



**GENERAL BIOLOGICAL ASSESSMENT REPORT
FOR
ASSESSOR'S PARCEL NUMBERS
360-350-004 AND 005**

CITY OF MENIFEE, COUNTY OF RIVERSIDE, CALIFORNIA

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1.0 Introduction

HES was contracted by CORMAN LEIGH to prepare a General Biological Assessment (GBA) for the approximate 10.27-acre project site located within the City of Menifee, County of Riverside, California. The purpose of this GBA is to identify any biological resources that may be present or have the potential to be present on or adjacent to the project site.

1.1 Project Site Location

The project site is located south of Garbani Rd, west of Sherman Rd, and east of Kurt St in the City of Menifee, County of Riverside, California. The project site consists of Riverside County Assessor's Parcel Numbers (APNs) 360-350-004 and 005. Specifically, the project site is located within Section 15, Township 6 south, Range 3 west of the *Romoland* United States Geological Survey (USGS) 7.5' topographic quadrangle. The center point latitude and longitude for the project site are 33°39'17.9996" North and 117°10'52.0819" West (Figures 1 and 2, *Location Map* and *Vicinity Map*).

1.2 Project Description

The proposed project consists of the construction of 33 new single-family residences and associated streets and drainage basin lot (Figure 3, *Project Plans*).

2.0 Methodology

2.1 Literature Review

HES conducted a literature review and reviewed aerial photographs and topographic maps of the project location and surrounding areas. The following USGS quads were used to query the California Natural Diversity Database (CNDDDB): *Romoland*, *Lake Elsinore*, *Steele Peak*, *Perris*, *Lakeview*, *Winchester*, *Bachelor Mtn*, *Murrieta*, and *Wildomar*. The United States Fish and Wildlife Service (USFWS) County Endangered Species Lists, and CNPS's rare plant lists were reviewed to obtain species information for the project area.

2.1.1 Western Riverside County MSHCP

The Western Riverside County MSHCP is a comprehensive, multijurisdictional habitat conservation planning program for western Riverside County, California. The purpose of the Western Riverside County MSHCP is to preserve native habitats, and to this end, the plan focuses upon the habitat needs of multiple species rather than one species at a time. The Western Riverside County MSHCP provides coverage/take authorization for some species listed under the federal or state Endangered Species Act (ESA) as well as non-listed special-status plant and wildlife species. It also provides mitigation for impacts to special-status species and their associated habitats.

Through agreements with the USFWS and California Department of Fish and Wildlife (CDFW), 146 listed and special-status plant and animal species receive some level of coverage under the Western Riverside County MSHCP. Of the 146 covered species, the majority have no additional survey needs or conservation requirements. Furthermore, the Western Riverside County MSHCP provides mitigation for project-specific impacts to these species, thereby reducing the degree of impact to below a level of significance, pursuant to the California Environmental Quality Act (CEQA).

Several of the species covered under the Western Riverside County MSHCP have additional survey requirements. These include the riparian communities and associated species addressed in Section 6.1.2 of the Western Riverside County MSHCP document (“Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools”), plants identified in Section 6.1.3 (“Narrow Endemic Plant Species”); and plants and animal species addressed in Section 6.3.2 (“Additional Survey Needs and Procedures”).

2.1.2 Project Relationship to the Western Riverside County MSHCP

The project area is located within the Western Riverside County MSHCP boundaries. The City of Menifee, acting as the lead agency for the proposed project, is a permittee under the Western Riverside County MSHCP and, therefore, is afforded coverage under the state or federal ESAs for impacts to listed species covered by the plan. The City is required to document consistency with the Western Riverside County MSHCP in conjunction with any discretionary approvals for the project. As such, this report was prepared to provide all necessary information required to determine project consistency with the Western Riverside County MSHCP.

