

## **Appendix 4.0**

### **MSHCP Consistency Analysis for the Gun Shooting Range/Tactical Training**

21 November 2018

Matthew Bassi, Planning Director  
**City of Wildomar**  
23873 Clinton Keith Road, Suite 201  
Wildomar, California 92595

**Re:** MSHCP Consistency Analysis for the Gun Shooting Range/Tactical Training Facility Project; a 2.33 Acre Property Located on the Southeast Corner of the Bundy Canyon Road and Mission Trail Intersection Within the City of Wildomar, California

Dear Mr. Bassi:

The purpose of this MSHCP Consistency Analysis is to determine if the proposed Gun Shooting Range/Tactical Training Facility Project is consistent with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP"). The consistency analysis is summarized herein.

#### **PROPERTY LOCATION**

The subject site is generally located within the City of Wildomar of southwestern Riverside County. The site is located on the southeast corner of the Bundy Canyon Road and Mission Trail intersection, west of Interstate 15 ("I-15").

Geographically, the project site is located within Section 27, Township 6 south, Range 4 west, of the *Lake Elsinore, California 7.5 Minute Series USGS Topographic Quadrangle*, as depicted in the attached *Exhibit 1 - USGS Topographic Map*.

#### **PROPOSED PROJECT**

The Project Applicant proposes to construct a 43,000 square foot, two (2) story gun shooting range/tactical training facility on-site.

#### **MSHCP CONSISTENCY ANALYSIS**

The subject property is located in the Elsinore Area Plan, however, the subject site is located outside of areas targeted as "Additional Reserve Lands" to be included within the 153,000 acre Reserve System as depicted by the attached *Exhibit 2 - MSHCP Reserve Assembly Map - Elsinore Area Plan*. This notwithstanding, the subject property is located within the Burrowing Owl Survey Area. Additionally, all properties within the jurisdiction of the MSHCP which are proposing a change in land use must conduct a 6.1.2 Riparian/Riverine and Vernal Pools habitat assessment. The Riparian/Riverine Assessment must also include a habitat assessment for Covered fairy shrimp species. The results of these habitat assessments/surveys is presented below.

## Burrowing Owl

**TERACOR Resource Management, Inc.** ("TERACOR") was retained by the Project Applicant to conduct a habitat assessment and focused burrowing owl (*Athene cunicularia*) ("BUOW") surveys on the subject property for the Summer 2018 nesting season. The habitat assessment and focused surveys are summarized as follows.

### Step I Habitat Assessment and Step II, Part A Focused Burrow Survey

TERACOR initially conducted a focused habitat suitability assessment on 26 July 2018 to evaluate the biological resources on-site to determine if: 1) suitable BUOW habitat is present on the 2.33-acre site, and 2) determine if any burrows on-site are potentially utilized by BUOW.

Due to the presence of suitable habitat, TERACOR conducted a Step II, Part A Focused Burrow Survey on the subject property on 07 August 2018 to determine if any burrows on-site were potentially utilized by BUOW. We concluded that California ground squirrel (*Otospermophilus beecheyi*) burrows were present on-site, but that all small mammal burrows and complexes lacked any BUOW diagnostic sign and had not been enlarged or modified otherwise to make the burrows suitable for BUOW occupation. No individual BUOW were detected on or near the site during this survey, however, due to the presence of small mammal burrows previously described, TERACOR recommended focused surveys be conducted.

### Step II, Part B Focused Burrowing Owl Survey

TERACOR proceeded with focused surveys on the subject property on 07, 14, 21 and 29 August 2018. These surveys were performed to determine the following:

- 1) if suitable BUOW habitat is present on the 2.33-acre site;
- 2) if any burrows detected on-site currently have the potential to be utilized by BUOW;
- 3) if BUOW is occupying the site; and
- 4) the number of individual BUOW on-site if occupation is confirmed.

