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October 1, 2020

Joseph Karaki, President  
Karaki WS  
4887 E. La Palma Ave, Suite 707  
Anaheim, CA 92807

**CUP-200006 &  
CZ-2000009**

RE: Biological Resources Assessment, Jurisdictional Delineation  
Commercial Retail – APN: 377-372-038  
Central Avenue (Hwy 74) and Allan Street  
City of Lake Elsinore, Riverside County, California

Dear Mr. Karaki:

Jericho Systems, Inc. (Jericho) is pleased to provide this Biological Resources Assessment and Jurisdictional Delineation for the above-referenced Project.

The results of Jericho's field surveys are intended to provide sufficient baseline information to the County of Riverside, City of Lake Elsinore, and, if required, to federal and State regulatory agencies, including U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW), respectively, to determine if impacts will occur, quantify those impacts and to identify mitigation measures to offset any impacts.

The City of Lake Elsinore is a signatory to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP requires that a project comply with the MSHCP policies identified in Section 6 of the MSHCP. For this Project site, a habitat suitability assessment for burrowing owl (MSHCP section 6.3.2) and MSHCP Riparian/Riverine resources (MSHCP section 6.1.2) was required and conducted.

The site was also evaluated for the presence jurisdictional waters, subject to the federal Clean Water Act (CWA), Porter-Cologne (Porter-Cologne) and California Fish and Game Code (FGC) regulations. Jurisdictional resources subject to the CWA regulations include non-wetland waters and wetland waters of the U.S. (WoUS) whereas jurisdictional resources subject to Porter-Cologne include non-wetland waters and waters of the State (WoS). The California FGC encompasses the resources that constitute a stream or river, including associated riparian vegetation and floodplain.

Evaluation of Riparian/Riverine resources followed guidance provided in the MSHCP Section 6.1.2. Potential federal jurisdiction followed the regulations set forth in 33CFR part 328 and the USACE guidance documents and evaluation of potential State jurisdiction followed guidance in the Fish and Game Code and A Review of Stream Processes and Forms in Dryland Watersheds (CDFW, 2010).

## PROJECT LOCATION

The 2.5 acre site is identified as Assessor's Parcel Number (APN): 377-372-038 located in the City of Lake Elsinore, Riverside County, California on the northwest corner of Central Avenue (Hwy 74) and Allan Street (Figure 1, 2A). The site is bounded on the north by 8th Street, on the south by Central Avenue, on the east by vacant land, and on the west by vacant and residential uses and can be found on the *Lake Elsinore* U. S. Geological Survey (USGS) 7.5-minute topographic map within Section 30 of Township 5 South, Range 4 West (Figure 2B).

## PROJECT UNDERSTANDING

The proposed Project consists of a retail center with three buildings (referred to as Building A, B, and C, Figure 3). Building A will have an area of 4,050 square foot (sqft) and is proposed to be a convenience market with a 1,440 sqft second floor mezzanine storage area. Building B will have an area of 1,510 sqft and is proposed to be a drive-through restaurant and a 2,015 sqft. retail tenant. Building C will have an area of 3,025 sqft and is proposed to be a multi-tenant retail building with a 1,400 sqft second floor office space.

Parking will consist of 62 parking stalls, including 4 handicap accessible stalls and 4 electric vehicle stalls. The area of disturbance is 1.27 acres with the remaining providing emergency secondary access for the Project site. No signage is proposed.

## METHODS

Prior to the field investigation, reference materials and databases relevant to the Project were reviewed for the *Lake Elsinore* 7.5-minute USGS quadrangles. The sources reviewed included:

- California Natural Diversity Database (CNDDDB) *Rarefind* 5);
- CNDDDB Biogeographic Information and Observation System (BIOS);
- California Native Plant Society Electronic Inventory (CNPSEI) database;
- Calflora Database;
- USDA Natural Resources Conservation Service (NRCS) Web Soil Survey;
- USFWS National Wetland Inventory;
- Environmental Protection Agency (EPA) Water Program "My Waters" data layers;
- RCA/MSHCP Information Map

On July 22, 2020, Jericho biologist Christian Nordal conducted a field survey of the 2.5-acre Project site plus a 200-foot buffer survey area with focus on potential habitat for sensitive biological and hydrological resources. Mr. Nordal is a qualified biologist with a M.S. in Biology and several years of experience surveying for the sensitive species known to in California.

Mr. Nordal conducted the survey by walking transects spaced in approximately 15 meters (approximately 50 feet) intervals to provide 100 percent visual coverage of the ground surface. Wildlife species were detected during field surveys by sight, calls, tracks, scat, or other signs. In addition to species observed, expected wildlife usage of the site was determined according to known habitat preferences of regional wildlife species and knowledge of their relative distributions in the area. Mr. Nordal assessed the Project site for habitat type structure, species composition/association, condition and human disturbances. Attention was focused on identifying potential habitat for special

status species known to occur locally and identifying potential jurisdictional waters within or adjacent to the Project site.

Riverside County also requires that any survey limitations be identified. No limitations significantly affected the results and conclusions given herein. No private property was surveyed without owner permission and buffer area transects were not surveyed within the areas occupied by existing development. Surveys were conducted during the appropriate season to observe the target species, in good weather conditions, by qualified biologists who followed all pertinent protocols.

### ***Stephen's kangaroo rat Habitat Assessment***

The RCA Mapping Information System identified that the Project parcel is not in a Stephen's kangaroo rat (*Dipodomys stephensi*, [SKR]) fee area. Therefore, this analysis was not applicable.

### ***Burrowing Owl Habitat Assessment***

The RCA Mapping Information System identified that the Project parcel is not in a burrowing owl (*Athene cunicularia*, [BUOW]) survey area. However, aerial imagery showed the site to be potentially suitable, and a habitat assessment was conducted.

The BUOW habitat suitability assessment was conducted in accordance with the Western Riverside County MSHCP, which follows the 1993 "*Burrowing Owl Survey Protocol and Mitigation Guidelines*" prepared by the California Burrowing Owl Consortium. If suitable habitat is present, this protocol requires four (4) surveys between April 15 and July 15 with the first site survey counting as one survey period.

Natural and non-natural substrates were examined for potential burrow sites. The site was searched for molted feathers, whitewash, cast pellets and/or prey remains. Disturbance characteristics and all other animal sign encountered within the survey area were recorded. Date time and weather conditions were logged. A hand-held, global positioning system (GPS) unit was used to survey straight transects, to identify survey area boundaries, and for other pertinent information. Representative photographs of the survey area were taken, and Google Earth Pro was accessed to provide recent aerial photographs of the project site and surrounding area.