The project area is located within Western Riverside County MSHCP Sun City/Menifee Valley Area Plan of the Western Riverside County MSHCP. The project site is not located within a Criteria Cell or Cell Group, or within plan-defined areas requiring surveys for criteria area species, amphibian species, or mammalian species. However, the project site is within the Western Riverside County MSHCP burrowing owl (*Athene cunicularia*) survey area. Focused surveys for the burrowing owl conducted in June and July of 2021 found that this species does not occupy the project site.

Additionally, the project area does not contain any habitat that would be considered riparian/riverine areas as defined in Section 6.1.2 of the Western Riverside MSHCP. Further, no vernal pools were observed within the project boundaries.

2.2 Field Survey

On June 8, 2021, HES conducted a field survey of the approximate 10.27-acre project site. Ambient temperature at 7:00 AM was 57° Fahrenheit, 100% percent cloud cover, with winds ranging from 0 to 2 miles per hour from the southwest. The purpose of the field survey was to document the existing habitat conditions, obtain plant and animal species information, view the

surrounding uses, assess the potential for state and federal waters, assess the potential for wildlife movement corridors, and assess for the presence of critical habitat constituent elements.

The majority of the 10.27-acre project site was surveyed by walking linear transects approximately 50 feet apart for 100 percent coverage. Areas that were not accessible due to dangerous terrain were surveyed with binoculars. All species observed were recorded and Global Positioning System (GPS) way points were taken to delineate specific habitat types, species locations, state or federal waters, or any other information that would be useful for the assessment of the project site.

3.0 Existing Conditions and Results

3.1 Environmental Setting

The project site is located within the City of Menifee, County of Riverside, California. The site is surrounded by residential uses to the north and vacant land to the south, east, and west. Onsite habitat is predominantly ruderal land with portions of coastal sage scrub to the west and disturbed land to the east. Onsite elevations range from 1,450 feet above mean sea-level (AMSL) to 1,542 feet AMSL.

3.2 Soils

Four soil classes are identified to occur on the project site by the USDA Web Soil Survey (Appendix D, *Soils Map*). Soils at the project site are classified as follows:

- Las Posas loam (LaD2), 8 to 15 percent slopes, eroded;
- Las Posas rocky loam (LkF3), 15 to 50 percent slopes, severely eroded;
- Wyman fine sandy loam (WxD2), 8 to 15 percent slopes, eroded; and,
- Yokohl loam (YbC), 2 to 8 percent slopes.

The soils above are not classified as hydric soils.

3.3 Plant and Habitat Communities

The project site consists of approximately 8.27 acres of ruderal habitat, 1.40 acres of coastal sage scrub, and 0.60 acre of disturbed habitat (Figure 4, *Habitat Map*). The complete list of species found on site can be found in Appendix A, *Species List*. Representative images of the project site from the field survey can be found in Appendix C, *Site Photographs*. Following is a description of each habitat type:

Ruderal

The project site contains approximately 8.27 acres of ruderal habitat dominated by shortpod mustard (*Hirschfeldia incana*). Other species in this habitat include stinknet (*Oncosiphon pilulifer*), wall barley (*Hordeum murinum*), and doveweed (*Croton setigerus*).

Coastal Sage Scrub

The project site contains approximately 1.40 acres of coastal sage scrub habitat on the southwest corner. This habitat is dominated by California buckwheat (*Eriogonum fasciculatum*) and contains rock outcrops. Other species found in this habitat include shortpod mustard.

Disturbed Habitat

The project site contains approximately 0.60 acre of non-vegetated disturbed habitat. This habitat contains portions of two unpaved, dirt roads known as Sherman Rd on the east border and Kurt Street on the southwest end of the site.

3.4 Wildlife

General wildlife species documented on the project site or within the vicinity of the site include killdeer (*Charadrius vociferus*), cottontail rabbit (*Sylvilagus* sp.), house finch (*Haemorrhous mexicanus*), and California ground squirrel (*Otospermophilus beecheyi*).