The focused survey investigated areas of suitable habitat and potentially suitable burrows, both on-site and within 150 meters of the subject property, by conducting transect surveys approximately ten (10) meters apart and scanning these areas with 8x32 binoculars. TERACOR did not obtain permission to transect off-site areas; however, off-site areas were visually scanned with binoculars during the focused surveys. The attached *Exhibit 3 - On-Site Transects and Perimeter Observation Points - 2018 Aerial Photograph* depicts TERACOR's approximate transects and the perimeter observation points where off-site areas were scanned. S. Reed, TERACOR Principal Biologist, and J. Reed, TERACOR Senior Biologist, conducted the Step I Habitat Assessment on-site. J. Reed subsequently conducted the Step II, Part A Focused Burrow Survey and Step II, Part B focused surveys. Weather conditions during the survey dates were favorable for detection of the species and are presented in *Table 1 - Meteorological Data* below.



**Table 1 - Meteorological Data**

Date	Surveyors	Time of Survey		Temperature (°F)		Percent Cloud Cover		Wind Speed (mph)		Annual Precipitation to Date (inches)
		Start	End	Start	End	Start	End	Start	End	
26 July 2018	S. Reed & J. Reed	0730	0930	74	89	0	0	Calm	Calm	0
07 August 2018	J. Reed	0640	0750	72	78	0	0	Calm	Calm	0
14 August 2018	J. Reed	0730	0800	68	70	0	0	Calm	Calm	0
21 August 2018	J. Reed	0745	0815	68	69	0	0	Calm	Calm	0
29 August 2018	J. Reed	0730	0800	68	69	60	60	3-4	3-4	0

Source: TERACOR field investigators

\*Annual precipitation data was obtained from <http://weathercurrents.com/wildomar>. The annual precipitation season extends from July 1 to June 30.

No BUOW or evidence of utilization on-site or of areas immediately surrounding the project site was detected during the course of the surveys. The G.P.S. locations of the detected small mammal burrows potentially suitable for BUOW are presented in Appendix A – G.P.S. Locations, and the attached *Exhibit 4 – Small Mammal (Potential for BUOW) Burrow Locations – 2018 Aerial Photograph* depicts the small mammal burrows potentially suitable for BUOW observed and recorded on-site during surveys. Because no BUOW were detected during the focused surveys, TERACOR has determined that the site and immediately surrounding areas do not currently support BUOW. In accordance with *Section 6.3.2 Additional Survey Needs and Procedures* of the MSHCP, TERACOR recommends a pre-construction BUOW survey be conducted within 30 days prior to ground disturbance. The project is therefore consistent with *Section 6.3.2*.

### **Riparian/Riverine Areas and Vernal Pools**

TERACOR conducted a *Section 6.1.2 Riparian/Riverine and Vernal Pools* habitat assessment on-site on 26 July 2018. No incised drainage features were noted; all drainage observed was entirely sheetflow. There also were no depressions or pool-like structures as all drainage on-site was judged to be positive and evidence of standing water was not present. As depicted by the attached *Exhibit 5 – Site Photographs*, riparian/riverine areas or vernal pools are not present on the subject property. Project implementation therefore would not impact any such areas. The proposed project, therefore, is consistent with *Section 6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools* of the MSHCP.

## Urban/Wildlands Interface Guidelines

### Minimization of Direct and Indirect Effects

Since no riparian/riverine areas or vernal pools are present on-site, no urban/interface areas are required or proposed on the subject property.

### Proximity to Conservation Cells

The subject property is not located within or adjacent to a Criteria Cell. The site would not, therefore, be included within the MSHCP Reserve Assembly. The nearest conservation cell to the subject site is approximately 800 feet to the northwest of the site across Mission Trail (Cell No. 5131).

The following measures described in the MSHCP Section 6.1.4 Guidelines Pertaining to Urban/Wildlands Interface contain seven (7) criteria when a project or action is taken near a criteria cell and therefore do not apply to the project: Drainage, Toxics, Lighting, Noise, Invasives, Barriers, and Grading/Land Development. The MSHCP conservation criteria for Cell No. 5131 requires conservation in 30% to 40% of the Cell focusing in the southwestern portion of the Cell. Even though the project site is approximately 800 feet from the southeast corner of Cell No. 5131, the subject property is at least 1,500 feet away from areas targeted for conservation within this Cell.