### ***Riverine/Riparian Areas and Jurisdictional Waters***

Jericho also assessed the Project site for State and /or federal jurisdictional waters that are subject to Sections 404 and 401 of the federal CWA regulated by the U.S. Army Corps of Engineers (USACE) and Regional Water Quality Control Board (RWQCB) respectively; and/or Section 1602 of the California Fish and Game Code (FCG) administered by the CDFW and Riverine/Riparian and Vernal Pool habitat subject to Section 6.1.2 of the MSHCP.

The methods used in this study to delineate the non-wetland WoUS at the Ordinary High Water Mark (OHWM) in variable, ephemeral, intermittent, or perennial non-wetland waters followed guidance described in *A Field Guide to the Identification of the Ordinary High Water Mark in the Arid West Region of the Western United States* (Lichvar and McColley 2008) and the *Updated Datasheet for the Identification of the Ordinary High Water Mark in the Arid West Region of the Western United States* ("Updated Datasheet", Curtis and Lichvar 2010).

The RWQCB maintains jurisdiction over all waters of the State, including wetlands. For the purposes of Porter-Cologne, the methods used to determine federal jurisdiction over non-wetland waters were also used to determine the extent of RWQCB jurisdiction over non-wetland waters within the property.

Evaluation of FGC Section 1600 Streambed Waters followed guidance in the Mapping Episodic Stream Activity (MESA) protocols [*MESA Field Guide*], pursuant to which CDFW claims jurisdiction beyond traditional stream banks and the outer edge of riparian. Under MESA, the term stream is defined broadly to include “a body of water that flows perennially or episodically and that is defined by the area in which water currently flows, or has flowed, over a given course during the historic regime [i.e., ‘circa 1800 to the present’], and where the width of its course can reasonably be identified by physical or biological indicators.”

The methods used to determine any riparian/riverine or vernal pool areas were based on the above techniques as well as soils evaluations and vegetation classifications. This is because an area may be characterized as riparian based on its vegetative composition, but not meet the criteria of being federal or state jurisdictional water.

## **RESULTS**

### ***Regional Setting***

According to the U.S. EPA Regional map, the Project site is located in the Inland Valleys (85k) ecoregion. An ecoregion is a regional area that has similar ecosystems in terms of type, quality, and quantity of environmental resources. The Inland Valleys ecoregion is influenced less by marine processes, and more by alluvial processes. The ecoregion consists of alluvial fans and basin floors at the base of the San Bernardino and San Gabriel mountains and the San Jacinto and Perris Valleys in the south. Soil moisture is generally xeric, and historically, the region was composed of Riversidean coastal sage scrub, valley grasslands, and riparian woodlands. The ecoregion is now heavily urbanized with some remaining agriculture.

Hydrologically, the Project site is located within the Lake Mathews hydrologic area, in the 14,217-acre hydrologic sub-area (HSA 801.35) within the Temescal Wash watershed (HUC 180702030601).

The City of Lake Elsinore is located in southwestern Riverside County at the foothills of the Cleveland National Forest. Topographically, Lake Elsinore is located on the east side of the Santa Ana mountains. The general climate of Lake Elsinore includes hot summers (99°F average maximum in August) and mild winters (38°F average minimum) with cool ocean breezes and sparse winter rainfall, averaging 12.09 inches of precipitation per year.

Soils in the survey area consist of Cortina cobbly loamy sand, 2-8% slopes (CmC), Terrace escarpments (TeG), and Arbuckle gravelly loam, 2-9% slopes – dry, MLRA 19 (AIC), (Figure 4). Soils in the Arbuckle series are well-drained remnants of alluvial fans derived from numerous types of rock. Soils in the Cortina series are well-drained soils made from alluvium derived from metasedimentary rock. Terrace escarpments are landforms (terraces) made from alluvium derived from mixed sources.

According to the database searches, 53 sensitive species (24 plants, 24 vertebrates, 5 invertebrates) and 3 sensitive habitats have been documented in the *Lake Elsinore* USGS quadrangle (Table 1, Figure 5).

### ***Existing Site Conditions***

Weather conditions during the survey were overcast with no wind. Survey hours spanned from 6:00 a.m. to 10:30 a.m. with temperatures ranging from 65 degrees Fahrenheit (° F) to 70° F.

The topography of the Project site is relatively flat, with elevation increasing in the northern portion of the parcel. Site elevation ranges from 1,350 feet to 1,366 feet above mean sea level (MSL).

An ephemeral drainage, known as the Arroyo Del Toro, crosses through the eastern portion of the site, running from northwest to southeast. The Arroyo is approximately 12 feet wide and 4 inches deep and is fairly consistent in width and depth through its course through the western portion of the parcel.

The entire site is mapped by the RCA MSHCP Vegetation (2012) layer as developed/disturbed land, and field reconnaissance confirmed these findings. The Project site is currently vacant and has been subject to human disturbances. Soils on site have been bladed and many of the trees on site have had trunks/branches sawed off.

The Project site is surrounded by development on the east, south, and west and by more disturbed habitat (annual grassland) on the northwest side. The site does not connect to native, undisturbed areas.

### ***Habitat***

Vegetation on site is dense and primarily ruderal or ornamental, with plant species observed outside the Arroyo Del Toro including telegraph weed (*Heterotheca grandiflora*), twiggly wreath plant (*Stephanomeria virgata*), short-podded mustard (*Hirschfeldia incana*), gum tree (*Eucalyptus* ssp), china berry tree (*Melia azedarach*), tocalote (*Centaurea melitensis*), and non-native grasses (*Bromus* ssp.).

There are 25 gum trees on site that range in diameter at breast height (DBH) from 8 inches to 48 inches and provide potentially suitable nesting habitat for birds, including raptor species.

The vegetation within the Arroyo Del Toro includes Gooding's willow (*Salix gooddingii*), tamarisk (*Tamarix ramossima*), Peruvian pepper tree (*Schinus molle*), and gum tree.

### ***Wildlife***

Wildlife observed at the time of survey included common raven, American crow, house finch, European starling and mourning dove. Coyote scat and striped skunk tracks were also observed.

### ***MSHCP Surveys***

The Regional Conservation Authority (RCA) Information Map identifies the following for APN 377-372-038:

- The parcel is located in the Elsinore Area Plan of the MSHCP.

