bewick's wren (*Thryomanes bewickii*), Northern mockingbird (*Mimus polyglottos*), California thrasher (*Toxostoma redivivum*), California towhee (*Pipilo crissalis*), house finch (*Carpodacus mexicana*), house sparrow (*Passer domesticus*), California ground squirrel (*Spermophilus beecheyi*), Botta's pocket gopher (*Thomomys bottae*), Desert woodrat (*Neotoma lepida*), and Desert cottontail (*Sylvilagus audubonii*).

Pocket mouse (*Perognathus* sp.), kangaroo rat (*Dipodomys* sp.) and white-footed mouse (*Peromyscus* sp.) burrows were discovered in the Chaparral understory.

**Note:** The California horned lark was observed at the site. It is on the List of MSHCP Covered Species Adequately Conserved.

### **Other Biological Considerations**

Federal and/or State-listed Endangered and Threatened Plant and Animal Species known to occur in similar habitats present in the Wildomar area were not identified at

the site. Also, the site is not located within critical habitats for Endangered and Threatened Species as adopted by the United States Fish and Wildlife Service. Typical clay and/or saline-alkali soils were not mapped at the site. Therefore, growing habitats for clay and/or saline-alkali endemic plant species are not present there.

There is approximately 1.3 acres of foraging and nesting habitat for perching bird and raptor species governed by the Migratory Bird Treaty Act of 1918 (MBTA) present on the site.

There are a significant number of native trees growing on the site. Upon incorporation, the City of Wildomar adopted County Ordinance 559, as amended, regulating the removal of trees. Potential removal of any of the native trees will require obtaining a permit from the City. Applications for a permit to remove one or more living native trees are made in writing to the Planning Director. The Planning Director can then approve, conditionally approve or deny the application based on adopted regulations.

Cottonwood Canyon Creek provides a wildlife movement corridor for migrations, foraging and finding a mate between the Menifee Hills and Sedco Hills.

The site is located within the MSHCP Mitigation Fee Area (Riverside County Ordinance 810.2).

The site is located within the Stephens's Kangaroo Rat Mitigation Fee Area (Riverside County Ordinance 663).

### ***Corps and CDFG Jurisdictional Waters and Wetlands***

Three reaches of intermittent blueline streams designated on the USGS Romoland Quadrangle are present on the site. These streams are ephemeral in nature. Two of them originate in the relatively undeveloped Sedco Hills located west and northwest of the site. The other, Cottonwood Canyon Creek, originates on the Menifee Hills located south of the site, and passes through a small portion of The Farm. Water was flowing in an approximately 240-foot-long reach of the creek during the August and November surveys, apparently with urban runoff as its source. Eight more ephemeral watercourses are present on the site. Five originate on the Sedco Hills, and have confluences with the two blueline streams. Two originate on the Menifee Hills, and have confluences with one of the blueline streams. The upstream reaches of these watercourses have been significantly altered by existing development at The Farm. The last one appears to have developed from storm water runoff along Bundy Canyon Road. The channel is not incised through the middle reach of this watercourse, but it does have a confluence with one of the blueline streams.

All the onsite watercourses exhibit Corps and CDFG jurisdictional features. There were no wetlands delineated on the site due to the absence of more than 50% hydrophytic vegetation, typical hydric soils and wetland hydrology.

Corps jurisdiction within the site totals 0.719 acres of Waters of the United States. CDFG jurisdiction totals 3.831 acres of Waters of the State and associated riparian habitat located contiguous to the watercourses.

**Note:** It is assumed that the project will not result in impacts to Corps jurisdiction pursuant to Section 404 of the Clean Water Act, CDFG jurisdiction pursuant to Section 1602 of the Fish and Game Code, and Regional Water Quality Control Board, San Diego Region (RWQCB) jurisdiction pursuant to Section 401 of the Clean Water Act. Preparation, filling/processing and obtaining either an Individual Permit or a Nationwide Permit Pre-Construction Notification Form with the Corps, a Notification of Lake or Streambed Alteration with the CDFG and an Application for Clean Water Act §401 Water Quality Certification with the RWQCB would not be required to develop this project.

## **SECTION 2. CONSISTENCY ANALYSIS**

### **WESTERN RIVERSIDE COUNTY MSHCP**

Based on the final MSHCP (adopted June 17, 2003), 0.26 acres of the 163.25-acre site are located within a portion of Cell #5046 of Cell Group J' in the Sedco Hills Subunit (SU4) of the Elsinore Area Plan (**MSHCP Criteria Map**).