The proposed project is therefore consistent with MSHCP Section 6.1.4.

## CONCLUSION

MSHCP fee payment for this proposed project is required due to the site's location within the MSHCP Area. Although the project site is relatively small, fee payment will still contribute to the acquisition and management of lands in the Reserve.

The proposed project, with the above said results, is consistent with Sections 6.1.2 and 6.3.2 of the MSHCP. Additionally, because of the subject property's distance (at least 1,500 feet) from areas targeted for conservation, no deleterious direct or edge effects are expected to occur to the Reserve with the implementation of the proposed project in accordance with Section 6.1.4 of the MSHCP.

Please contact the undersigned if there are any questions about this analysis at (951) 694-8000 or [sam@teracor.net](mailto:sam@teracor.net).

Respectfully,

**TERACOR Resource Management, Inc.**



Samuel Reed  
Principal

Matthew Bassi  
City of Wildomar

21 November 2018

enclosed: Exhibit 1 - USGS Topographic Map

Exhibit 2 - MSHCP Reserve Assembly Map - Elsinore Area Plan

Exhibit 3 - On-Site Transects and Perimeter Observation Points – 2018 Aerial Photograph

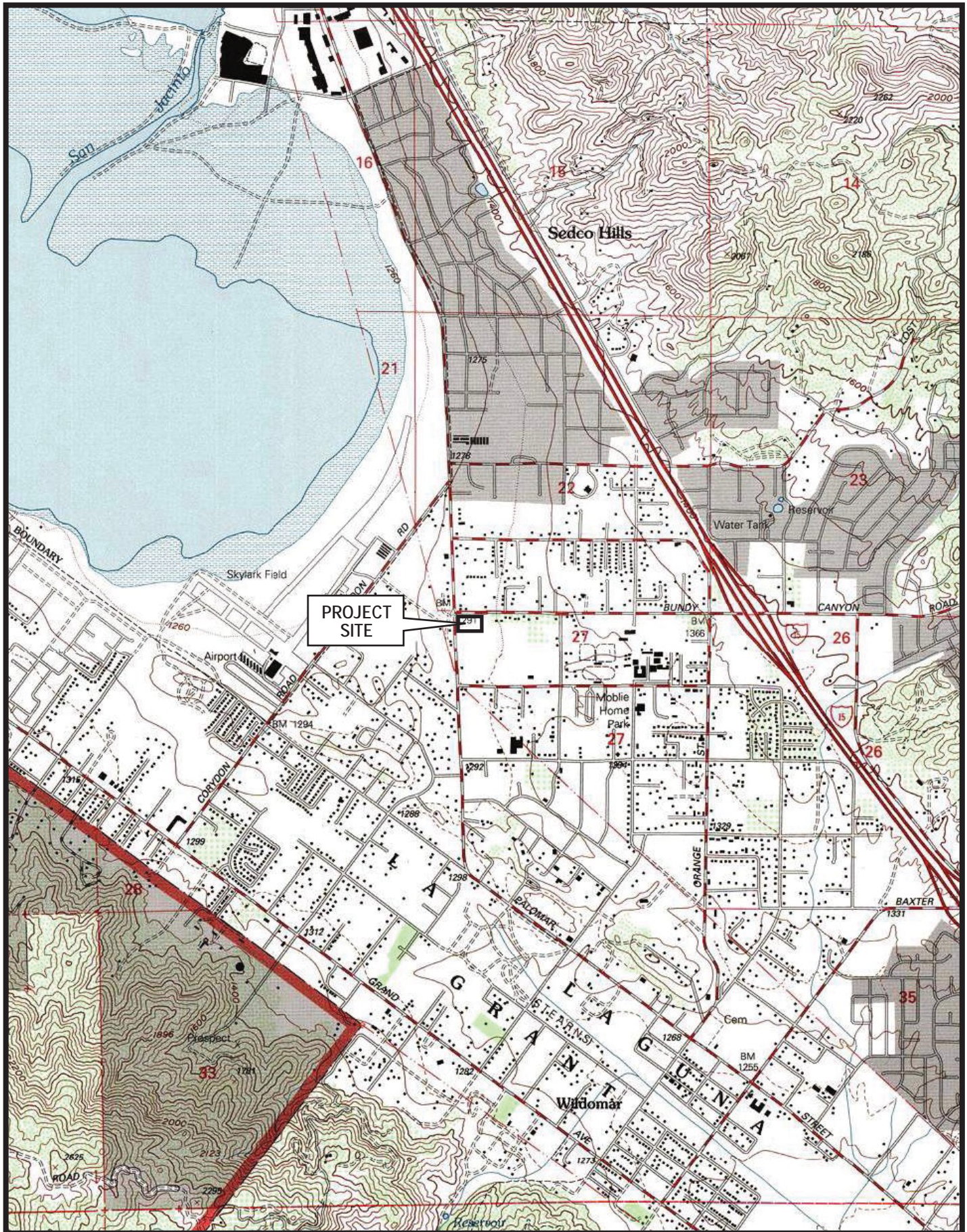
Exhibit 4 - Small Mammal (Potential for BUOW) Burrow Locations – 2018 Aerial Photograph