- The parcel is not located in an area that requires focused BUOW surveys be conducted if suitable habitat is present.
- The parcel is not located in or adjacent to a Criteria Cell
- The parcel is not in a criteria species survey area
- The parcel is not in a mammal survey area
- The parcel is not in a narrow endemic plant survey area
- The parcel is not in a cellgroup

### **Burrowing owl (BUOW)**

BUOW are known to occur locally within suitable habitat areas, with the closest occurrence being 3.8 miles northeast from the Project site along Highway 74 near Ethanac Road and Eugene Street. BUOW is a ground-dwelling owl typically found in arid prairies, fields, and open areas where vegetation is sparse and low to the ground. The BUOW depends on the presence of mammal burrows, i.e. ground squirrel burrows to provide shelter from predators, inclement weather and to provide a nesting place. They are also known to make use of human-created structures, such as cement culverts and pipes, for burrows. They feed primarily on insects but will also take small rodents, birds, and reptiles. They are active during the day and night, generally observed in the early morning hours or at twilight. The breeding season for BUOW is February 1 through August 31. The BUOW is not listed under the State or Federal Endangered Species Act but is considered both a State and federal SSC. The BUOW is protected by the international treaty under the Migratory Bird Treaty Act of 1918 and by State law under the California Fish and Game Code (CDFG Code #3513 & #3503.5).

Habitat in the vicinity of the project primarily consists of dense, ruderal, annual vegetation with gum trees that are suitable for nesting raptors. The density, structure, canopy cover and type of vegetation on site is not preferred by BUOW. Further, no potential surrogate burrows were found during survey. Therefore, habitat on site and in the survey buffer is not suitable for BUOW. No further investigation was made or is recommended.

### **Heritage Trees**

The City of Lake Elsinore's Palm Tree Preservation Program is limited to palm species within the city limits. Palm trees are not on site; therefore, the Project will not impact heritage trees.

### **Riverine/Riparian Areas and Jurisdictional Waters**

The Arroyo Del Torro is an ephemeral drainage that traverses the Project parcel from northeast to southwest on the western portion of the parcel. The Arroyo continues past the parcel boundaries, terminating at Conard Avenue to the southwest of the site. The current site plan avoids construction in and around the Arroyo.

No vernal pool resources occur on site. The soils are well drained and no evidence of pooling, ponding is present. Further historical imagery provides no evidence of past ponding or pooling.

## CONCLUSIONS AND RECOMMENDATIONS

The Project site is currently vacant and has been subject to human disturbances. Soils on site have been bladed and many of the trees on site have had trunks/branches sawed off. Vegetation on site is dense and primarily ruderal or ornamental.

The Project will avoid the Arroyo, therefore, no permitting or mitigation is necessary.

The Project site is not within an MSHCP required survey area for BUOW, and the field review confirmed that the habitat on site is not suitable. Therefore, no further action is required.

However, the 25 gums trees on site that range in diameter at breast height (DBH) from 8 inches to 48 inches provide potentially suitable nesting habitat for birds, including raptor species. Therefore, the following is recommended to avoid or minimize potential impacts to nesting birds and/or raptors:

Recommendation: Bird nesting season generally extends from February 1 through September 15 in southern California and specifically, April 15 through August 31 for migratory passerine birds. In general, Projects should be constructed outside of this time to avoid impacts to nesting birds. If a Project cannot be constructed outside of nesting season, the project site shall be surveyed for nesting birds by a qualified avian biologist prior to initiating the construction activities. If active nests are found during the pre-construction nesting bird surveys, a Nesting Bird Plan (NBP) will be prepared and implemented. At a minimum, the NBP will include guidelines for addressing active nests, establishing buffers, monitoring, and reporting. The NBP will include a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be determined by the biologist, and shall be based on the nesting species, its sensitivity to disturbance, and expected types of disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist has determined the young birds have successfully fledged or that the nest has otherwise become inactive.

Should you have any questions or require further information, please contact me at (909) 915-5900 or [shay@jericho-systems.com](mailto:shay@jericho-systems.com) should you have any questions or require further information.

Sincerely,



Shay Lawrey, President

Attachments:

- A. *Site Photographs*
- B. *Species Occurrence Table*
- C. *Figures*

Attachment A – Site Photographs



Photo 1 –  
Facing east  
from 8<sup>th</sup> Street



Photo 2 –  
Facing south in  
the Arroyo Del  
Torro.



Photo 3 –  
Looking north  
in the Arroyo  
Del Torro



Photo 4 – From  
the western  
portion of the  
site looking  
east across the  
middle of the  
site.



Photo 5 – From the middle of site looking west toward the Arroyo Del Torro and 8<sup>th</sup> Street.



Photo 6 – Showing recent disturbance in the middle of the site.



Photo 7 – From the middle of the looking west toward the *Eucalyptus* on site.



Photo 8 – Showing tree trimming that has occurred on site.

### Attachment B - Species Occurrence Table

Scientific Name	Common Name	Federal Status State Status Other Status	Habitats	Potential To Occur
<b>Plants</b>				
<i>Allium munzii</i>	Munz's onion	Endangered Threatened G1 S1 1B.1	Chaparral, coastal scrub, cismontane woodland, pinyon and juniper woodland, valley and foothill grassland. Heavy clay soils; grows in grasslands & openings within shrublands or woodlands. 375-1040 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Ambrosia pumila</i>	San Diego ambrosia	Endangered None G1 S1 1B.1	Chaparral, coastal scrub, valley and foothill grassland. Sandy loam or clay soil; sometimes alkaline. In valleys; persists where disturbance has been superficial. Sometimes on margins or near vernal pools. 3-580 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Atriplex coronata</i> var. <i>notatior</i>	San Jacinto Valley crownscale	Endangered None G4T1 S1 1B.1	Playas, valley and foothill grassland, vernal pools. Alkaline areas in the San Jacinto River Valley. 35-460 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Brodiaea filifolia</i>	thread-leaved brodiaea	Threatened Endangered G2 S2 1B.1	Usually associated with annual grassland and vernal pools; often surrounded by shrubland habitats. Occurs in openings on clay soils. 15-1030 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Calochortus plummerae</i>	Plummer's mariposa- lily	None None G4 S4 4.2	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest. Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 60-2500 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Carex buxbaumii</i>	Buxbaum's sedge	None None G5 S3 4.2	Bogs and fens, meadows and seeps, marshes and swamps. Mesic sites. 3-3300 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Caulanthus simulans</i>	Payson's jewelflower	None None G4 S4 4.2 USFS: Sensitive	Chaparral, coastal scrub. Frequently in burned areas, or in disturbed sites such as streambeds; also on rocky, steep slopes. Sandy, granitic soils. 90-2200 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Centromadia pungens</i> ssp. <i>laevis</i>	smooth tarplant	None None G3G4T2 S2 1B.1	Wetland Valley and foothill grassland, chenopod scrub, meadows and seeps, playas, riparian woodland. Alkali meadow, alkali scrub; also in disturbed places. 5-1170 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .

**Attachment B - Species Occurrence Table**

Scientific Name	Common Name	Federal Status State Status Other Status	Habitats	Potential To Occur
<i>Chorizanthe leptotheca</i>	Peninsular spineflower	None None G3 S3 4.2	Chaparral, coastal scrub, lower montane coniferous forest. On granitic soils, in alluvial fans. 300-1900 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Chorizanthe parryi</i> var. <i>parryi</i>	Parry's spineflower	None None G3T2 S2 1B.1 BLM: Sensitive USFS: Sensitive	Coastal scrub, chaparral, cismontane woodland, valley and foothill grassland. Dry slopes and flats; sometimes at interface of 2 vegetation types, such as chaparral and oak woodland. Dry, sandy soils. 90-1220 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Chorizanthe polygonoides</i> var. <i>longispina</i>	long-spined spineflower	None None G5T3 S3 1B.2 BLM: Sensitive	Chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, vernal pools. Gabbroic clay. 30-1630 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Convolvulus simulans</i>	small-flowered morning-glory	None None G4 S4 4.2	Chaparral, coastal scrub, valley and foothill grassland. Wet clay, serpentine ridges. 30-700 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Dodecahema leptoceras</i>	slender-horned spineflower	Endangered Endangered G1 S1 1B.1	Chaparral, cismontane woodland, coastal scrub (alluvial fan sage scrub). Flood deposited terraces and washes; associates include Encelia, Dalea, Lepidospartum, etc. Sandy soils. 200-765 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Dudleya multicaulis</i>	many-stemmed dudleya	None None G2 S2 1B.2 USFS: Sensitive	Chaparral, coastal scrub, valley and foothill grassland. In heavy, often clayey soils or grassy slopes. 1-910 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Harpagonella palmeri</i>	Palmer's grapplinghook	None None G4 S3 4.2	Chaparral, coastal scrub, valley and foothill grassland. Clay soils; open grassy areas within shrubland. 20-955 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .

### Attachment B - Species Occurrence Table

Scientific Name	Common Name	Federal Status State Status Other Status	Habitats	Potential To Occur
<i>Hordeum intercedens</i>	vernal barley	None None G3G4 S3S4 3.2	Valley and foothill grassland, vernal pools, coastal dunes, coastal scrub. Vernal pools, dry, saline streambeds, alkaline flats. 5-1000 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Juglans californica</i>	southern California black walnut	None None G4 S4 4.2	Chaparral, coastal scrub, cismontane woodland, riparian woodland. Slopes, canyons, alluvial habitats. 50-900 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Coulter's goldfields	None None G4T2 S2 1B.1 BLM: Sensitive	Coastal salt marshes, playas, vernal pools. Usually found on alkaline soils in playas, sinks, and grasslands. 1-1375 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Lepechinia cardiophylla</i>	heart-leaved pitcher sage	None None G3 S2S3 1B.2 USFS: Sensitive	Closed-cone coniferous forest, chaparral, cismontane woodland. 115-1345 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Myosurus minimus</i> ssp. <i>apus</i>	little mouse-tail	None None G5T2Q S2 3.1	Vernal pools, valley and foothill grassland. Alkaline soils. 20-640 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Navarretia fossalis</i>	spreading navarretia	Threatened None G2 S2 1B.1	San Diego hardpan and San Diego claypan vernal pools; in swales & vernal pools, often surrounded by other habitat types. 15-850 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Orcuttia californica</i>	California Orcutt grass	Endangered Endangered G1 S1 1B.1	Wetland Vernal pools. 10-660 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Romneya coulteri</i>	Coulter's matilija poppy	None None G4 S4	Desert wash Coastal scrub, chaparral. In washes and on slopes; also after burns. 20-1200 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .

**Attachment B - Species Occurrence Table**

Scientific Name	Common Name	Federal Status State Status Other Status	Habitats	Potential To Occur
		4.2		
<i>Tortula californica</i>	California screw moss	None None G2G3 S2? 1B.2 BLM: Sensitive	Chenopod scrub, valley and foothill grassland. Moss growing on sandy soil. 45-750 m.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<b>Birds</b>				
<i>Accipiter cooperii</i>	Cooper's hawk	None None G5 S4 CDFW: Watch List IUCN: Least Concern	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	Marginally suitable habitat occurs on site. Potential to occur is <b>moderate</b> .
<i>Aimophila ruficeps canescens</i>	southern California rufous-crowned sparrow	None None G5T3 S3 CDFW: Watch List	Resident in Southern California coastal sage scrub and sparse mixed chaparral. Frequents relatively steep, often rocky hillsides with grass and forb patches.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Artemisospiza belli belli</i>	Bell's sage sparrow	None None G5T2T3 S3 CDFW: Watch List USFWS: Birds of Conservation Concern	Nests in chaparral dominated by fairly dense stands of chamise. Found in coastal sage scrub in south of range. Nest located on the ground beneath a shrub or in a shrub 6-18 inches above ground. Territories about 50 yds apart.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Athene cucularia</i>	burrowing owl	None None G4 S3 BLM: Sensitive CDFW: Species of Special Concern	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .

**Attachment B - Species Occurrence Table**

Scientific Name	Common Name	Federal Status State Status Other Status	Habitats	Potential To Occur
		IUCN: Least Concern USFWS: Birds of Conservation Concern		
<i>Charadrius alexandrinus nivosus</i>	western snowy plover	Threatened None G3T3 S2S3 CDFW: Species of Special Concern NABC I: Red Watch List USFWS: Birds of Conservation Concern	Sandy beaches, salt pond levees & shores of large alkali lakes. Needs sandy, gravelly or friable soils for nesting.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Elanus leucurus</i>	white-tailed kite	None None G5 S3S4 BLM: Sensitive CDFW: Fully Protected IUCN: Least Concern	Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	Marginally suitable habitat for this species occurs on site. Potential to occur is <b>moderate</b> .
<i>Empidonax traillii extimus</i>	southwestern willow flycatcher	Endangered Endangered G5T2 S1 NABCI: Red Watch List	Riparian woodlands with multiple canopy layers in Southern California.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The dense canopy layers of riparian vegetation this species requires is not on site. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Eremophila alpestris actia</i>	California horned lark	None None G5T4Q S4 CDFW: Watch List IUCN: Least Concern	Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .

**Attachment B - Species Occurrence Table**

Scientific Name	Common Name	Federal Status State Status Other Status	Habitats	Potential To Occur
<i>Icteria virens</i>	yellow-breasted chat	None None G5 S3 CDFW: Species of Special Concern IUCN: Least Concern	Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses. Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.	The willows on site are not in great enough quality and quantity to provide suitable habitat for this species. Potential to occur is <b>low</b> .
<i>Lanius ludovicianus</i>	loggerhead shrike	None None G4 S4 CDFW: Species of Special Concern IUCN: Least Concern USFWS: Birds of Conservation Concern	Broken woodlands, savannah, pinyon-juniper, Joshua tree, and riparian woodlands, desert oases, scrub & washes. Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Plegadis chihi</i>	white-faced ibis	None None G5 S3S4 CDFW: Watch List IUCN: Least Concern	Shallow freshwater marsh. Dense tule thickets for nesting, interspersed with areas of shallow water for foraging.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Polioptila californica californica</i>	coastal California gnatcatcher	Threatened None G4G5T2Q S2 CDFW: Species of Special Concern NABCI: Yellow Watch List	Obligate, permanent resident of coastal sage scrub below 2500 ft in Southern California. Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .

**Attachment B - Species Occurrence Table**

Scientific Name	Common Name	Federal Status State Status Other Status	Habitats	Potential To Occur
<i>Vireo bellii pusillus</i>	least Bell's vireo	Endangered Endangered G5T2 S2 IUCN: Near Threatened NABCI: Yellow Watch List	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	The willows on site are not in great enough quality and quantity to provide suitable habitat for this species. Potential to occur is <b>low</b> .
<b>Mammals</b>				
<i>Chaetodipus fallax fallax</i>	northwestern San Diego pocket mouse	None None G5T3T4 S3S4 CDFW: Species of Special Concern	Coastal scrub, chaparral, grasslands, sagebrush, etc. in western San Diego County. Sandy, herbaceous areas, usually in association with rocks or coarse gravel.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Dipodomys merriami parvus</i>	San Bernardino kangaroo rat	Endangered Candidate Endangered G5T1 S1 CDFW: Species of Special Concern	Alluvial scrub vegetation on sandy loam substrates characteristic of alluvial fans and flood plains. Needs early to intermediate seral stages.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Dipodomys stephensi</i>	Stephens' kangaroo rat	Endangered Threatened G2 S2 IUCN: Endangered	Primarily annual & perennial grasslands, but also occurs in coastal scrub & sagebrush with sparse canopy cover. Prefers buckwheat, chamise, brome grass and filaree. Will burrow into firm soil.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	None None G5T3T4 S3S4 CDFW: Species of Special Concern	Intermediate canopy stages of shrub habitats & open shrub / herbaceous & tree / herbaceous edges. Coastal sage scrub habitats in Southern California.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<b>Reptiles</b>				

**Attachment B - Species Occurrence Table**

Scientific Name	Common Name	Federal Status State Status Other Status	Habitats	Potential To Occur
<i>Arizona elegans occidentalis</i>	California glossy snake	None None G5T2 S2 CDFW: Species of Special Concern	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California. Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Aspidoscelis hyperythra</i>	orange-throated whiptail	None None G5 S2S3 CDFW: Watch List IUCN: Least Concern USFS: Sensitive	Inhabits low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats. Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants necessary for its major food: termites.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Crotalus ruber</i>	red-diamond rattlesnake	None None G4 S3 CDFW: Species of Special Concern USFS: Sensitive	Chaparral, woodland, grassland, & desert areas from coastal San Diego County to the eastern slopes of the mountains. Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks or surface cover objects.	The microhabitat conditions required for this species are not on site. Potential to occur is <b>low</b> .
<i>Phrynosoma blainvillii</i>	coast horned lizard	None None G3G4 S3S4 BLM: Sensitive CDFW: Species of Special Concern IUCN: Least Concern	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Salvadora hexalepis virgultea</i>	coast patch-nosed snake	None None G5T4 S2S3	Brushy or shrubby vegetation in coastal Southern California. Require small mammal burrows for refuge and overwintering sites.	Small mammal burrows were not detected on site. Potential to occur is <b>low</b> .

**Attachment B - Species Occurrence Table**

Scientific Name	Common Name	Federal Status State Status Other Status	Habitats	Potential To Occur
		CDFW: Species of Special Concern		
<b>Amphibians</b>				
<i>Spea hammondi</i>	western spadefoot	None None G3 S3 BLM: Sensitive CDFW: Species of Special Concern IUCN: Near Threatened	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<b>Crustaceans</b>				
<i>Branchinecta lynchi</i>	vernal pool fairy shrimp	Threatened None G3 S3 IUCN: Vulnerable	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in astatic rain-filled pools. Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Streptocephalus woottoni</i>	Riverside fairy shrimp	Endangered None G1G2 S1S2 IUCN: Endangered	Endemic to Western Riverside, Orange, and San Diego counties in areas of tectonic swales/earth slump basins in grassland and coastal sage scrub. Inhabit seasonally astatic pools filled by winter/spring rains. Hatch in warm water later in the season.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<b>Insects</b>				
<i>Bombus crotchii</i>	Crotch bumble bee	None Candidate Endangered G3G4 S1S2	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<i>Cicindela senilis frosti</i>	senile tiger beetle	None None G2G3T1T3 S1	Mud shore/flats Wetland Inhabits marine shoreline, from Central California coast south to salt marshes of San Diego. Also found at Lake Elsinore Inhabits dark-colored mud in the lower zone and dried salt pans in the upper zone.	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .

**Attachment B - Species Occurrence Table**

Scientific Name	Common Name	Federal Status State Status Other Status	Habitats	Potential To Occur
<i>Euphydryas editha quino</i>	quino checkerspot butterfly	Endangered None G5T1T2 S1S2	Sunny openings within chaparral & coastal sage shrublands in parts of Riverside & San Diego counties. Hills and mesas near the coast. Need high densities of food plants <i>Plantago erecta</i> , <i>P. insularis</i> , and <i>Orthocarpus purpureus</i> .	Habitat on site consists of dense, annual, primarily invasive species with stands of gum trees. The habitat requirements for this species are not on site. Potential to occur is <b>low</b> .
<b>Habitats</b>				
Southern Coast Live Oak Riparian Forest	None None G4 S4	Riparian forest	This habitat is not on site	
Southern Cottonwood Willow Riparian Forest	None None G3 S3.2	Riparian forest	This habitat is not on site	
Southern Sycamore Alder Riparian Woodland	None None G4 S4	Riparian woodland	This habitat is not on site	

## Attachment B - Species Occurrence Table

### Coding and Terms

E = Endangered    T = Threatened    C = Candidate    FP = Fully Protected    SSC = Species of Special Concern    R = Rare

**State Species of Special Concern:** An administrative designation given to vertebrate species that appear to be vulnerable to extinction because of declining populations, limited acreages, and/or continuing threats. Raptor and owls are protected under section 3502.5 of the California Fish and Game code: "It is unlawful to take, possess or destroy any birds in the orders Falconiformes or Strigiformes or to take, possess or destroy the nest or eggs of any such bird."