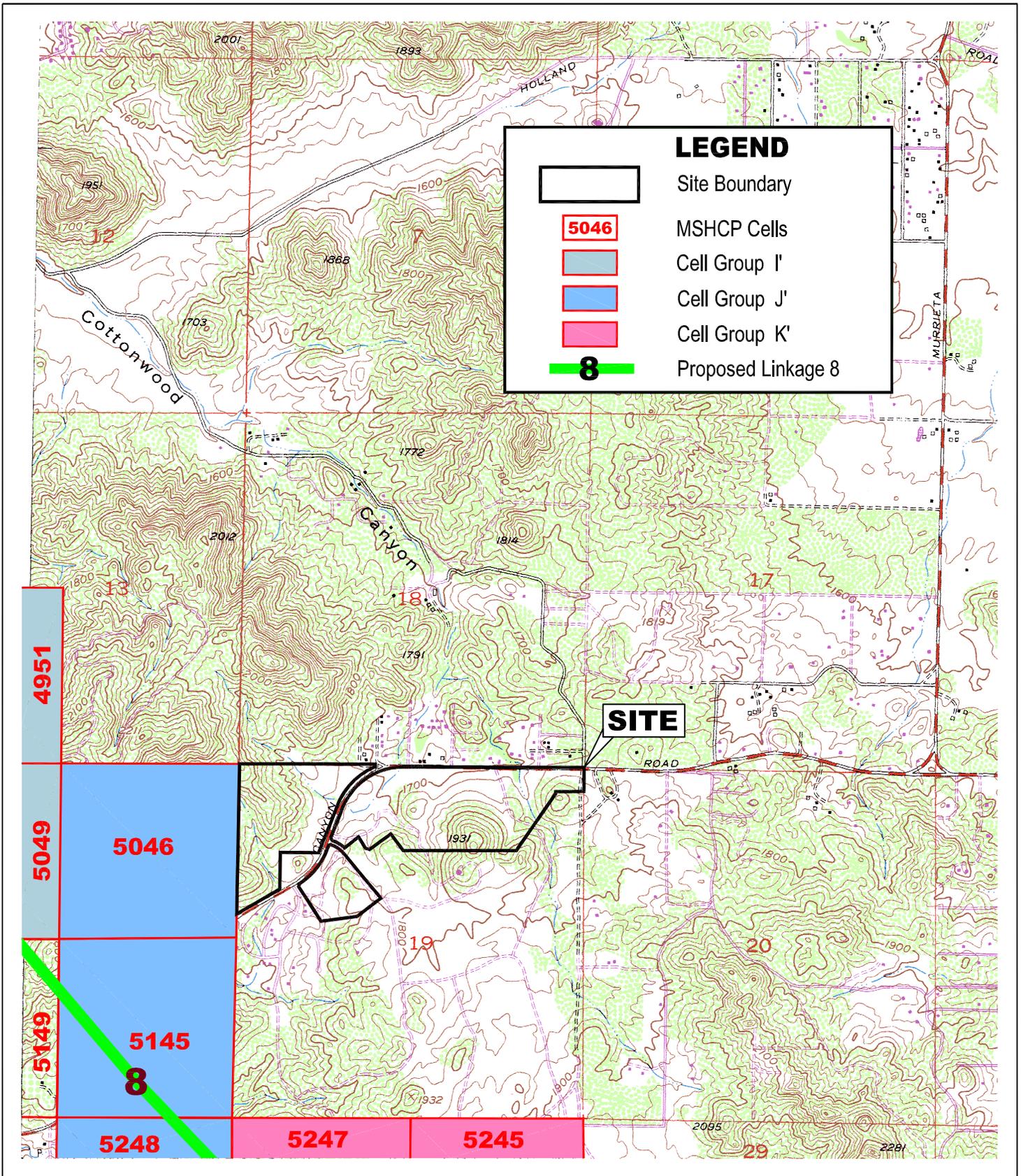
#### **Cell #5046:**

“Conservation within this Cell Group will contribute to assembly of Proposed Linkage 8. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, grassland, woodland and forest habitat. Areas conserved within this Cell Group will be connected to chaparral habitat proposed for conservation in Cell Group I' and in Cell #5149 both to the west and to chaparral, woodland and forest habitat proposed for conservation in Cell Group K' to the east. Conservation within this Cell Group will range from 50%-60% of the Cell Group focusing in the northern portion of the Cell Group.”

**Note:** 0.26 acres of the site are located within the northern portion of Cell #5046. The western property lines for APNs 362-070-001 and 362-090-004 coincide with Cell #5046. The lengths of the property lines are approximately 2,400 feet long. Therefore, the site extends less than five feet into Cell # 5046.