Exhibit 5 - Site Photographs

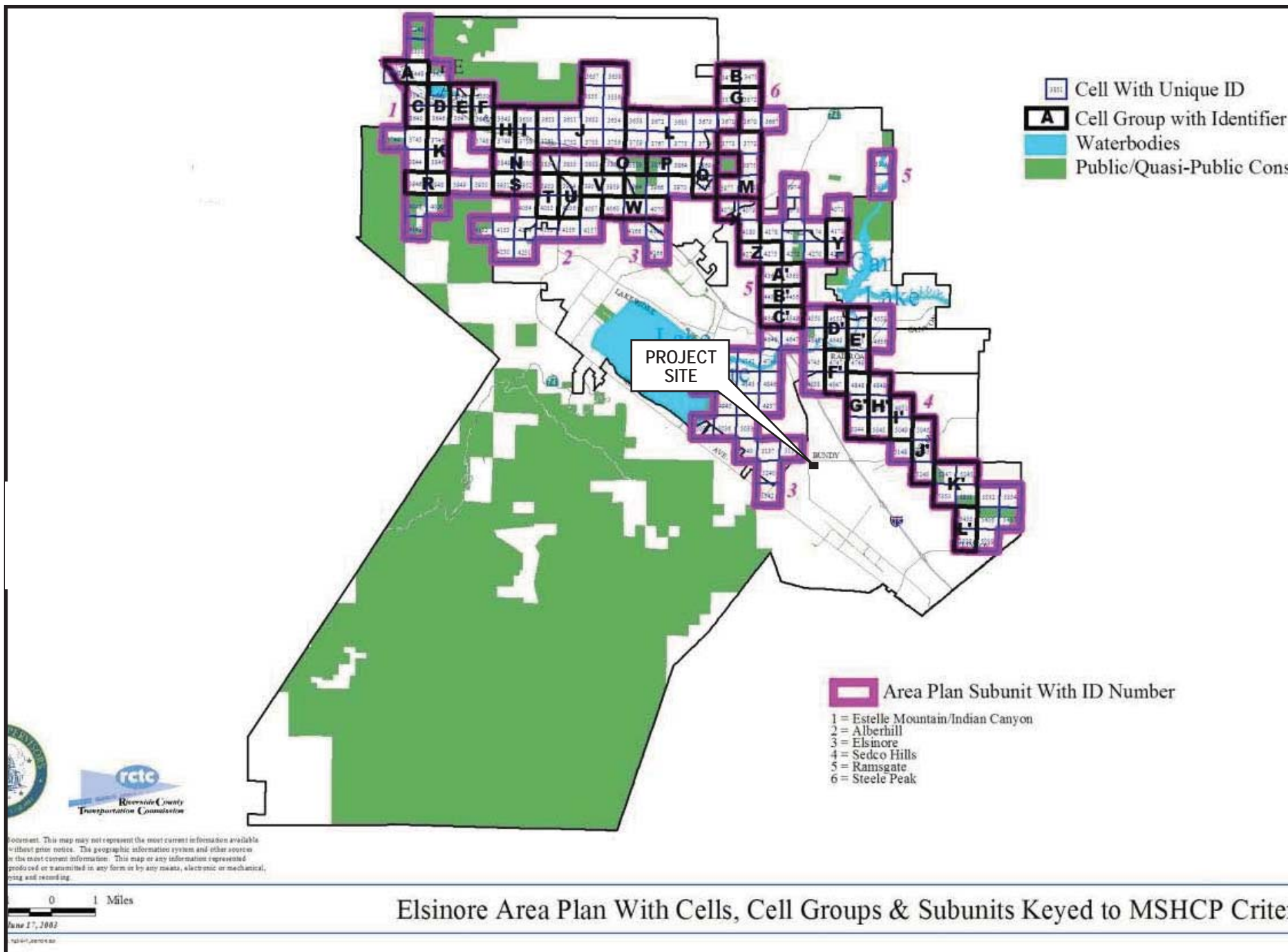
c: Larry R. Markham, **MDMG, Inc.**

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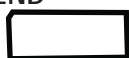