4.0 Sensitive Biological Resources

4.1 Special Status Species

A total of 53 sensitive species of plants and 61 sensitive wildlife species has the potential to be present on, or in the vicinity, of the project site according to the CNDDDB. This includes those listed, or candidates for listing by the USFWS, the California Department of Fish and Wildlife (CDFW), and the CNPS. All habitats with the potential to be used by sensitive species were evaluated during the site visit and a determination has been made for the presence or probability of presence within this report. This section will address those species listed as Candidate, Rare, Threatened, or Endangered under the state and federal endangered species laws and other sensitive species that have the potential to occur on site. Other special status species that don't have the potential to occur on site are addressed within Appendix B, *Species Potential List*.

4.1.1 Special Status Plants

A total of nineteen plant species listed as state and/or federally Threatened, Endangered, or Candidate species or are 1B.1 listed plants on the CNPS Rare Plant Inventory were considered for potential to occur on site (Appendix B, *Species Potential List*). The Jaeger's milk-vetch (*Astragalus pachypus* var. *jaegeri*), Parry's spineflower (*Chorizanthe parryi* var. *parryi*), and bottle liverwort (*Sphaerocarpos drewei*) are ranked 1B.1 in the CNPS Rare Plant Inventory. The coastal sage scrub habitat on site is suitable habitat for these species. These plant species that have the potential to be present on site.

4.1.2 Special Status Wildlife

A total of fourteen animal species listed as Threatened, Endangered, or Candidate species under state and federal Endangered Species laws, or for special consideration under the California Environmental Quality Act were considered for potential to occur on site. Suitable habitat for the Stephens' kangaroo rat (*Dipodomys stephensi*), quino checkerspot butterfly (*Euphydryas Editha quino*), and Coastal California gnatcatcher (*Polioptila californica californica*) occurs on site. Stephens' kangaroo rat is a federally Endangered and state Threatened Species, the quino checkerspot butterfly is a federally Endangered Species, and the Coastal California gnatcatcher is a federally Threatened Species and CDFW Species of Special Concern. These species have the potential to be present on site.

4.2 Critical Habitat

The project site is not within or adjacent to any federal critical habitat for endangered species. The closest critical habitat is spreading navarretia critical habitat that is located approximately 1.57 miles east of the project site.

4.3 Migratory Nesting Birds

Migratory non-game native bird species are protected under the federal Migratory Bird Treaty Act. Additionally, Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests. Trees and shrubs located on the site can be used by nesting song birds or raptors during the nesting bird season of February 1 to September 15.

4.4 Wildlife Movement Corridors

Wildlife movement corridors can be local or regional in scale; their functions may vary temporally and spatially based on conditions and species present. Wildlife corridors represent areas where wildlife movement is concentrated due to natural or anthropogenic constraints. Local corridors provide access to resources such as food, water, and shelter. Animals use these corridors, which are often hillsides or riparian areas, to move between different habitats. Regional corridors provide these functions and link two or more large habitat areas. They provide avenues for wildlife dispersal, migration, and contact between otherwise distinct populations. The project site is flat with ruderal and disturbed land. The site is not located within a designated wildlife corridor or linkage to facilitate wildlife movement and dispersal.

4.5 State and Federal Jurisdictional Drainages

The project area does not contain any state or federal jurisdictional drainages; therefore, no impacts will result from project implementation.

5.0 Project Impacts

5.1 Impacts to Habitats

The proposed project consists of the construction of 33 new single-family residences and associated streets and drainage basin lot. The project site consists of approximately 8.27 acres of ruderal habitat, 1.40 acres of coastal sage scrub, and 0.60 acre of disturbed habitat. The proposed project development plans are expected to impact the entire 8.27 acres of ruderal habitat and 0.60 acres of disturbed habitat, as well as 1.02 acre of the coastal sage scrub on site. The proposed project will also impact 1.19 acre of ruderal habitat, 0.87 acre of disturbed habitat, and 0.23 acre of coastal sage scrub habitat off site (Figure 5, *Impact Map*). The total impacts will be 9.46 acres of impacts to ruderal habitat, 1.47 acre of disturbed habitat, and 1.25 acres of coastal sage scrub habitat. Impacts to the ruderal and disturbed habitat on site will be less than significant. Impacts to the coastal sage scrub on site will be made less than significant with mitigation measures, such as participation with the MSHCP, incorporated.