#### **Proposed Linkage 8:**

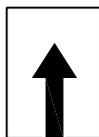
“Proposed Linkage 8 (Sedco Hills/Wildomar) is composed largely of upland Habitat in the Sedco Hills and Wildomar area. This Linkage is a major component of one of the two main east-west connections between Core Areas in the Lake Mathews/Estelle Mountain, Alberhill and the Cleveland National Forest in the western portion of the MSHCP Plan Area and Core Areas in French Valley, Johnson Ranch, Diamond Valley Lake and San Jacinto Mountains in the eastern portion of the MSHCP Plan Area. This



Source: Western Riverside County Final MSHCP (June 2003), USGS 7.5 Min. Romoland, CA Quad.

### MSHCP CRITERIA MAP

TRACT 28416



PRINCIPE AND ASSOCIATES

Linkage provides Live-In Habitat for over 50 pairs of coastal California gnatcatcher, as well as a connection to other key populations of gnatcatcher known to occur in Alberhill, North Peak and the Ramsgate area. Other Planning Species for which Habitat is provided include Quino checkerspot butterfly, Stephens' kangaroo rat, and bobcat. The grasslands occurring within this proposed Linkage also provide foraging Habitat for a number of raptors. Maintenance of large intact interconnected habitat blocks is important for these species. The northern portion of this Linkage includes a portion of the lower San Jacinto River extending under I-15 to connect with Proposed Extension of Existing Core 3.

4,560 acres of the total 5,470 acres occupied by the Linkage is not affected by edge. Adjacent planned land uses and major Covered Activities traversing the Linkage may affect resources within the Linkage. Adjacent planned land uses generally consist of Community Development and Agriculture. Land use activities within either designation may result in Edge Effects associated with fire suppression, fire, and dispersal of invasive species. Major Covered Activities may also contribute additional Edge Effects such as trash and runoff and result in fragmentation of habitat blocks. Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators are presented in *Section 6.1 of the MSHCP, Volume 1*. Widening of I-215, which abuts this Linkage to the east, may isolate the Linkage from Core Areas in French Valley. Improvements to this facility will need to consider both an avian crossing and terrestrial crossing for wildlife. Widening of I-15 will need to consider maintenance of wildlife movement along the lower San Jacinto River.

This Linkage likely provides for movement of common mammals such as bobcat, connecting to Core Areas in Lake Mathews/Estelle Mountain and Alberhill. Coastal California gnatcatcher may use the Linkage to disperse to other Core Areas supporting gnatcatchers, such as the Hogbacks and Alberhill. Because the coastal California gnatcatcher has lower dispersal capabilities than other small passerine birds, the dispersal of juveniles requires a corridor of native vegetation which provides foraging and cover opportunities to link larger patches of appropriate sage scrub vegetation (Soule 1991).”

Based on the MSHCP criteria, it does not appear that conservation has been described for the 0.26 acres of the site that are located within the northern portion of Cell #5046. Nevertheless, that portion of the site will not be disturbed/developed. Also, it does not appear that a Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS) Application will be required in this case.

## **PROJECT RELATIONSHIP TO RESERVE ASSEMBLY**

The site is located approximately 2,750 feet (0.52 miles) northeast of Proposed Linkage 8 (Sedco Hills/Wildomar). The site then has no direct physical relationship to the assembly of Proposed Linkage 8.

## **MSHCP IMPLEMENTATION STRUCTURE**

In addition, *Section 6.0 of the MSHCP, Volume 1, the MSHCP Implementation Structure*, imposes all other terms of the MSHCP, including but not limited to the protection of species associated with riparian/riverine areas and vernal pools, narrow endemic plant species, urban/wildlands interface guidelines, and additional survey needs and procedures set forth in *Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2*.

### ***Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools***

Blueline streams and watercourses supporting riparian vegetation are present throughout the site, and meet the MSHCP's definition of Riparian/Riverine Areas. Therefore, the biological functions and values of Riparian/Riverine Areas exist on this site. As such, the protection of associated amphibian, bird, fish, invertebrate-crustacean, and plant species is required.

**Note:** It is assumed that the project will not result in impacts to Riparian/Riverine Areas (100% avoidance). If impacts to Riparian/Riverine Areas are avoided, then focused surveys for species associated with Riparian/Riverine Areas are not required. If impacts cannot be avoided, then Preparation of a Determination of Biologically Equivalent or Superior Preservation (DBESP) report based on the Western Riverside County MSHCP guidelines will be required. The purpose of the DBESP is to ensure there are no lost functions and values for Riparian/Riverine Areas as they relate to covered species.