**State Fully Protected:** The classification of Fully Protected was the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians and reptiles. Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

**Global Rankings (Species or Natural Community Level):**

G1 = Critically Imperiled – At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.

G2 = Imperiled – At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.

G3 = Vulnerable – At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.

G4 = Apparently Secure – Uncommon but not rare; some cause for long-term concern due to declines or other factors.

G5 = Secure – Common; widespread and abundant.

**Subspecies Level:** Taxa which are subspecies or varieties receive a taxon rank (T-rank) attached to their G-rank. Where the G-rank reflects the condition of the entire species, the T-rank reflects the global situation of just the subspecies. For example: the Point Reyes mountain beaver, *Aplodontia rufa* ssp. *phaea* is ranked G5T2. The G-rank refers to the whole species range i.e., *Aplodontia rufa*. The T-rank refers only to the global condition of ssp. *phaea*.

**State Ranking:**

S1 = Critically Imperiled – Critically imperiled in the State because of extreme rarity (often 5 or fewer populations) or because of factor(s) such as very steep declines making it especially vulnerable to extirpation from the State.

S2 = Imperiled – Imperiled in the State because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the State.

S3 = Vulnerable – Vulnerable in the State due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation from the State.

S4 = Apparently Secure – Uncommon but not rare in the State; some cause for long-term concern due to declines or other factors.

S5 = Secure – Common, widespread, and abundant in the State.

**California Rare Plant Rankings (CNPS List):**

1A = Plants presumed extirpated in California and either rare or extinct elsewhere.

1B = Plants rare, threatened, or endangered in California and elsewhere.

2A = Plants presumed extirpated in California, but common elsewhere.

2B = Plants rare, threatened, or endangered in California, but more common elsewhere.

3 = Plants about which more information is needed; a review list.

4 = Plants of limited distribution; a watch list.

**Threat Ranks:**

.1 = Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)

.2 = Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)

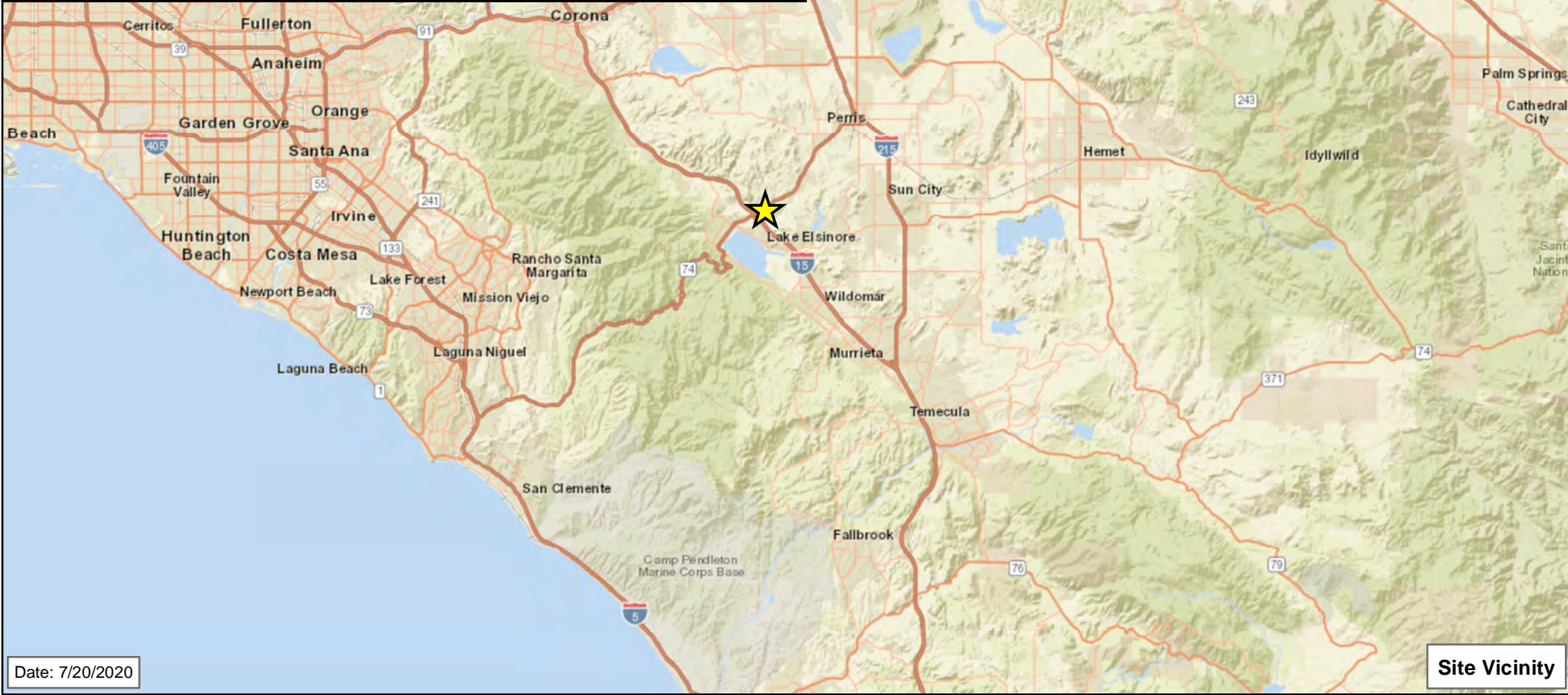
.3 = Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)