5.2 Impacts to Sensitive Species

The site contains ruderal, coastal sage scrub, and disturbed habitats with potential for sensitive species to occupy the coastal sage scrub near the west border. The following species have the potential to occur on the project site and may be impacted by development of the site. Some of the species that have the potential to be impacted are Western Riverside County MSHCP (MSHCP) covered species. According to Section 6.1.1 of the MSHCP payment of a mitigation fee and compliance with Section 6.0 of the MSHCP is the only mitigation necessary for take on Covered Species:

“Payment of the mitigation fee and compliance with the requirements of Section 6.0 are intended to provide full mitigation under the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), Federal Endangered Species Act, and California Endangered Species Act for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the U.S. Fish and Wildlife Service, the California Department of Fish and Game and/or any other appropriate participating regulatory agencies and as set forth in the Implementing Agreement for the MSHCP.”

The proposed project will participate in the MSHCP, and implementation of the measures identified in the Recommendations section of this report will ensure that potential impacts to these species are less than significant.

5.2.1 Sensitive Plant Species

Jaeger's milk-vetch

Jaeger's milk-vetch is ranked 1B.1 in the CNPS Rare Plant Inventory. It is often found in dry ridges and valleys, and open sandy slopes. Its habitat includes coastal scrub, chaparral, valley and

foothill grassland, and cismontane woodland. This species has a potential to be on site. Any impacts to this species are covered under the Western Riverside County. This species is not a narrow endemic plant species or included in Section 6.3.2 of the MSHCP as needing additional surveys or procedures.

Parry's spineflower

Parry's spineflower is ranked 1B.1 in the CNPS Rare Plant Inventory. The species occurs in dry, sandy soils on dry slopes and flats, sometimes at the interface of two vegetation types, such as chaparral and oak woodland. Its habitat includes coastal scrub, chaparral, cismontane woodland, valley, and foothill grassland. This species has a potential to be on site. Any impacts to this species are covered under the Western Riverside County MSHCP through the payment. This species is not a narrow endemic plant species or included in Section 6.3.2 of the MSHCP as needing additional surveys or procedures.

Bottle liverwort

Bottle liverwort is ranked 1B.1 in the CNPS Rare Plant Inventory. Its habitats include chaparral and coastal scrub. This species has a potential to be on site. Development of the coastal sage scrub may result in impacts to this species.

5.2.2 Sensitive Wildlife Species

Stephens' kangaroo rat

Stephens' kangaroo rat (*Dipodomys stephensi*) is a federally Endangered and state Threatened Species. It is typically found in annual and perennial grasslands, but also occurs in coastal scrub and sagebrush with sparse canopy cover. This species prefers buckwheat, chamise, brome grass, and filaree and will burrow in firm soil. This species has a potential to be on site. Any impacts to this species are covered under the Western Riverside County MSHCP. This species is not included in Section 6.3.2 of the MSHCP as needing additional surveys or procedures.

Quino checkerspot butterfly

Quino checkerspot butterfly (*Euphydryas Editha quino*) is a federally Endangered Species. It is typically found in sunny openings within chaparral and coastal sage scrublands in Riverside and San Diego Counties. This species has a potential to be on site. Any impacts to this species are covered under the Western Riverside County MSHCP. This species is not included in Section 6.3.2 of the MSHCP as needing additional surveys or procedures.

Coastal California gnatcatcher

Coastal California gnatcatcher (*Polioptila californica californica*) is a federally Threatened Species and CDFW Species of Special Concern. This species is found in coastal bluff scrub and coastal scrub habitat. This species is typically found in low, coastal sage scrub in arid washes, on

mesas and slopes. Recommendations in Section 7 of this report will ensure no impacts to this species occur. This species has a potential to be on site. Any impacts to this species are covered under the Western Riverside County MSHCP. This species is not included in Section 6.3.2 of the MSHCP as needing additional surveys or procedures.