Elsinore Area Plan With Cells, Cell Groups & Subunits Keyed to MSHCP Crite





#### LEGEND



- Project Site



- 150 Meter Buffer

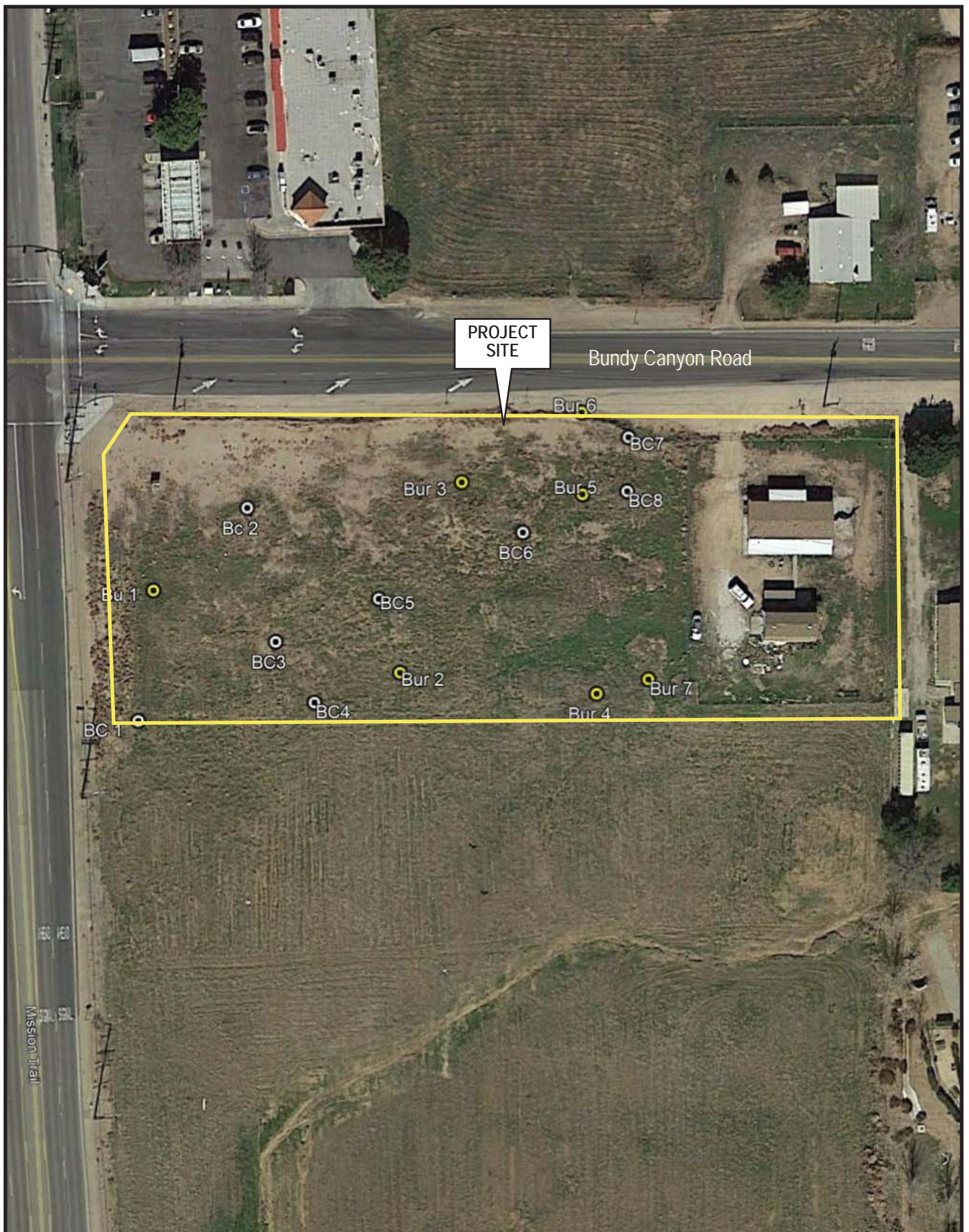


- Perimeter Observation Points



- Approximate TERACOR Transect









**Photo 1** - This southerly view depicts the general conditions of the subject site. Upland vegetation is present throughout the site.



**Photo 2** - This north-facing view toward Bundy Canyon Road shows the southern central portion of the subject property. This portion of the site is dominated by annual non-native grassland.



**Photo 3** - A northwesterly view toward the Bundy Canyon Road/Mission Trail intersection shows that the project site is entirely located in an upland area.



**Photo 4** - This southwestern view toward Mission Trail shows that no riparian/riverine areas or vernal pools are present on-site.



**Photo 5** - The residence and barn-like structure present in the eastern portion of the subject property is shown.



**Photo 6** - This south-facing view shows the southwest portion of the site near Mission Trail. No riparian/riverine areas or vernal pools are present on-site.



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**APPENDIX A**  
**G.P.S. LOCATIONS**

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G.P.S. location data were obtained utilizing a Garmin GPSmap 60CSx handheld G.P.S. All G.P.S. coordinates presented below are presented in NAD83.

Feature	UTM Zone	Easting	Northing	Horizontal Accuracy (feet)	Elevation (feet)	No. of Burrows
<b>Potential Owl Burrow Locations</b>						
Burrow No. 1	11	473105	3720785	9	1,308	1
Burrow No. 2	11	473154	3720768	12	1,298	1
Burrow No. 3	11	473167	3720805	9	1,301	1
Burrow No. 4	11	473192	3720764	9	1,296	1
Burrow No. 5	11	473190	3720803	11	1,297	1
Burrow No. 6	11	473190	3720819	9	1,295	1
Burrow No. 7	11	473202	3720766	8	1,286	1
<b>Small Mammal (Potential for BUOW) Burrow Complex Locations</b>						
Burrow Complex No. 1	11	473102	3720759	8	1,331	2
Burrow Complex No. 2	11	473124	3720801	8	1,305	5
Burrow Complex No. 3	11	473130	3720774	11	1,301	15
Burrow Complex No. 4	11	473138	3720762	13	1,297	3
Burrow Complex No. 5	11	473150	3720783	9	1,297	8
Burrow Complex No. 6	11	473178	3720795	9	1,299	6
Burrow Complex No. 7	11	473200	3720814	9	1,290	2
Burrow Complex No. 8	11	473199	3720803	11	1,289	3