

July 3, 2007

Mr. Joseph Lacko  
Orange Bundy Partners, LTD  
629 Camino de Los Mares, Suite 206  
San Clemente, California 92673

Subject: Riparian/Riverine and Vernal Pool Habitat Suitability Assessment for MSHCP Compliance for a 10-acre site in the unincorporated Wildomar Area of Riverside County, California (County Case Number PM30522; APNs 387-100-024 and 387-100-026; LSA Project No. OBP0701)

Dear Mr. Lacko:

LSA Associates, Inc. (LSA) was retained by Orange Bundy Partners, LTD to conduct a habitat suitability assessment for riparian/riverine and vernal pool areas for a 10-acre site (County Case Number PM30522; Assessor's Parcel Numbers [APNs] 387-100-024 and 387-100-026) located at the southeast corner of the intersection of Bundy Canyon Road and Orange Street, and south of Interstate 15 (I-15), in the community of Wildomar in an unincorporated area of Riverside County. The project site is located within a portion of the northwest ¼ of the northwest ¼ of Section 26, Township 6 South, Range 4 West, as shown on the U.S. Geological Survey (USGS) *Lake Elsinore, California* 7.5-minute quadrangle (Figure 1, attached). The proposed project is a commercial development.

The riparian/riverine and vernal pool assessment included a site visit on May 30, 2007, by LSA Assistant Wildlife Biologist Lisa Wadley to identify potential riparian/riverine areas or vernal pool habitat and to address compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

## ENVIRONMENTAL SETTING

### Elevation, Topography, and Soils

The site is generally flat and level with elevations ranging from approximately 1,345 to 1,391 feet above sea level. A drainage feature runs from north to south across a portion of the project site from a historic outlet under I-15. The north half of the site has been graded and the soils are compacted. The south half of the site has been disced. Mapped soils on the site are Ramona sandy loam, Ramona very fine sandy loam, Greenfield sandy loam, and Hanford coarse sandy loam (*Soil Survey for Western Riverside Area, California* Soil Conservation Service, 1971). Soils observed on the site appear consistent with these designations.

## Drainage Feature

A single drainage feature runs southwest through the center of the site from Interstate 15 (adjacent to the northern boundary of the project site). As described by Joseph Lacko to LSA Senior Biologist Wendy Walters, between late 2006 and early 2007, a 62-inch pipe outlet from under I-15 and the Bundy Canyon Road southbound on ramp has been connected by Riverside County Flood Control District to a 72-inch pipe located beneath the property site to Orange Street.

It was observed during the May 2007 site visit that approximately 125 feet of the drainage feature (closest to I-15) had been filled (apparently related to the activities of the Flood Control District). Two manholes were observed at the location of this fill—one at the upstream location of the drainage feature and the other outside I-15 right-of-way (likely at the location of the 62-inch culvert from under the freeway). The 2006 aerial photograph does not show any indication of disturbance to the original drainage feature (Figure 2).

The drainage feature has a width ranging from approximately 25 feet at the upstream end (with evidence of erosion), approximately 10–15 feet along the majority of the drainage, and 2–3 feet at the downstream end of the property. The drainage feature ends on-site at a small 12-inch culvert beneath Orange Street.

## Vegetation and Disturbance

The site is a vacant “infill” parcel adjacent to I-15 and other residential development. The site is highly disturbed and consists primarily of ruderal vegetation common to disturbed areas. Northwest of the drainage feature is a graded area with ruderal vegetation and stockpiles of soil. Ruderal vegetation identified on-site included shortpod mustard (*Hirschfeldia incana*), Russian thistle (*Salsola tragus*), foxtail chess (*Bromus madritensis*), and field bindweed (*Convolvulus arvensis*). Areas southwest and southeast of the drainage feature have been disced. Native vegetation consisting of remnant California buckwheat (*Eriogonum fasciculatum*) scrub is located along the drainage feature through the center of the site. Additional ornamental trees are scattered throughout the site, including Mexican palo verde (*Parkinsonia aculeata*) and Mt. Atlas mastic tree (*Pistacia atlantica*) along the drainage. A complete list of plant species observed on the site is included in Table A. Site photographs are shown in Figure 3.

## Wildlife

Wildlife common to urban and disturbed areas was observed on the project site, including red-tailed hawk (*Buteo jamaicensis*), killdeer (*Charadrius vociferus*), Anna’s hummingbird (*Calypte anna*), and mourning dove (*Zenaida macroura*). A complete list of wildlife species observed on the site is included in Table A.

## METHODS

A current aerial photograph (2006) was reviewed. Volume 1, Parts 1 and 2, of the *Western Riverside County Multiple Species Habitat Conservation Plan* were also used to prepare the biological resources report. Soil information was taken from *Soil Survey of Western Riverside Area, California* (Soil Conservation Service, 1971, USDA, Washington, D.C).

A field survey was conducted on May 30, 2007, by LSA Assistant Wildlife Biologist Lisa Wadley. Notes were made on general site conditions, the presence of any riparian/riverine or vernal pool habitat, and vegetation. All plant and animal species observed or otherwise detected during the field survey were noted.

## **MSHCP COMPLIANCE**

### **Riparian/Riverine and Vernal Pool Requirements**

According to Section 6.1.2 of the MSHCP, an assessment of the potentially significant effects of projects on riparian/riverine areas, and vernal pools shall be performed.

Riparian/Riverine Areas are defined by the MSHCP as “lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year.”

Vernal pools are defined by the MSHCP as “seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season....”

The MSHCP requires an assessment of riparian/riverine areas and vernal pools, including identification and mapping of these areas and consideration of species composition, topography/hydrology, and soil analysis, where appropriate. According to the MSHCP, the assessment shall also include a description of the functions and values of the mapped areas. Factors to be considered include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife habitat, and aquatic habitat. Further, if the mapping identifies suitable habitat for certain species identified in the MSHCP, and the proposed project design does not incorporate avoidance of the identified habitat, then focused surveys for those species shall be conducted and avoidance and minimization measures discussed in the MSHCP shall be implemented.

### **Riparian/Riverine and Vernal Pool Results**

There was only one drainage feature on-site that that potentially could meet the MSHCP definition of riparian/riverine areas. The vegetation within this drainage feature is dominated by upland species, consisting of California buckwheat scrub and non-native grasses. No hydrophytic vegetation along the drainage is found within the project boundaries. The drainage feature does not meet the MSHCP definition of a riparian/riverine area since it is not dominated by trees, shrubs, persistent emergents, or emergent mosses or lichens. Two ornamental trees (Mexican palo verde and Mt. Atlas mastic tree) are located outside the banks of the drainage feature. However, these ornamental trees are not native, nor are they associated with the streambed.

Further, water flow from upstream of the drainage feature is now diverted through a pipe through the property and is not conveyed through the on-site drainage feature. Thus, the hydrologic regime from which the drainage feature was formed has now been substantially altered. Thus the drainage feature has lost the

ability for nutrient retention and transformation, sediment trapping and transport and toxicant trapping that the drainage feature may have had prior to diversion of the flows).

Water flow through the drainage would now be limited to surface rainfall within the drainage and immediately adjacent areas. Since adjacent areas to the drainage are flat with bare soil, the majority of the rainfall would percolate into the ground following any rain event. Since there are no riparian or riverine habitats (meeting the MSHCP definition) present on the project site, no surveys for sensitive species associated with riparian/riverine habitats will be required, pursuant to the MSHCP.

There are no vernal pools or similar habitats present on the project site. No vernal pool indicator plants were observed during the site visit, nor were any depressions similar to those of vernal pools present. Further, the soils on-site do not include any clay soils or other hardpan layers that may form vernal pools. Since there are no vernal pools or similar habitats present on the project site, no surveys for sensitive fairy shrimp species will be required.

Please do not hesitate to contact me or Wendy Walters at (951) 781-9310 if you have any questions regarding the content of this assessment.