5.3 Impacts to Migratory Nesting Birds

The project site contains shrubs and trees that can support nesting songbirds or raptors during the nesting bird season of February 1 through September 15. Potential impacts to nesting birds may occur if ground disturbing activities or vegetation removal occur during the bird nesting season. Implementation of the measures identified in the Recommendations section of this report will ensure that potential impacts to nesting birds are less than significant.

5.4 Impacts to Critical Habitat

The project site is not within or adjacent to any federal critical habitat for endangered species. The closest critical habitat is spreading navarretia critical habitat that is located approximately 1.57 miles east of the project site. No impacts to critical habitat are expected.

5.5 Impacts to Wildlife Movement Corridors

The project site is not located within a designated wildlife corridor or linkage to facilitate wildlife movement and dispersal. Impacts to onsite features due to development activities would not have the potential to impact wildlife movement corridors.

5.6 Conflict with Local Policies or Ordinances Protecting Biological Resources

Any project activities that have the potential to impact onsite trees will require a survey of oak and native trees to comply with Riverside County Ordinance 559. No oak or native trees are located on the project site. Therefore, development of the project site would not conflict with local policies or ordinances protecting biological resources.

5.7 Conflict with the Provisions of an Adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Other Approved Local, Regional, or State Habitat Conservation Plan

The site is located within the boundaries of the Western Riverside MSHCP. If Western Riverside MSHCP guidelines and requirements are followed, no conflicts are expected.

6.0 Western Riverside County MSHCP Consistency Analysis

6.1 MSHCP Requirements

The project area is located within the Sun City/Menifee Valley Area Plan of the Western Riverside County MSHCP. The project site is not located within a Criteria Cell or Cell Group. A discussion of the applicable Western Riverside County MSHCP requirements follows:

Section 6.1.2 Species Associated with Riparian/Riverine Habitat and Vernal Pools

The project site does not contain habitat that may be considered riparian/riverine areas as defined in Section 6.1.2 of the Western Riverside County MSHCP. Due to the lack of suitable riparian habitat on the project site, focused surveys for riparian/riverine bird species listed in Section 6.1.2 of the MSHCP are not warranted.

Vernal pools are seasonal depressional wetlands that occur under Mediterranean climate conditions of the west coast and in glaciated conditions of northeastern and midwestern states. They are covered by shallow water for variable periods from winter to spring but may be completely dry most of the summer and fall. Vernal pools are usually associated with hard clay layers or bedrock, which helps keep water in the pools. Vernal pools and seasonal depressions usually are dominated by hydrophytic plants, hydric soils, and evidence of hydrology.

The entire site was evaluated for the presence of habitat capable of supporting branchiopods. The site was evaluated as described in the USFWS Survey Guidelines for the Listed Large Branchiopods (May 31, 2016). The project area is primarily comprised of sandy loams. The onsite soils do not allow for water pooling on the site for any significant length of time after rain events. No vernal pools, swales, or vernal pool mimics such as ditches, borrow pits, cattle troughs, or cement culverts with signs of pooling water were found on the site. In addition, the site does not contain areas that showed signs of ponding water, hydrophytic vegetation, or soils typical of vernal pools that would be suitable for large branchiopods.

Section 6.1.3 Sensitive Plant Species

The project site is not located within the Western Riverside County MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) pursuant to Section 6.1.3 of the MSHCP. Therefore, the NEPSSA requirements are not applicable to the project.

Section 6.1.4 Urban/Wildlands Interface Guidelines

The project site is not located within or adjacent to a Western Riverside County MSHCP Conservation Area; therefore, the project site is not required to address Section 6.1.4 of the Western Riverside County MSHCP.