Other kinds of permanent and/or semi-permanent aquatic features that could include potential habitats for listed vernal pool branchiopods are not present on the site (i.e., wetlands, vernal pools and swales, vernal pool-like ephemeral ponds, stock ponds and other human-modified depressions, etc.). Therefore, the biological functions and values of Vernal Pools do not exist on this site. The protection of associated amphibian, bird, fish, invertebrate-crustacean, and plant species is not then required.

The project has no relationship to existing wetland regulations.

### ***Section 6.1.3 - Protection of Narrow Endemic Plant Species***

Based on Figure 6-1 of the MSHCP, the site is not located within a Narrow Endemic Plant Species Survey Area.

### ***Section 6.1.4 - Guidelines Pertaining to the Urban/Wildlands Interface***

As stated above, the site is located approximately 2,750 feet (0.52 miles) northeast of Proposed Linkage 8, and has no direct physical relationship to reserve assembly. However, 0.26 acres of the site are located within Cell #5046. Therefore, the western

portion of the site, if developed, will be subject to Guidelines Pertaining to the Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, noise, invasives, barriers, and grading/land development as presented in *Section 6.1 of the MSHCP, Volume 1*. Edge factors include the following:

- **Lighting** - Night lighting must be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding must be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
- **Urban Runoff** - The proposed project must incorporate measures, including the National Pollutant Discharge Elimination Systems (NPDES) and erosion control requirements from the Regional Water Quality Control Board, San Diego Region to ensure that the quantity and quality of surface water runoff discharged into the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures must be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems must be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance must occur to ensure effective operations of runoff control systems. No disturbed surfaces can be left without erosion control measures in place from October 1 through April 1.

Best management practices (BMPs) must also be used to ensure that siltation and erosion are minimized within blueline streams and watercourses, and must be incorporated into the final design of the project, as part of the Storm Water Pollution Prevention Plan (SWPPP), in order to ensure that water quality is not degraded. Construction Guidelines and Standard BMPs are set forth in *Section 7.5.3 and Appendix C of the MSHCP, Volume 1*.

- **Toxics** - Measures such as those employed to address drainage issues will also be implemented for toxics. Also, land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure 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 MSHCP Conservation Area.
- **Noise** - Proposed noise generating land uses affecting the MSHCP Conservation Area must incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area 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 the MSHCP Conservation Area. *Table 6-2 of Volume 1 of the MSHCP (Plants That Should Be Avoided Adjacent To The MSHCP Conservation Area)* lists the plants that should be avoided.
- **Barriers** - Proposed land uses adjacent to the MSHCP Conservation Area must incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.
- **Grading/Land Development** - Manufactured slopes associated with proposed site development must not extend into the MSHCP Conservation Area.

### **Section 6.3.2 - Additional Survey Needs and Procedures**

Based on Figure 6-2 of the MSHCP, the site is not located within a Criteria Area Species Survey Area.

Based on Figure 6-3 of the MSHCP, the site is not located within an Amphibian Species Survey Area.

As the site is located within the Burrowing Owl Survey Area (Figure 6-4 of the MSHCP), a Nesting Season Survey following the Burrowing Owl Survey Instructions for Western Riverside Multiple Species Habitat Conservation Plan Area was prepared, and will be submitted with this MSHCP Consistency Analysis. Following is a summary of that report:

- The site is located within the Burrowing Owl Survey Area, Figure 6-4 of the MSHCP. The initial assessment of habitat suitability for burrowing owls revealed that the site included marginally suitable habitat consisting of relatively large open expanses of sparsely vegetated annual grassland on gentle rolling terrain with some active small mammal burrows. Critical habitat features were minimal, but included California ground squirrel burrows and similarly-sized burrows, and manmade structures.
- As such, a Nesting Season Survey following the Burrowing Owl Survey Instructions for Western Riverside Multiple Species Habitat Conservation Plan Area (March 29, 2006) was undertaken. Four surveys were conducted between August 10 and 31, 2010. All suitable habitats were examined on the site. The buffer zone was either developed or the habitat was unsuitable (i.e., densely vegetated sage scrub and chaparral, steep slopes, etc.).
- During the field surveys, burrowing owls were not observed. Natural burrows and manmade structures were not being used for roosting or nesting. Animal sign

diagnostic of burrowing owls was not discovered anywhere on the site (i.e., molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance). There was no evidence of either active habitat presently being used by burrowing owls, or habitat abandoned within the last three years on the site.