Sincerely,

**LSA ASSOCIATES, INC.**

  
(For) Lisa Wadley  
Assistant Wildlife Biologist

cc: Bulmarco Canseco, County of Riverside Planning Department  
Chad Young, County of Riverside Environmental Programs Department  
Yvonne Moore, California Department of Fish and Game

Attachments: County of Riverside Certification  
Figure 1 – Regional and Project Location  
Figure 2 – Site Conditions and Photograph Locations  
Figure 3 – Site Photographs  
Table A – Plant and Animal Species Observed  
Notification to County of Riverside  
Biological Report Summary Sheet

## COUNTY OF RIVERSIDE CERTIFICATION

I hereby certify that I have read this report, and that the statements furnished herein 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: 7/3/07 SIGNED: Wendy Walter

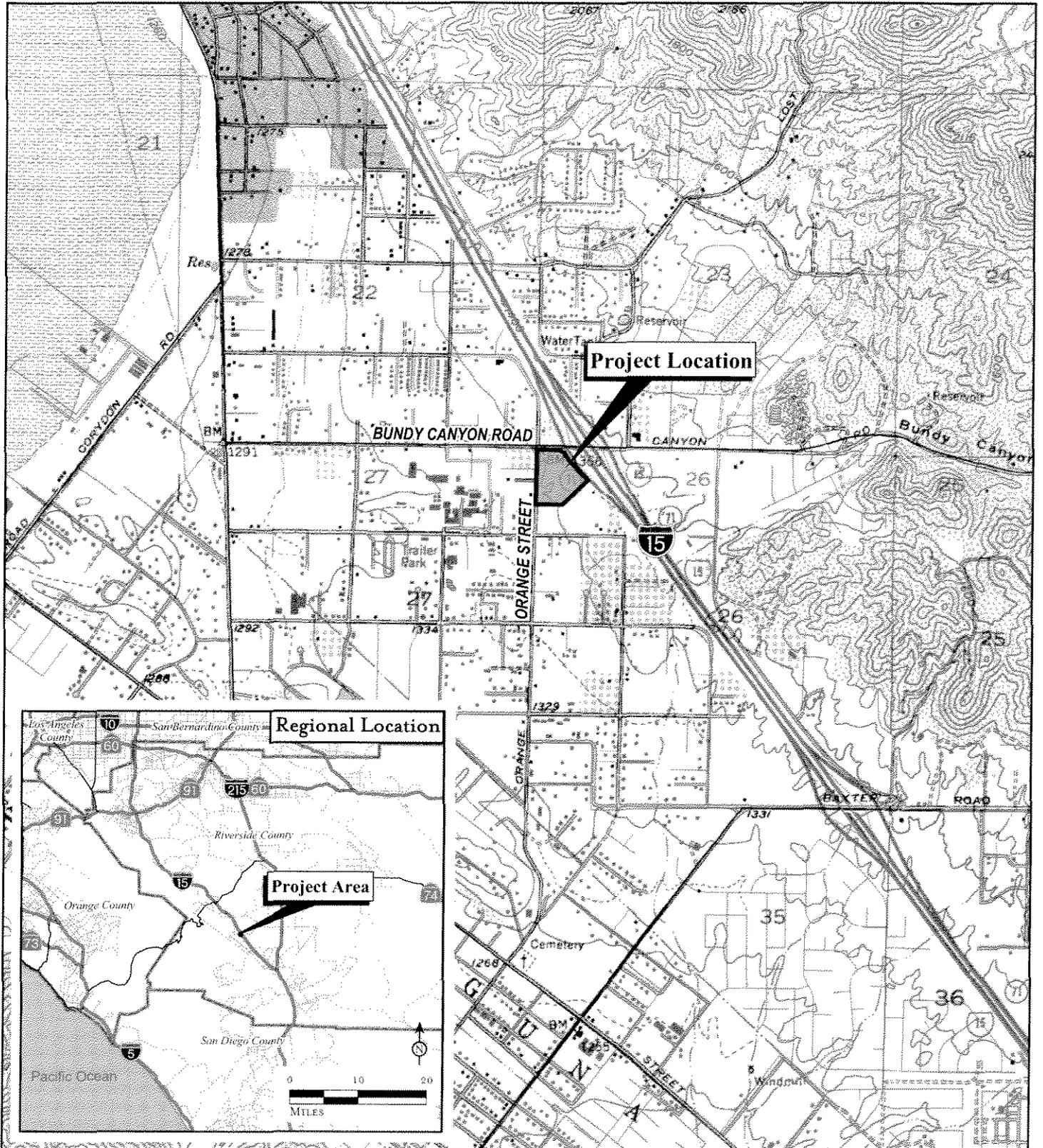
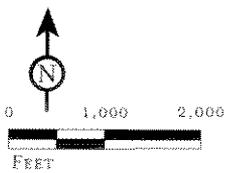


FIGURE 1

LSA



Wildomar 10  
Riparian / Riverine Vernal Pool Assessment Report

Regional and Project Location

SOURCE: USGS 7.5' Quads: Lake Elsinore, Wildomar (1988), CA; Thomas Bros., 2006; Riverside County, 2006.

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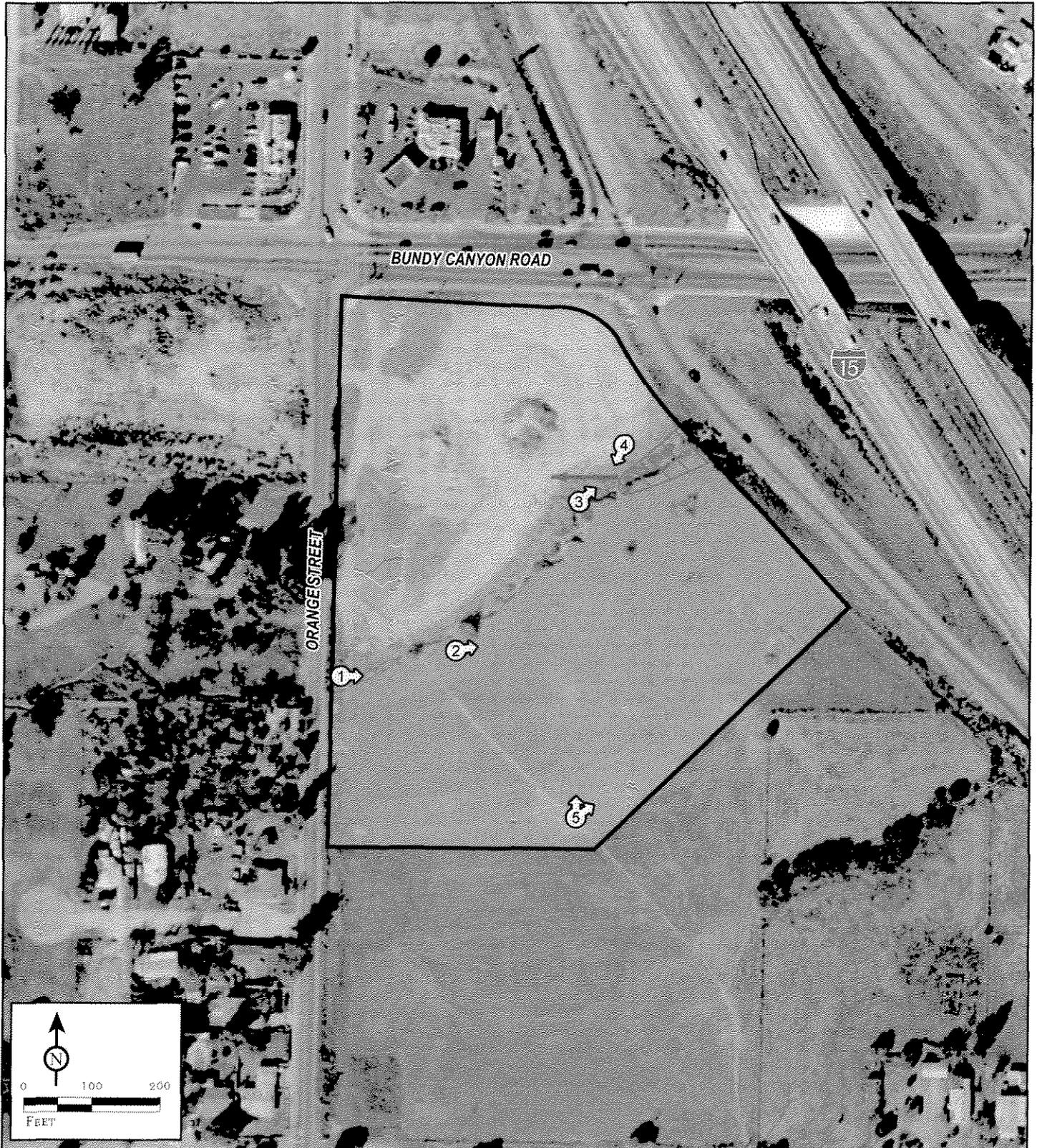


FIGURE 2

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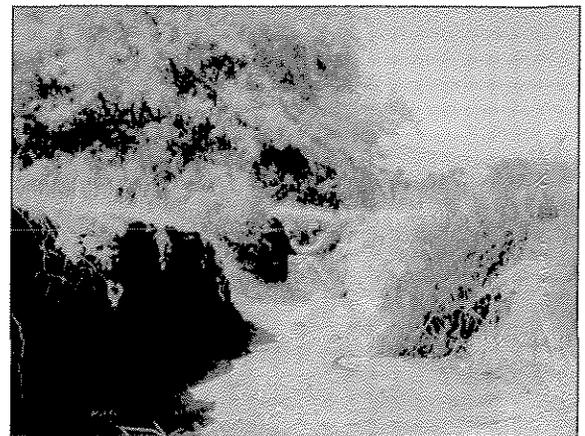
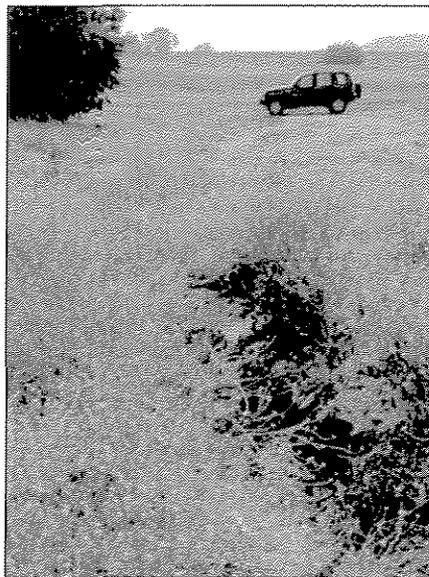
-  PROJECT BOUNDARY
-  PHOTOGRAPH LOCATIONS
-  VEGETATION CONSISTS OF RUDERAL SPECIES AND NON-NATIVE GRASSLANDS
-  APPROXIMATE LOCATION OF DRAINAGE FILLED BETWEEN SPRING 2006 AND SPRING 2007
-  DIRECTION OF UNDERGROUND PIPE DIVERTED FROM DRAINAGE

*Wildomar 10  
Riparian / Riverine Vernal Pool  
Assessment Report  
Site Conditions and  
Photograph Locations*

SOURCE: AirPhotoUSA, 2006; Riverside County, 2006.

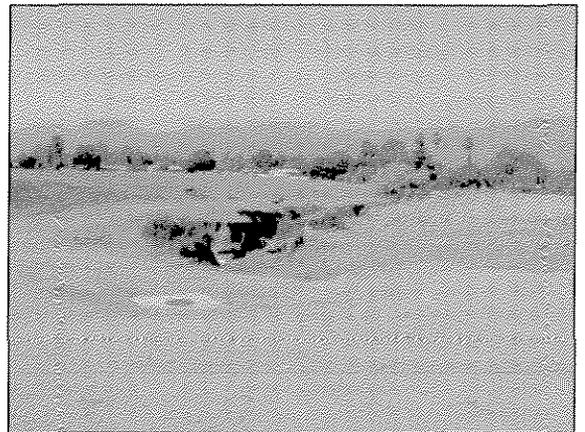
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PHOTOGRAPH 1:  
*View of drainage feature  
facing east.*



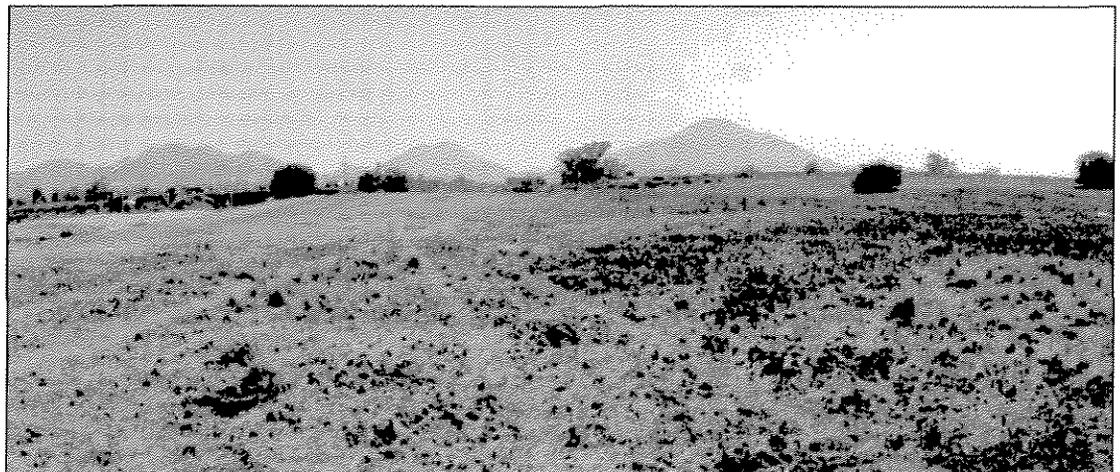
PHOTOGRAPH 2: *View of drainage feature facing east.*

PHOTOGRAPH 3:  
*View of drainage  
feature facing  
northeast.*



PHOTOGRAPH 4: *View of drainage feature and culvert tie-in  
location facing southwest.*

PHOTOGRAPH 5:  
*Panoramic view of  
disturbance on site facing  
northeast.*



LSA

FIGURE 3

Wildomar 10  
Riparian / Riverine Vernal Pool Assessment Report  
Site Photographs

**Table A: Plant and Animal Species Observed**

<b>PLANTS</b>	
<b>Anacardiaceae</b>	<b>Sumac family</b>
<i>Pistacia atlantica</i> *	Mt. Atlas mastic tree
<i>Schinus terebinthifolius</i> *	Brazilian pepper tree
<b>Asteraceae</b>	<b>Sunflower family</b>
<i>Artemisia californica</i>	California sagebrush
<i>Ericameria palmeri</i> var. <i>pachylepis</i>	Box Springs goldenbush
<b>Brassicaceae</b>	<b>Mustard family</b>
<i>Hirschfeldia incana</i> *	Shortpod mustard
<b>Chenopodiaceae</b>	<b>Saltbush family</b>
<i>Salsola tragus</i> *	Russian thistle
<b>Fabaceae</b>	<b>Pea family</b>
<i>Parkinsonia aculeata</i> *	Mexican palo verde
<b>Meliaceae</b>	<b>Mahogany family</b>
<i>Melia azedarach</i> *	Persian lilac, Chinaberry
<b>Polygonaceae</b>	<b>Buckwheat family</b>
<i>Eriogonum fasciculatum</i>	California buckwheat
<b>Solanaceae</b>	<b>Nightshade family</b>
<i>Nicotiana glauca</i> *	Tree tobacco
<b>Poaceae</b>	<b>Grass family</b>
<i>Bromus madritensis</i> *	Foxtail chess
<b>Convolvulaceae</b>	<b>Morning-glory family</b>
<i>Convolvulus arvensis</i> *	Field bindweed
<b>ANIMALS</b>	
<b>BIRDS</b>	
<b>Accipitridae</b>	<b>Kites, Hawks, and Eagles</b>
<i>Buteo jamaicensis</i>	Red-tailed hawk
<b>Charadriidae</b>	<b>Plovers and Lapwings</b>
<i>Charadrius vociferus</i>	Killdeer
<b>Columbidae</b>	<b>Pigeons and Doves</b>
<i>Zenaida macroura</i>	Mourning dove
<b>Trochilidae</b>	<b>Hummingbirds</b>
<i>Calypte anna</i>	Anna's hummingbird
<b>Hirundinidae</b>	<b>Swallows</b>
<i>Stelgidopteryx serripennis</i>	Northern rough-winged swallow
<b>Mimidae</b>	<b>Mockingbirds and Thrashers</b>
<i>Mimus polyglottos</i>	Northern mockingbird
<b>Icteridae</b>	<b>Blackbirds, Orioles and Allies</b>
<i>Icterus bullockii</i>	Bullock's oriole
<b>MAMMALS</b>	
<b>Leporidae</b>	<b>Rabbits and Hares</b>
<i>Sylvilagus audubonii</i>	Desert cottontail
<b>RODENTIA</b>	<b>RODENTS</b>
<b>Sciuridae</b>	<b>Squirrels</b>
<i>Spermophilus beecheyi</i>	California ground squirrel

\* Non-native species

**NOTIFICATION TO COUNTY OF RIVERSIDE OF CONSULTANT  
TO PREPARE ARCHAEOLOGICAL OR BIOLOGICAL REPORT**

Notification to the County of Riverside is hereby made that Orange Bundy Partners, Ltd.  
Project Sponsor, has entered into a contract with LSA Associates, Inc. for the preparation of a(n)  biological /  
 archaeological report to be submitted to the County of Riverside in satisfaction of a request made by the County  
for additional environmental information prior to completion of an environmental assessment for the property and  
development proposals, if any, described below:

**Assessor's Parcel Number(s) (APN):** 387-100-024 and 387-100-026

**Development Proposal Case Number(s):** PM30522

In accordance with the notice of additional environmental information provided by the County, the scope of work for  
the report will be as follows:

\*For Archaeological Reports (Standardized – Check those that apply):  Phase 1  Phase 2  Phase 3   
Phase 4

\*For Biological Reports (Please describe Scope): General Biological Resources Report Riparian/Riverine  
vernal pool HSA

Both the Consultant and the Project Sponsor acknowledge that the Consultant may not submit reports to the County  
for use in completing initial environmental assessments or EIRs for development proposals unless the Consultant has  
been previously qualified by the County to submit such reports and unless the Consultant has entered into a  
Memorandum of Understanding (MOU) with the County governing the preparation and handling of such reports.  
The Project Sponsor hereby acknowledges that it has been furnished a copy of the MOU, has read it, and  
understands the responsibilities of both the County and the Consultant as set forth herein.

Project Sponsor acknowledges that the report for which notification is hereby made is the:

1<sup>st</sup>  2<sup>nd</sup> or \_\_\_\_\_ (specify number) archaeological or biological report for which contractual  
arrangements have been made under the direction of the Project Sponsor for the property described above.

PROJECT SPONSOR AND CONSULTANT are to execute the following:

I hereby affirm that all information provided above is, to the best of my knowledge, true, correct, and complete.

**Project Sponsor:**

Orange Bundy Partners  
Wendy Watts LSA Associates, Inc.

**Dated:** May 18, 2007

**Dated:** 5/21/07

A Riverside County Planning Department "Date Received" stamp hereon shall acknowledge receipt of this Notice by  
the County.

**Note: Send Attachment D at the time contract is entered and with the final Biological or Archaeological  
Report.** A Riverside County Planning Department "Date Received" stamp hereon shall acknowledge receipt of this  
Notice by the County. \*Required for project processing. If case number not known, contact Riverside County  
Planning Department.

**BIOLOGICAL REPORT SUMMARY SHEET**

Applicant Name: **Orange Bundy Partners, LLC**  
 Assessor's Parcel Number (APN): **387-100-024 and 387-100-026**  
 Site Location: Section: **26** Township: **6 S** Range: **4 W**  
 Site Address:  
 Related Case Number(s): **PM30522** PDB Number:

Check Species Surveyed For	Species or Environmental Issue of Concern	Check Yes, No or N/A regarding species findings on the referenced site		
		Yes	No	N/A
<input type="checkbox"/>	Arroyo Southwestern Toad	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Blueline Stream(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Coachella Valley Fringed-Toed Lizard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Coastal California Gnatcatcher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Coastal Sage Scrub	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Delhi Sands Giant Flower-Loving Fly	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Desert Pupfish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Desert Slender Salamander	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Desert Tortoise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Flat-Tailed Horned Lizard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Least Bell's Vireo	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Oak Woodlands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Quino Checkerspot Butterfly	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Riverside Fairy Shrimp	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Santa Ana River Woollystar	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	San Bernardino Kangaroo Rat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Slender-Horned Spineflower	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Stephens' Kangaroo Rat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Vernal Pools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Other: Riparian/Riverine Habitat Suitability Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

*Wendy Watts*  
 Signature and Company Name 7/3/07  
 Report Date  
 July 3, 2007

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

**County Use Only**  
 Received By: \_\_\_\_\_ Date: \_\_\_\_\_  
 PD-B Number: \_\_\_\_\_

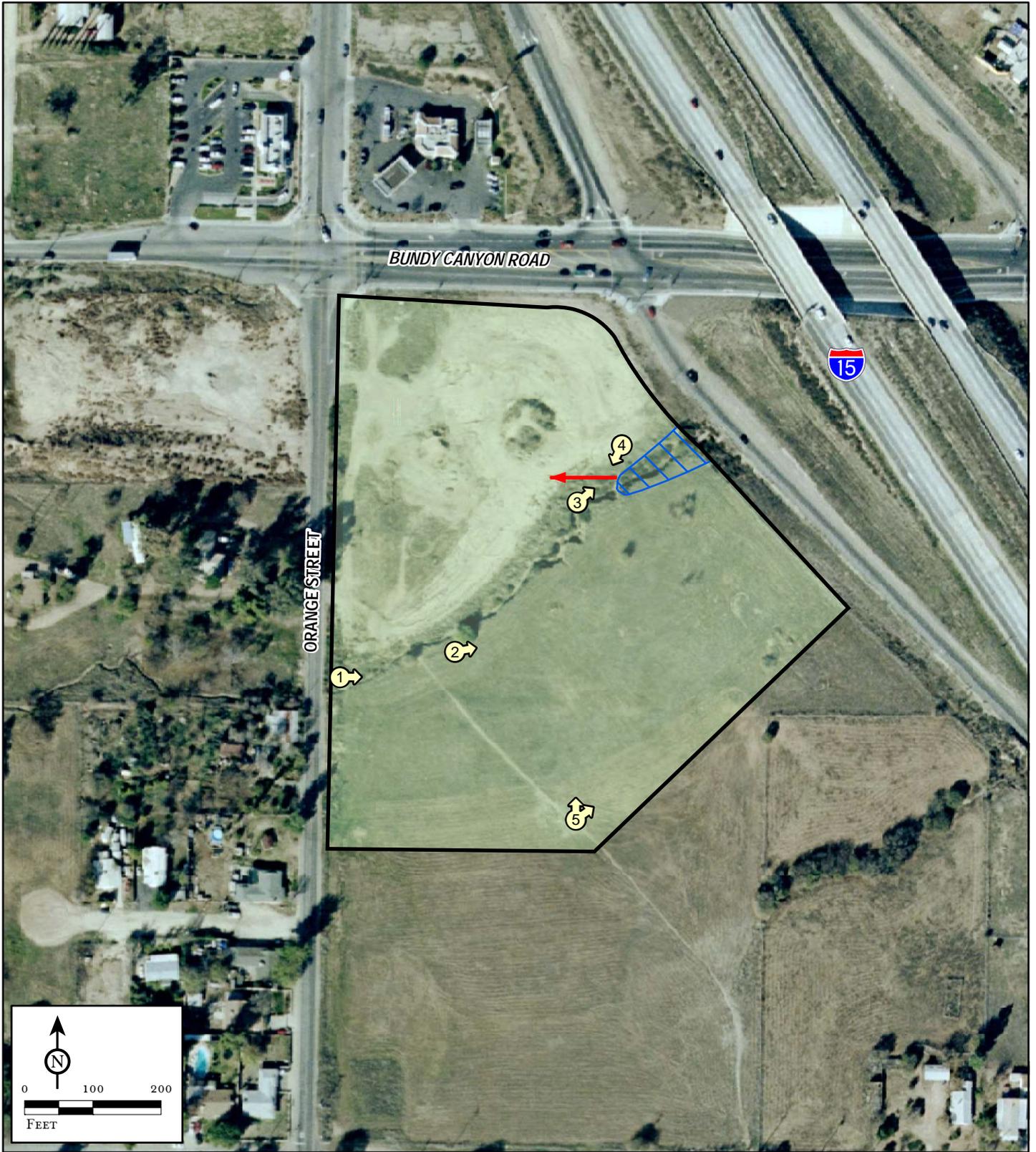


FIGURE 2

LSA

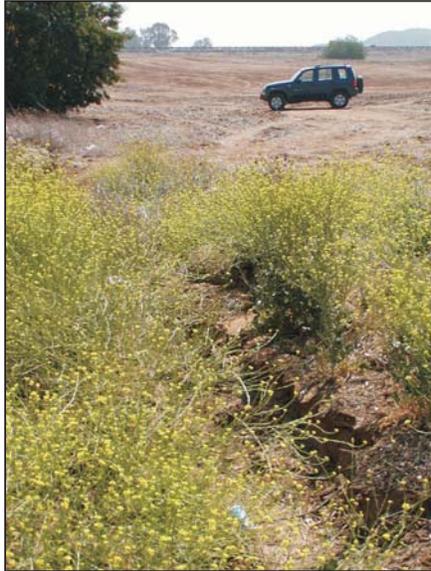
- PROJECT BOUNDARY
- APPROXIMATE LOCATION OF DRAINAGE FILLED BETWEEN SPRING 2006 AND SPRING 2007
- PHOTOGRAPH LOCATIONS
- VEGETATION CONSISTS OF RUDERAL SPECIES AND NON-NATIVE GRASSLANDS
- DIRECTION OF UNDERGROUND PIPE DIVERTED FROM DRAINAGE

*Wildomar 10*  
*Riparian / Riverine Vernal Pool*  
*Assessment Report*  
 Site Conditions and  
 Photograph Locations

SOURCE: AirPhotoUSA, 2006; Riverside County, 2006.

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PHOTOGRAPH 1:  
*View of drainage feature  
facing east.*



PHOTOGRAPH 2: *View of drainage feature facing east.*

PHOTOGRAPH 3:  
*View of drainage  
feature facing  
northeast.*



PHOTOGRAPH 4: *View of drainage feature and culvert tie-in  
location facing southwest.*

PHOTOGRAPH 5:  
*Panoramic view of  
disturbance on site facing  
northeast.*



LSA

FIGURE 3

Wildomar 10  
Riparian / Riverine Vernal Pool Assessment Report  
Site Photographs

October 18, 2012

Mr. Joseph Lacko  
JL Management  
629 Camino de Los Mares, Suite 206  
San Clemente, California 92673

Subject: Biological Resources Assessment and MSHCP Consistency Analysis for the Orange Street/Bundy Canyon Road Development Project in the City of Wildomar, Riverside County (LSA Job No. JLM1201)

Dear Mr. Lacko:

LSA Associates, Inc. (LSA) was retained by JL Management, Inc. to conduct a literature review and site assessment in compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) consistency process for an approximately 10.25-acre property located at the southwest corner of Bundy Canyon Road and Orange Street in the City of Wildomar, Riverside County.

The study area consists of County Assessor's Parcel Numbers (APN) 367-100-032 and 367-100-026, and is located in the northwest  $\frac{1}{4}$  of Section 26, Township 6 South, Range 4 West on the *Wildomar, California* U.S. Geological Survey (USGS) 7.5-minute series topographic map. Land uses adjacent to the study area include Interstate 15 (I-15) to the east, undeveloped disturbed land to the south and west, residential uses to the west, and commercial uses to the north. Refer to attached Figure 1 for a regional location map.

The proposed project includes development of the entire property for commercial uses. This letter report presents the results of the site assessment and literature review and discusses the proposed project's consistency with the MSHCP requirements.

## METHODS

### Literature Review

A literature review was conducted to determine the existence or potential occurrence of special-interest plant and animal species within 5 miles of the project site. Database records for the *Wildomar, Lake Elsinore, Murrieta, and Romoland, California* USGS 7.5-minute quadrangles were searched on October 8, 2012, using the California Department of Fish and Game (CDFG) Natural Diversity Data Base online application *Rarefind 4* (<https://nrm.dfg.ca.gov/cnddb/view/query.aspx>) and the California Native Plant Society (CNPS) *Online Inventory of Rare and Endangered Vascular Plants of California* online edition, v8-01a (<http://www.rareplants.cnps.org/>).

Aerial photographs (2010 and 2011) were reviewed and maps of U.S. Fish and Wildlife Service (USFWS) designated critical habitats were used to determine the locations of critical habitats relative to the project site. Volume 1 of the *Western Riverside County Multiple Species Habitat Conservation*

*Plan* was also used to prepare the report. Soil information was accessed using the USDA National Resources Conservation Service online *Web Soil Survey* (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>).

## Field Survey

A field survey was conducted on October 8, 2012, by LSA biologist Sarah Barrera. The field survey constituted 100 percent survey coverage of the study area. Notes were made on general site conditions, vegetation, potential jurisdictional waters of the U.S., and suitability of habitat for various special-interest species. All plant and animal species observed during the field survey were noted.

## RESULTS

### Physical Characteristics

The site elevation ranges from approximately 1,360 to 1,385 feet above mean sea level and consists of small rolling hills and slopes slightly downward to the west. Soils within the study area are identified and mapped by the NRCS as Greenfield sandy loam, 2 to 8 percent eroded slopes (GyC2); Hanford coarse sandy loam, 2 to 8 percent slopes (HcC), Ramona sandy loam, 0 to 5 percent slopes, severely eroded; Ramona sandy loam, 8 to 15 percent slopes, eroded; and Ramona very fine sandy loam, 0 to 8 percent slopes, eroded (*Soil Survey for Western Riverside Area, California*, A.A. Knecht 1971).

Vegetation within the site is disturbed, and the site appears to have been disked within the past year. A 2005 historic aerial (<http://www.historicaerials.com>) shows evidence of vegetation clearance prior to 2005. Vegetation present on the site consists of disturbed nonnative species with scattered early-colonizing Riversidean sage scrub species. Prominent nonnative plant species identified include red brome (*Bromus madritensis* ssp. *rubens*), shortpod mustard (*Hirschfeldia incana*), tocalote (*Centaurea melitensis*) and dove weed (*Croton setigerus*). Riversidean sage scrub species identified on site include California buckwheat (*Eriogonum fasciculatum*), deerweed (*Lotus scoparius*), and Menzies' goldenbush (*Isocoma menziesii*).

Near the center of the site, there is a remnant drainage that no longer conveys storm flows as a result of construction of an underground storm drain system in 2006/2007. Vegetation within the remnant drainage was similar to that in surrounding upland area. Trees identified on site include Mexican Palo Verde (*Parkinsonia aculeata*) and pistachio (*Pistacia atlantica*).

Refer to attached Figure 2 for an aerial photograph of the project site showing site photograph locations. Site photographs are provided in attached Figures 2A and 2B.

### Wildlife

Wildlife species observed during the field survey include white-crowned sparrow (*Zonotrichia leucophrys*), black phoebe (*Sayornis nigricans semiatra*), European starling (*Sturnus vulgaris*), house finch (*Carpodacus mexicanus*), California ground squirrel (*Spermophilus beecheyi*), and black-tailed jackrabbit (*Lepus californicus*). No special interest wildlife species were observed during the field survey.

### **Potential Jurisdictional Wetlands and Streambeds**

One remnant drainage was identified within the study area. The earthen channel begins in the northeastern quarter of the site and crosses the site from east to west. It is approximately 20 feet wide at its widest in the eastern portion of the site and approximately 2 feet wide at the western edge of the study area. The upstream feeding waters to this drainage were relocated underground in 2006/2007 by the Riverside County Flood Control District. Water is conveyed into the storm drain system west of site near its boundary with the I-15 right of way. The abandoned, on-site drainage does not currently receive any storm flows from upstream areas and no longer has any connectivity to any upstream or downstream waters. This remnant drainage does not support any aquatic, wetland, or riparian habitat and no longer functions as a stream.

No potential jurisdictional wetlands or jurisdictional streambed occur within the study area.

### **MSHCP CONSISTENCY**

The study area is located within the MSHCP Planning Area but is not located within any criteria cells. Therefore, the site is not subject to conservation criteria associated with a Criteria Area Cell.

No riparian/riverine areas or vernal pools occur within the study area. The project site is not within designated MSHCP survey areas for any plant or animal species, nor does the site contain Delhi series soils. Therefore, no surveys targeting specific plant or animal species are necessary for MSHCP consistency.

### **CEQA COMPLIANCE**

#### **Adopted Habitat Conservation Plans**

The project site is within the MSHCP area. Other adopted Habitat Conservation Plans (HCPs) in the area include the Stephens' Kangaroo Rat HCP Fee Assessment Area. The project site is within the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) fee area and will be subject to the SKR HCP Fee, per Riverside County Ordinance 336 (as amended through 663.10). This fee is \$500 per gross acre of the parcels proposed for development and must be paid upon issuance of a Grading Permit.

The project site is not subject to any other adopted HCP.

#### **Threatened and Endangered Species**

No threatened or endangered species occur in the study area, and the site is not within designated critical habitat of any species. The nearest designated critical habitat is for the California gnatcatcher (*Polioptila californica californica*; CAGN) approximately 2 miles southeast of the proposed project site. The site contains scattered coastal scrub plant species that are associated with suitable CAGN habitat; however, these plants are sparse and do not provide suitable nesting habitat within the study area. No project-related impacts to any listed species will occur.

### Other Special Interest Species

The special interest species listed in Table A may be expected to occur in the general project vicinity but are not covered under the MSHCP or are not adequately conserved by the MSHCP at this time. None of these species is listed as threatened or endangered under state or federal law. Moreover, none of these species is expected to occur in the study area due to lack of suitable soils and/or habitat. Therefore, the proposed project would not adversely impact any of these species and no additional focused surveys and no additional conservation measures pertaining to these species will be required.

**Table A: Special Interest Species Potentially Occurring in the Project Vicinity that are not Adequately Covered by the MSHCP**

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
<b>Plants</b>				
<i>Abronia villosa</i> var. <i>aurita</i> <b>Chaparral sand-verbena</b>	US: – CA: 1B	Sandy areas in chaparral and coastal sage scrub and improbably in desert dunes or other sandy areas, below 5,300 feet elevation. In California, reported from Riverside, San Diego, Imperial, Los Angeles, and Ventura Counties. Believed extirpated from Orange County. Also reported from Arizona and Mexico (Baja California). Plants reported from desert communities are likely misidentified.	Blooms mostly March through August (annual or perennial herb)	<b>Absent.</b> No suitable habitat in study area
<i>Ayenia compacta</i> <b>Ayenia</b>	US: – CA: 2	Rocky canyons and sandy and gravelly washes from 500 to 3,600 feet elevation in desert scrub. In California, occurs in Providence Mountains, Eagle Mountains, and west edge of Sonoran Desert.	March through April (subshrub)	<b>Absent.</b> No suitable habitat in study area
<i>Geothallus tuberosa</i> <b>Campbell's liverwort</b>	US: – CA: 1B	Mesic soils in coastal scrub and vernal pools at 30 to 2,000 feet. Known only from southwestern Riverside and western San Diego Counties.	Ephemeral	<b>Absent.</b> No suitable habitat in study area
<i>Hesperocyparis (Callitropsis, Cupressus) forbesii</i> <b>Tecate cypress</b>	US: – CA: 1B	Evergreen tree found in closed-cone coniferous forest and chaparral at elevations from 800 to 5,000 feet. In California, known from Orange and San Diego Counties. Trees known from Riverside County are planted. Also occurs in Mexico.	Year-round (evergreen tree)	<b>Absent.</b> No suitable habitat in study area
<i>Horkelia cuneata</i> ssp. <i>puberula</i> <b>Mesa horkelia</b>	US: – CA: 1B	Sandy or gravelly soils in chaparral, or rarely in cismontane woodland or coastal scrub at 200 to 2,700 feet elevation. Known only from San Luis Obispo, Santa Barbara, Ventura, Los Angeles, Orange, and San Bernardino Counties, California. Believed extirpated from Riverside and San Diego Counties.	February through July (sometimes to September) (perennial herb)	<b>Absent.</b> No suitable habitat in study area
<i>Lepidium virginicum</i> var. <i>robinsonii</i> <b>Robinson's pepper-grass</b>	US: – CA: 1B	Dry soils in coastal sage scrub and chaparral below 2,900 feet elevation. In California, known only from Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino and San Diego Counties, and Santa Cruz Island. Also occurs in Mexico.	January through July (annual herb)	<b>Absent.</b> No suitable habitat in study area

**Table A: Special Interest Species Potentially Occurring in the Project Vicinity that are not Adequately Covered by the MSHCP**

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
<i>Pseudognaphalium leucocephalum</i> <b>White rabbit-tobacco</b>	US: – CA: 2	Sand and gravel at the edges of washes or mouths of steep canyons at 0 to 7,000 feet elevation. In California, known from Los Angeles, Orange, Riverside, Santa Barbara, San Diego, San Luis Obispo, and Ventura Counties. Also occurs in Arizona, New Mexico, Texas, and Mexico.	Usually August through November (perennial herb)	<b>Absent.</b> No suitable habitat in study area
<i>Scutellaria bolanderi</i> ssp. <i>austromontana</i> <b>Southern skullcap</b>	US: – CA: 1B	Mesic areas in gravelly soils of streambanks or in oak or pine woodland (rarely chaparral) at 1,400 to 6,600 feet elevation. Known from Riverside and San Diego Counties. Believed extirpated from San Bernardino County and perhaps Los Angeles County.	Blooms June through August (perennial herb)	<b>Absent.</b> No suitable habitat in study area
<i>Symphotrichum defoliatum</i> ( <i>Aster defoliatius</i> ) <b>San Bernardino aster</b>	US: – CA: 1B	Vernally wet sites (such as ditches, streams, and springs) in many plant communities below 6,700 feet elevation. In California, known from Ventura, Kern, San Bernardino, Los Angeles, Orange, Riverside, and San Diego Counties. May also occur in San Luis Obispo County. In the western Riverside County area, this species is scarce, and documented only from Temescal and San Timoteo Canyons ( <i>The Vascular Plants of Western Riverside County, California</i> . F.M. Roberts et al., 2004).	Blooms July through November (perennial herb)	<b>Absent.</b> No suitable habitat in study area
<b>Reptiles</b>				
<i>Salvadora hexalepis virgulata</i> <b>Coast patch-nosed snake</b>	US: – CA: SSC	Coastal chaparral, washes, sandy flats and rocky areas. Widely distributed throughout lowlands, up to 7,000 feet elevation, of Southern California from coast to the eastern border.	Active diurnally throughout most of the year	<b>Absent.</b> No suitable habitat in study area
<i>Thamnophis hammondi</i> <b>Two-striped garter snake</b>	US: – CA: SSC	Highly aquatic. Only in or near permanent sources of water. Streams with rocky beds supporting willows or other riparian vegetation. From Monterey County to northwest Baja California.	Diurnal Year-round	<b>Absent.</b> No suitable habitat in study area
<b>Mammals</b>				
<i>Chaetodipus californicus femoralis</i> <b>Dulzura pocket mouse</b>	US: – CA: SSC	Found in a variety of habitats including coastal sage scrub, chaparral and grassland in northern Baja California, San Diego and extreme southwestern and western Riverside Counties. Limit of range to northwest (at interface with <i>C. c. dispar</i> ) unclear.	Year-round	<b>Absent.</b> No suitable habitat in study area
<i>Eumops perotis</i> <b>Western mastiff bat</b>	US: – CA: SSC	Occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc.; roosts in crevices in vertical cliff faces, high buildings, and tunnels, and travels widely when foraging.	Year-round; nocturnal	<b>Absent.</b> No suitable habitat in study area

**Table A: Special Interest Species Potentially Occurring in the Project Vicinity that are not Adequately Covered by the MSHCP**

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
<i>Lasiurus xanthinus</i> Western yellow bat	US: – CA: SSC (in process)	Found in desert and riparian areas of the southwest U.S. Individuals roost in the dead fronds of palm trees, and have also been documented roosting in cottonwood trees.	Year-round; nocturnal	Absent. No suitable habitat in study area

**Legend****US: Federal Classifications**

– No applicable classification

**CA: State Classifications**

SSC California Species of Special Concern. Refers to animals with vulnerable or seriously declining populations.

1B California Rare Plant Rank 1B: Rare, threatened, or endangered in California and elsewhere.

2 California Rare Plant Rank 2: Rare, threatened, or endangered in California, but more common elsewhere.

California Rare Plant Ranks are assigned by a committee of government agency and non-governmental botanical experts and are not official State designations of rarity status.

**Wildlife Movement, Corridors, and Nursery Sites**

Wildlife movement includes seasonal migration along corridors, as well as daily movements for foraging and reaching water sources. Migrational corridors may include areas of unobstructed movement for deer, riparian corridors providing cover for migrating birds, routes between breeding waters and upland habitat for amphibians, and between roosting and feeding areas for birds.

The project site is not adjacent to any existing or proposed linkage or core areas as identified in the MSHCP. The site is surrounded by residential and commercial uses on the north, south, and west and by I-15 on the east. A small amount of open space occurs to the south, but residential development less than ¼ of a mile south of the site blocks any potential wildlife movement in the direction of the study area.

There are no nursery sites, such as bat roosting sites or bird rookeries, on the project site.

**Natural Communities of Interest**

Riparian habitats, oak woodlands, wetlands, aquatic sites, and vernal pools are among the natural communities of interest to the CDFG. No native plant communities considered sensitive or of special concern to the CDFG or USFWS are present on the project site; therefore, no impacts to such resources are expected.

**Wetlands**

There are no features that might be considered vernal pools in the study area, and there are no wetlands or wetland habitat in the study area.

Additionally, the project will not result in any discharge of fill material into, or the grading or excavation of waters of the U.S., or removal of any riparian vegetation since these resources are absent from the study area.

### **Local Policies and Ordinances Protecting Biological Resources**

County General Plans and development ordinances may include regulations or policies governing biological resources. For example, policies may include tree preservation, locally designated species survey areas, local species of interest, and significant ecological areas. There are no other local ordinances applicable to biological resources except for code provisions related to the MSHCP mitigation fee and land credits. The project will not be in conflict with any local policies or ordinances applicable to biological resources.

### **Indirect Effects**

Indirect impacts to surrounding areas as a result of the project may include, but are not limited to, increased noise, light/glare, and traffic. However, the site is located within an urban area of the City, which already experiences various levels of noise, traffic, light and/or glare from the existing buildings, vehicles, freeway, and streetlights in the area. Additionally, the site is not adjacent to the MSHCP Conservation Area or any wildlife movement areas or corridors.

Because the lighting will adhere to City and County regulations requiring shielding and other efforts to reduce glare or illumination, indirect impacts to wildlife in adjacent habitat as a result of night lighting would not be substantial. Other indirect impacts are not anticipated.

### **Cumulative Effects**

Cumulative impacts potentially include habitat fragmentation, increased edge effects, reduced habitat quality, and increased wildlife mortality. The loss of approximately 10 acres of undeveloped disturbed habitat will not result in a substantial loss of wildlife habitat in the area. Participation in the MSHCP, and payment of fees that will be used to support a designated reserve system within the MSHCP planning area, will offset any cumulative impacts to biological resources as a result of the proposed project. The project's contributions to cumulative biological impacts are not expected to be cumulatively considerable.

Sincerely,

**LSA ASSOCIATES, INC.**



Sarah Barrera  
Senior Biologist

Attachments: Figure 1: Regional and Project Location  
Figure 2: Site Location and Photograph Key Map  
Figure 2a: Site Photographs  
Figure 2b: Site Photographs

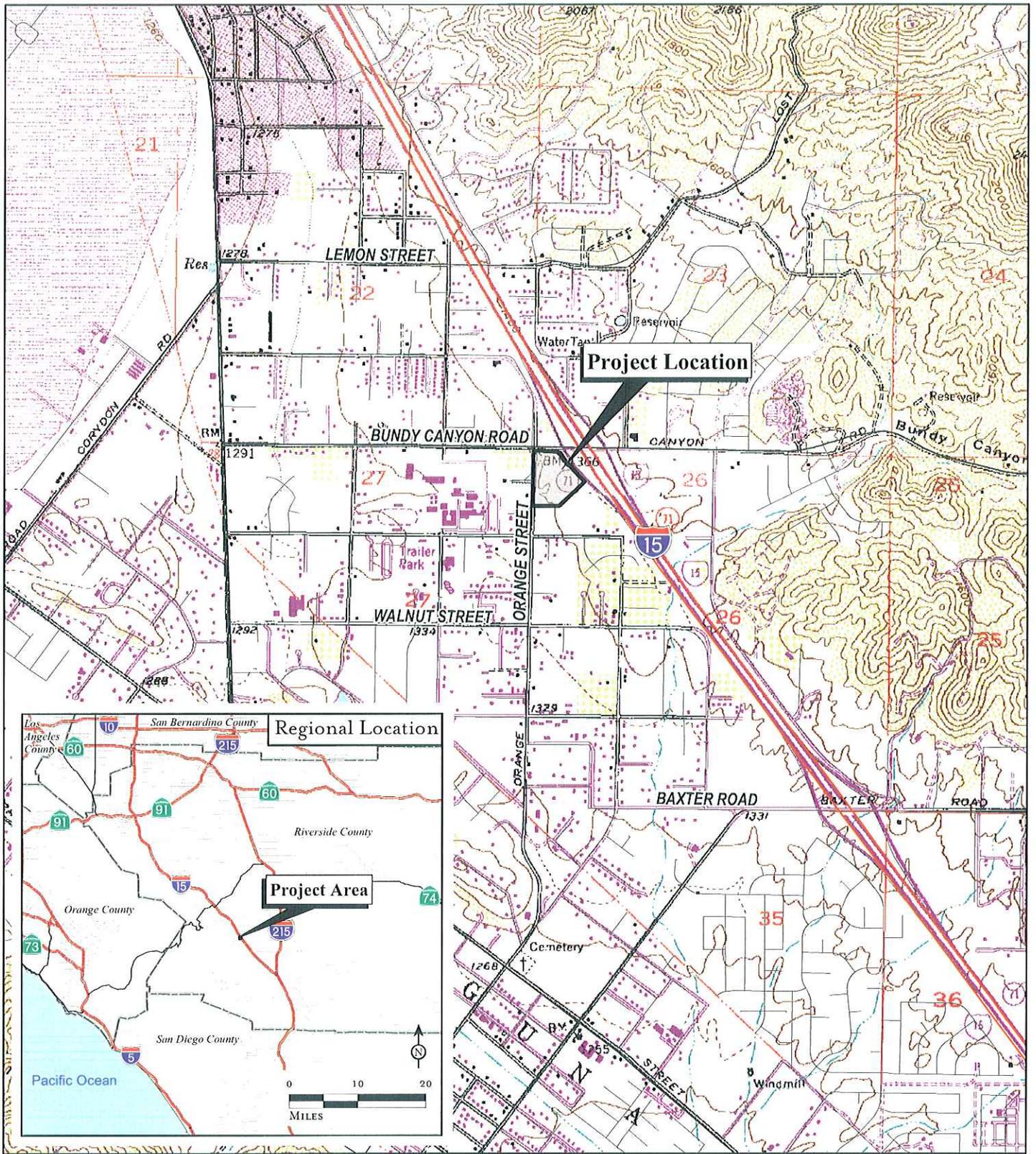
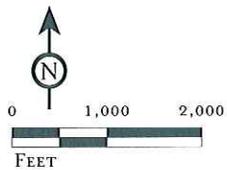


FIGURE 1

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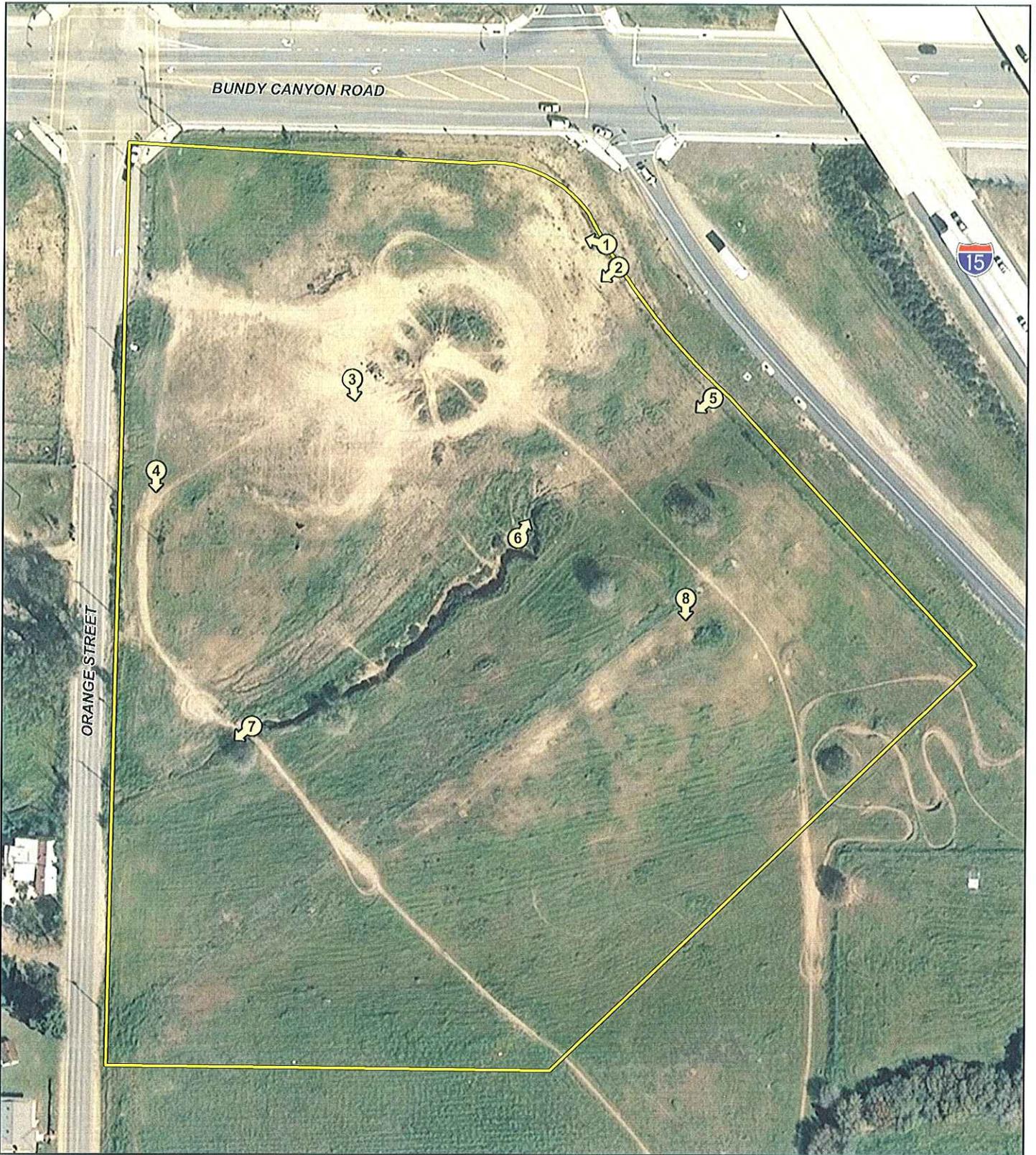


SOURCE: USGS 7.5' Quads: Lake Elsinore, Wildomar (1988), CA; Thomas Bros., 2006; Riverside County, 2006.

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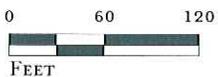
Orange-Bundy Development Project  
MSHCP Consistency Report

Regional and Project Location



LSA

- Project Boundary
- ↻ Photo Location



SOURCE: World Imagery, 2010; Riverside County, 2011.

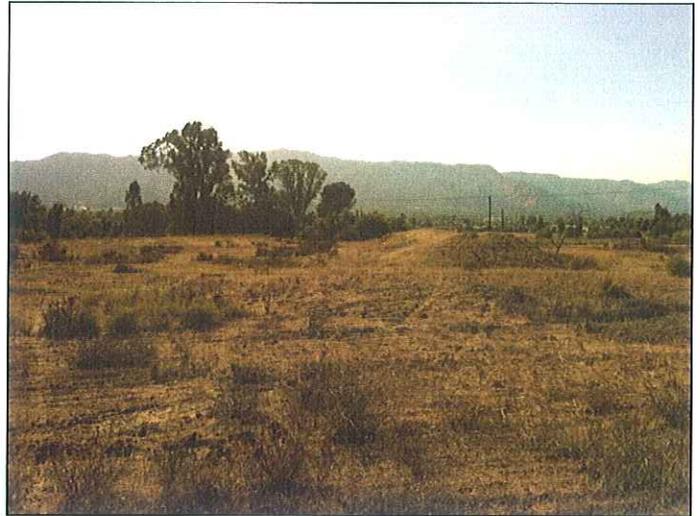
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FIGURE 2

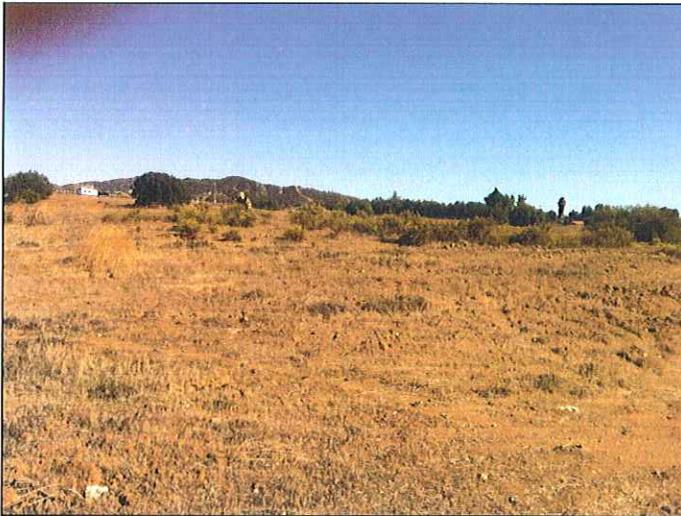
Orange-Bundy Development Project  
 MSHCP Consistency Report  
 Site Conditions and  
 Photograph Locations



PHOTOGRAPH 1: *View of property corner at Bundy Canyon Road and Southbound I-15 on-ramp.*



PHOTOGRAPH 2: *View across the upper half of the property showing disturbed site conditions.*



PHOTOGRAPH 3: *View across the center of the property showing discing and remnant native shrubs in the background.*



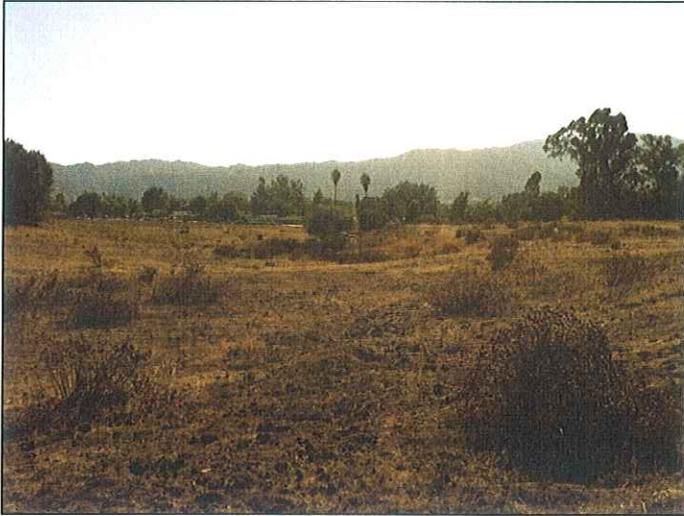
PHOTOGRAPH 4: *View of property parallel to Orange Street.*

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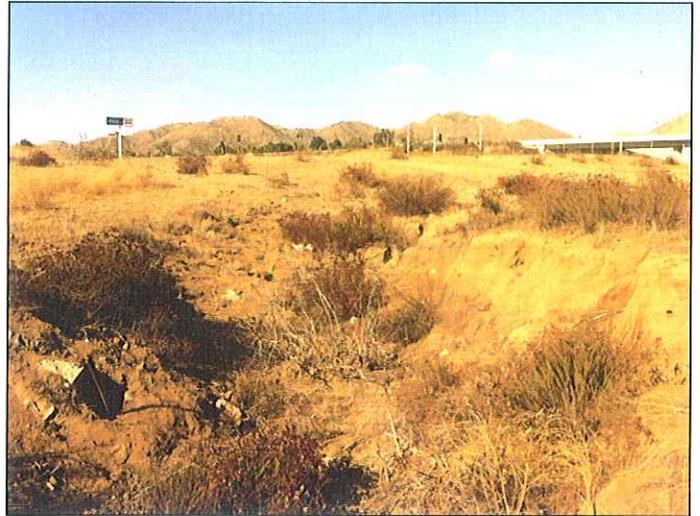
FIGURE 2A

Orange-Bundy Development Project  
MSHCP Consistency Report

Site Photographs



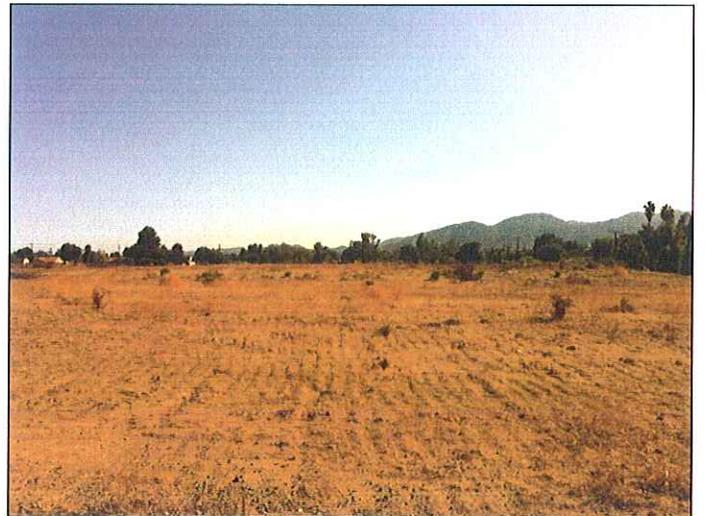
PHOTOGRAPH 5: *Upper view of the swale in the middle of the property, now isolated by a regional storm drain.*



PHOTOGRAPH 6: *View of eroded swale remaining from before development of adjacent road improvements.*



PHOTOGRAPH 7: *View of the lower end of the swale showing loss of bed/bank near Orange Street.*



PHOTOGRAPH 8: *View looking south across the lower half of the property that is regularly disced for weed abatement.*

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FIGURE 2B

Orange-Bundy Development Project  
MSHCP Consistency Report

Site Photographs