**Regional Overview**

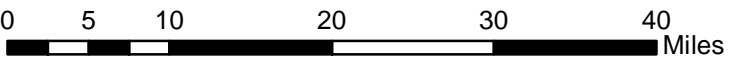
**Legend**

★ Site Vicinity



**Site Vicinity**

Date: 7/20/2020



Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



**Figure 1 - Regional Overview  
Site Vicinity**

Commercial Center  
Lake Elsinore



**Legend**

Site Location

Date: 7/20/2020

0 0.05 0.1 0.2 0.3 0.4 Miles

1 inch = 667 feet

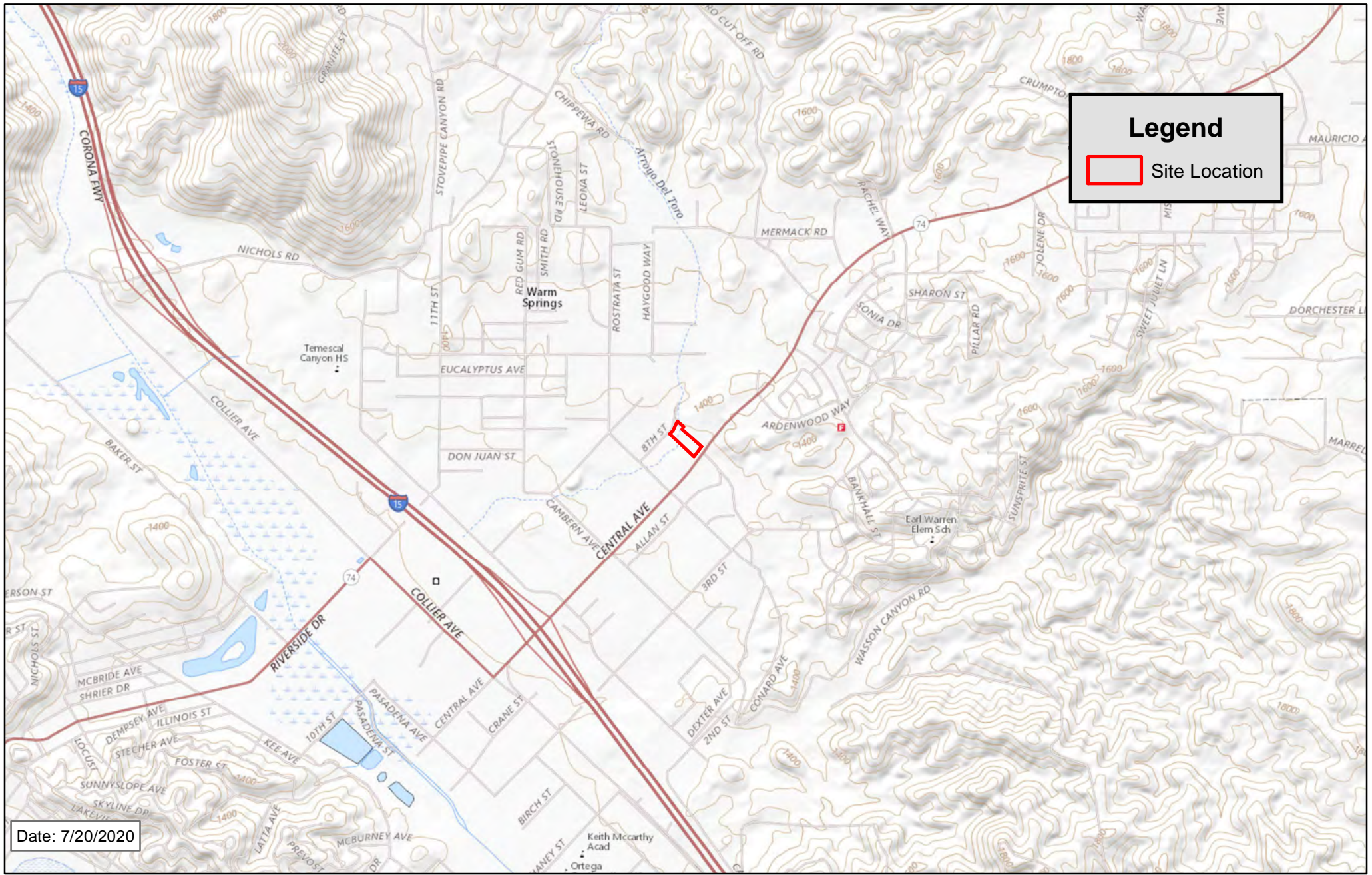
Imagery Date: 7/19/2019

Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors  
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Figure 2A**  
**Site Location**

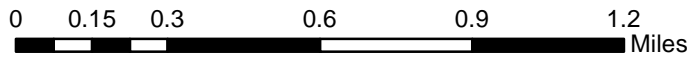
Commercial Center  
 Lake Elsinore



**Legend**

Site Location

Date: 7/20/2020



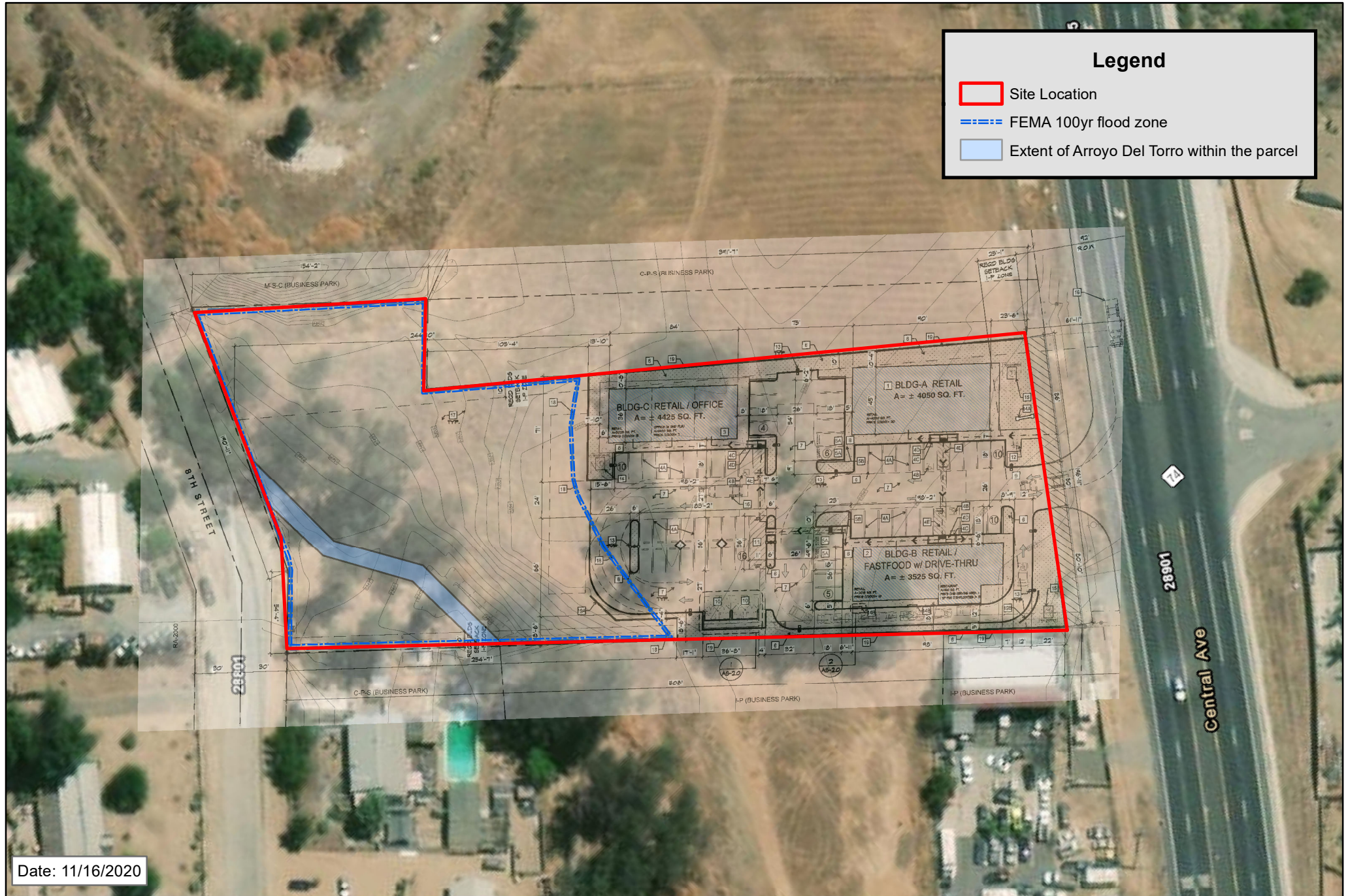
1 inch = 2,000 feet Imagery Date: 8/6/2017

Service Layer Credits: USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed October 2018.



**Figure 2B**  
**Site Location**

Commercial Center  
Lake Elsinore



### Legend

- Site Location
- FEMA 100yr flood zone
- Extent of Arroyo Del Torro within the parcel

Date: 11/16/2020

0 0.005 0.01 0.02 0.03 0.04 Miles

1 inch = 83 feet

Imagery Date: 7/19/2019

Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors  
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Figure 3**  
**Site Plan & JD**

Commercial Center  
 Lake Elsinore



0 0.0075 0.015 0.03 0.045 0.06 Miles

1 inch = 104 feet

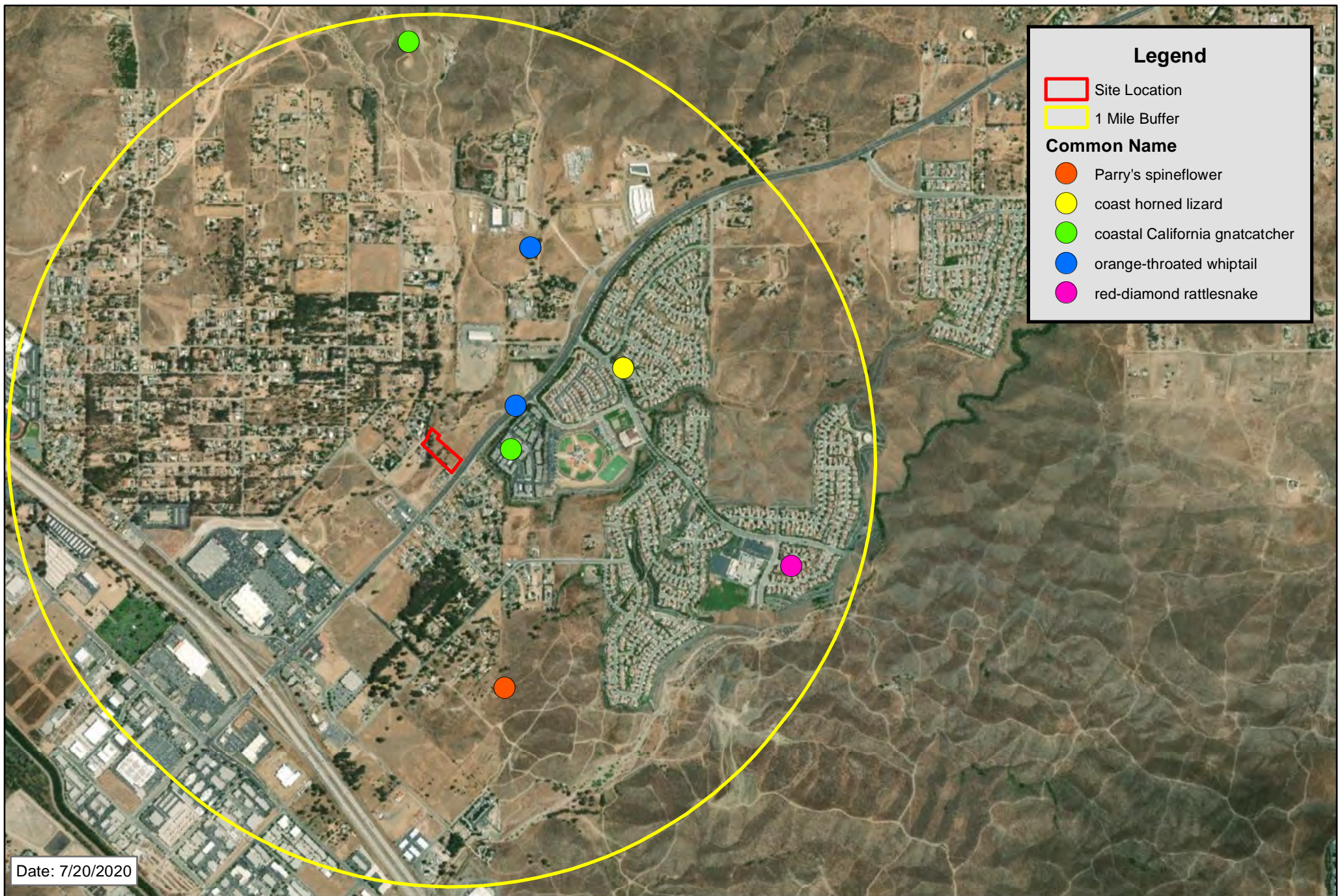
Imagery Date: 7/19/2019

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Figure 4  
Soils (USDA)

Commercial Center  
Lake Elsinore



0 0.125 0.25 0.5 0.75 1 Miles

1 inch = 1,593 feet

Imagery Date: 7/19/2019

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