Based on Figure 6-5 of the MSHCP, the site is not located within a Mammal Species Survey Area.

Thank you for your attention to the above-mentioned matters. If you have any questions or comments, then please call me at (951) 699-3040 or Email me at [pro\\_fauna@earthlink.net](mailto:pro_fauna@earthlink.net).

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this MSHCP Consistency Analysis to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

***Sincerely,  
PRINCIPE AND ASSOCIATES***

---

***Paul A. Principe  
Principal***

**Attachments:**

References  
Biological Report Summary Sheet  
Level of Significance Checklist

## REFERENCES

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Paul A. Principe:

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California Resident Scientific Collecting Permit # 801108-03 (Permanent ID # SC-002215)

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## BIOLOGICAL REPORT SUMMARY SHEET

(Submit two copies to the County)

**Applicant Name:** \_\_\_\_\_  
**Assessor's Parcel Number (APN):** \_\_\_\_\_  
**APN cont. :** \_\_\_\_\_  
**Site Location: Section:** \_\_\_\_\_ **Township:** \_\_\_\_\_ **Range:** \_\_\_\_\_  
**Site Address:** \_\_\_\_\_  
**Related Case Number(s):** \_\_\_\_\_ **PDB Number:** \_\_\_\_\_

CHECK SPECIES SURVEYED FOR	SPECIES or ENVIRONMENTAL ISSUE OF CONCERN	(Circle Yes, No or N/A regarding species findings on the referenced site)		
		Yes	No	N/A
	Arroyo Southwestern Toad	Yes	No	N/A
	Blueline Stream(s)	Yes	No	N/A
	Coachella Valley Fringed-Toed Lizard	Yes	No	N/A
	Coastal California Gnatcatcher	Yes	No	N/A
	Coastal Sage Scrub	Yes	No	N/A
	Delhi Sands Flower-Loving Fly	Yes	No	N/A
	Desert Pupfish	Yes	No	N/A
	Desert Slender Salamander	Yes	No	N/A
	Desert Tortoise	Yes	No	N/A
	Flat-Tailed Horned Lizard	Yes	No	N/A
	Least Bell's Vireo	Yes	No	N/A
	Oak Woodlands	Yes	No	N/A
	Quino Checkerspot Butterfly	Yes	No	N/A
	Riverside Fairy Shrimp	Yes	No	N/A
	Santa Ana River Woollystar	Yes	No	N/A
	San Bernardino Kangaroo Rat	Yes	No	N/A
	Slender Horned Spineflower	Yes	No	N/A
	Stephen's Kangaroo Rat	Yes	No	N/A
	Vernal Pools	Yes	No	N/A
	Wetlands	Yes	No	N/A

CHECK SPECIES SURVEYED FOR	SPECIES or ENVIRONMENTAL ISSUE OF CONCERN	(Circle Yes, No or N/A regarding species findings on the referenced site)		
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A

Species of concern shall be any unique, rare, endangered, or threatened species. It shall include species used to delineate wetlands and riparian corridors. It shall also include any hosts, perching, or food plants used by any animals listed as rare, endangered, threatened or candidate species by either State, or Federal regulations, or for Riverside County as listed by the California Department of Fish and Game Natural Diversity Data Base (NDDDB).

I declare under penalty of perjury that the information provided on this summary sheet is in accordance with the information provided in the biological report.

\_\_\_\_\_  
Signature and Company Name \_\_\_\_\_  
Report Date

\_\_\_\_\_  
10(a) Permit Number (if applicable) \_\_\_\_\_  
Permit Expiration Date

<i>County Use Only</i>	
Received by: _____	Date: _____
PD-B# _____	

**LEVEL OF SIGNIFICANCE CHECKLIST**  
 For Biological Resources  
 (Submit Two Copies)

Case Number: \_\_\_\_\_ Lot/Parcel No. \_\_\_\_\_ EA Number \_\_\_\_\_

**Wildlife & Vegetation**

Potentially Significant Impact		Less than Significant with Mitigation Incorporated		Less than Significant Impact		No Impact
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(Check the level of impact the applies to the following questions)

- a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?  
                                   9                                  9                                  9                                  9
- b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?  
                                   9                                  9                                  9                                  9
- c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?  
                                   9                                  9                                  9                                  9
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?  
                                   9                                  9                                  9                                  9
- e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?  
                                   9                                  9                                  9                                  9
- f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?  
                                   9                                  9                                  9                                  9
- g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  
                                   9                                  9                                  9                                  9

Source: CGP Fig. VI.36-VI.40

Findings of Fact:

Proposed Mitigation:

Monitoring Recommended: