

APPENDIX 3
E: SYCAMORE ACADEMY SPECIES LIST

PRINCIPE AND ASSOCIATES

CONSULTING BIOLOGISTS

**29881 Los Nogales Road
Temecula, California 92591
(951) 699-3040
pro_fauna@earthlink.net**

October 29, 2014

**Matthew C. Bassi,
Planning Director
CITY OF WILDOMAR
PLANNING DEPARTMENT
23873 Clinton Keith Road
Suite 201
Wildomar, California 92595**

**Subject: Public Use Permit 14-0074
MSHCP Consistency Analysis
Offsite Considerations**

Mr. Bassi,

Principe and Associates completed a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis on approximately 7.21 gross acres of land located south and west of Palomar Street, between Harwood Lane (N) and Starbuck Circle (S) in the southernmost portion of the City of Wildomar, Riverside County, California. The address of the site is 23151 Palomar Street, Wildomar, California 92595.

Public Use Permit 14-0074 is the development of a California charter school. The new Wildomar Sycamore Academy of Science and Cultural Arts will serve a maximum of 600 students in grades Kindergarten through 8. Main access onto the site will be provided by a new ingress/egress drive taken from Palomar Street. Palomar Street will be widened and improved with a curb and gutter in front of the project site. In addition, an asphalt dike will be constructed to form the acceleration lane/transition in front of the property to the south. As the area extending 225 feet south of the new ingress/egress drive was not included in the original MSHCP Consistency Analysis, a new survey was conducted to determine the nature of the biological resources extant in that area. A map showing this area is attached.

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An area measuring 225 feet long by 30 feet wide was surveyed in the area located within the Palomar Street right-of-way located immediately south of the subject site. The roadside (soft shoulder) is basically unvegetated dirt and gravel. A linear row of non-native Chinese elm trees (*Ulmus parvifolia*) is present adjacent to the soft shoulder. A considerable amount of the ground surface is covered with leaf litter, but typical Non-native grassland species are present outside of the driplines. They are the mostly same species identified at the subject site, including *slender wild oat (*Avena barbata*), *shortpod mustard (*Brassica geniculata*), *brome grasses (*Bromus diandrus* and *B. madritensis*), *tocalote (*Centaurea melitensis*), doveweed (*Croton setiger*), interior California buckwheat (*Eriogonum fasciculatum* subsp. *foliolosum*), slender buckwheat (*Eriogonum gracile* var. *gracile*), telegraph weed (*Heterotheca grandiflora*), *Russian thistle (*Salsola tragus*), and rattail fescue (*Vulpia myuros* var. *myuros*).

Unique biological features are not present in the offsite area surveyed (i.e., washes, streams, oak trees, juniper trees, and rock outcroppings). Therefore, biological resources meeting the criteria for preservation and/or protection in any local policies or ordinances are not present in the offsite area proposed to be developed. Also, this area is not located within a Cell, Cell Group or Sub Unit of the Elsinore Area Plan, nor within or along the boundaries of Western Riverside County Regional Conservation Agency Conserved Lands, MSHCP Public/Quasi-Public Conserved Lands or the Santa Rosa Escarpment Boundary. Development in this offsite area is then consistent with the Western Riverside County MSHCP.

Thank you for your attention to 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.com.

Sincerely,
PRINCIPE AND ASSOCIATES

Paul A. Principe

Paul A. Principe
Principal

PUBLIC USE PERMIT 14-0074



Selected parcel(s):
380-170-020

LEGEND

 INTERSTATES

 HIGHWAYS

 PARCELS

 CITY

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy & precision shall be the sole responsibility of the user.

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