Section 6.3.2 Additional Surveys and Procedures

The project site is not located within the Western Riverside County MSHCP Additional survey areas for amphibians, mammals, or any special linkage areas. In addition, the project site is not located within the Western Riverside County MSHCP Criteria Area Plant Species Survey Area (CAPSSA) pursuant to Section 6.3.2 of the Western Riverside County MSHCP. However, the project site is located within the Western Riverside County MSHCP Additional survey area for burrowing owl.

The habitat assessment conducted on the site found that the southwest corner of the project site does provide suitable potential habitat and surrounding vacant lots provided burrows/nesting opportunities for burrowing owl. Therefore, focused surveys for this species were conducted on the project site in June and July of 2021 (Appendix E, *Focused Burrowing Owl Survey Report*). No suitable burrows were identified, and no burrowing owl signs such as molted feathers, pellets, prey remains, or whitewash were found. In addition, no burrowing owl were observed on the project site. Based on the absence of burrowing owl and burrowing owl evidence within the study area, it can be concluded that the study area is not currently in use by burrowing owl.

However, due to the fact that the project site is located within the Western Riverside County MSHCP burrowing owl survey area, a 30-day preconstruction survey is required prior to the commencement of project activities (e.g. vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding project activities. If BUOW are found to have colonized the project site prior to the initiation of construction, the project proponent will immediately inform RCA and the Wildlife Agencies and will need to prepare a Burrowing Owl Protection and Relocation Plan for approval by RCA and the Wildlife Agencies prior to initiating ground disturbance. If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrow owl is found, the same coordination described above will be necessary.

7.0 Recommendations

Implementation of the following measures will mitigate any potential impacts resulting from project activities.

Burrowing Owl

- Focused BUOW surveys have determined that the site is not being used by burrowing owl. However, due to the fact that the project site is located within the Western Riverside County MSHCP burrowing owl survey area, a 30-day preconstruction survey is required prior to the commencement of project activities (e.g. vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding project activities.

- If BUOW are found to have colonized the project site prior to the initiation of construction, the project proponent will immediately inform RCA and the Wildlife Agencies and will need to prepare a Burrowing Owl Protection and Relocation Plan for approval by RCA and the Wildlife Agencies prior to initiating ground disturbance.
- If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrow owl is found, the same coordination described above will be necessary.

Nesting Birds

- Project ground disturbing and vegetation clearing activities should occur outside of the bird nesting season of February 1 through September 15;
- If avoidance of ground disturbing and vegetation clearing activities cannot be implemented and these activities will occur during the bird nesting season, a qualified biologist shall conduct pre-construction nesting bird surveys during the nesting bird season within 3 days prior to vegetation removal and/or construction activities; and,
- If active nests are found during nesting bird surveys, they will be flagged and a 500-foot buffer for raptors and a 250-foot buffer for migratory song birds, shall be installed around the nests. The buffers must remain in place until the young have fledged and the nest becomes unoccupied.

Sensitive Species

- Prior to any ground disturbing activities, a qualified biologist will complete a pre-construction survey for the bottle liverwort.
- Should any vegetation removal activities, ground disturbances or construction activities are proposed to occur during the
- Menifee 19 Holdings, LLC will pay the Western Riverside County MSHCP Mitigation Fee for the development of the project or portions thereof to be constructed within the County (Riverside County Ordinance 810.2)
- As the project site is located within the Stephens' Kangaroo Rat Mitigation Fee Area, Menifee 19 Holdings, LLC will pay the Stephens' Kangaroo Rat Mitigation Fee (Riverside County Ordinance 663.10)

8.0 Certification

“CERTIFICATION: *I hereby certify that the statements furnished above 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 8/16/2022

SIGNED



PROJECT MANAGER

Fieldwork Performed By:

Elizabeth Gonzalez

ASSOCIATE BIOLOGIST

Hallie Hernandez

ASSOCIATE BIOLOGIST

9.0 References

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FIGURES

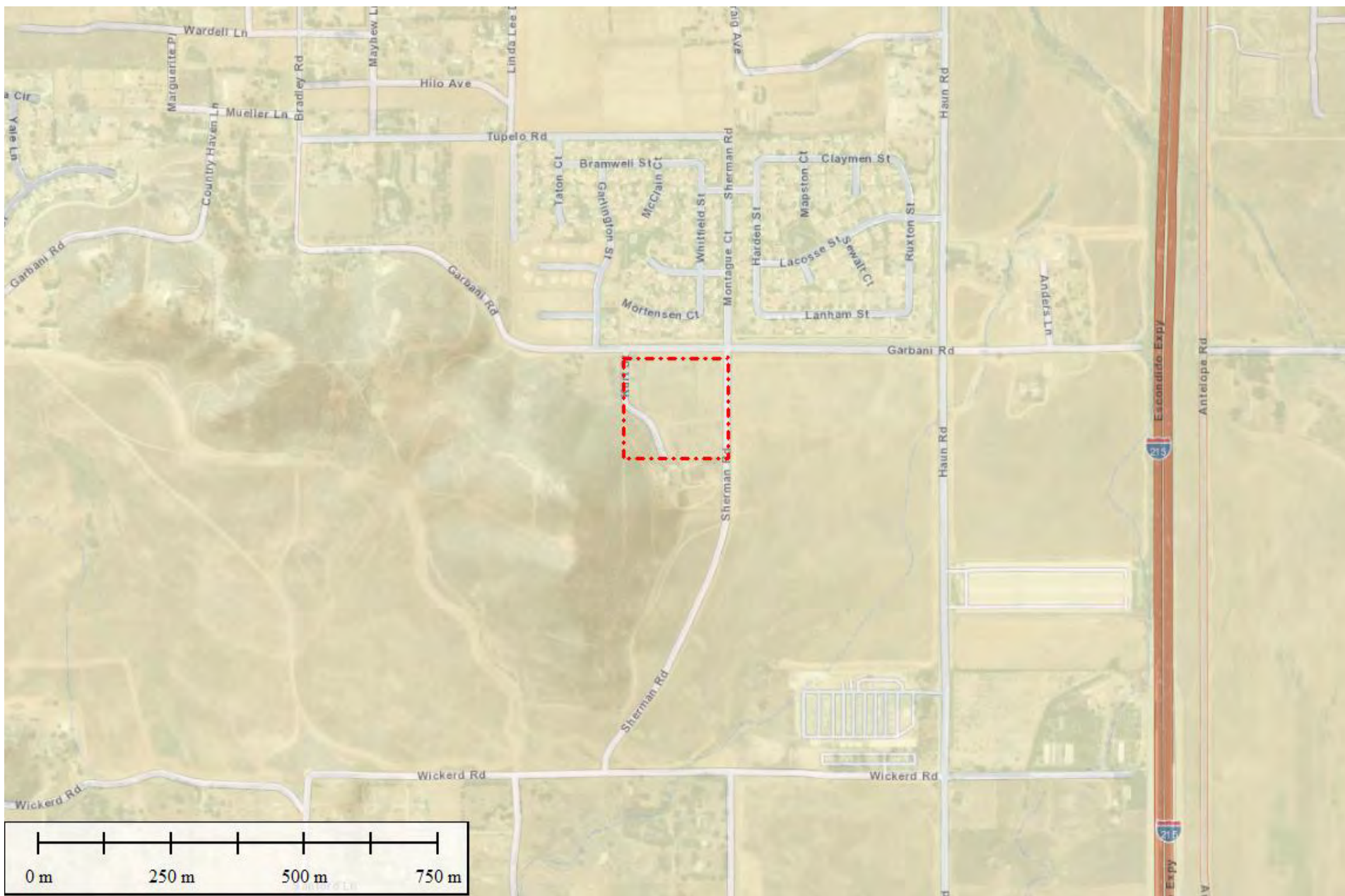


Figure 1

Location Map

APN 360-350-004 and 005

City of Menifee, County of Riverside, California

Legend



Project Site Boundary



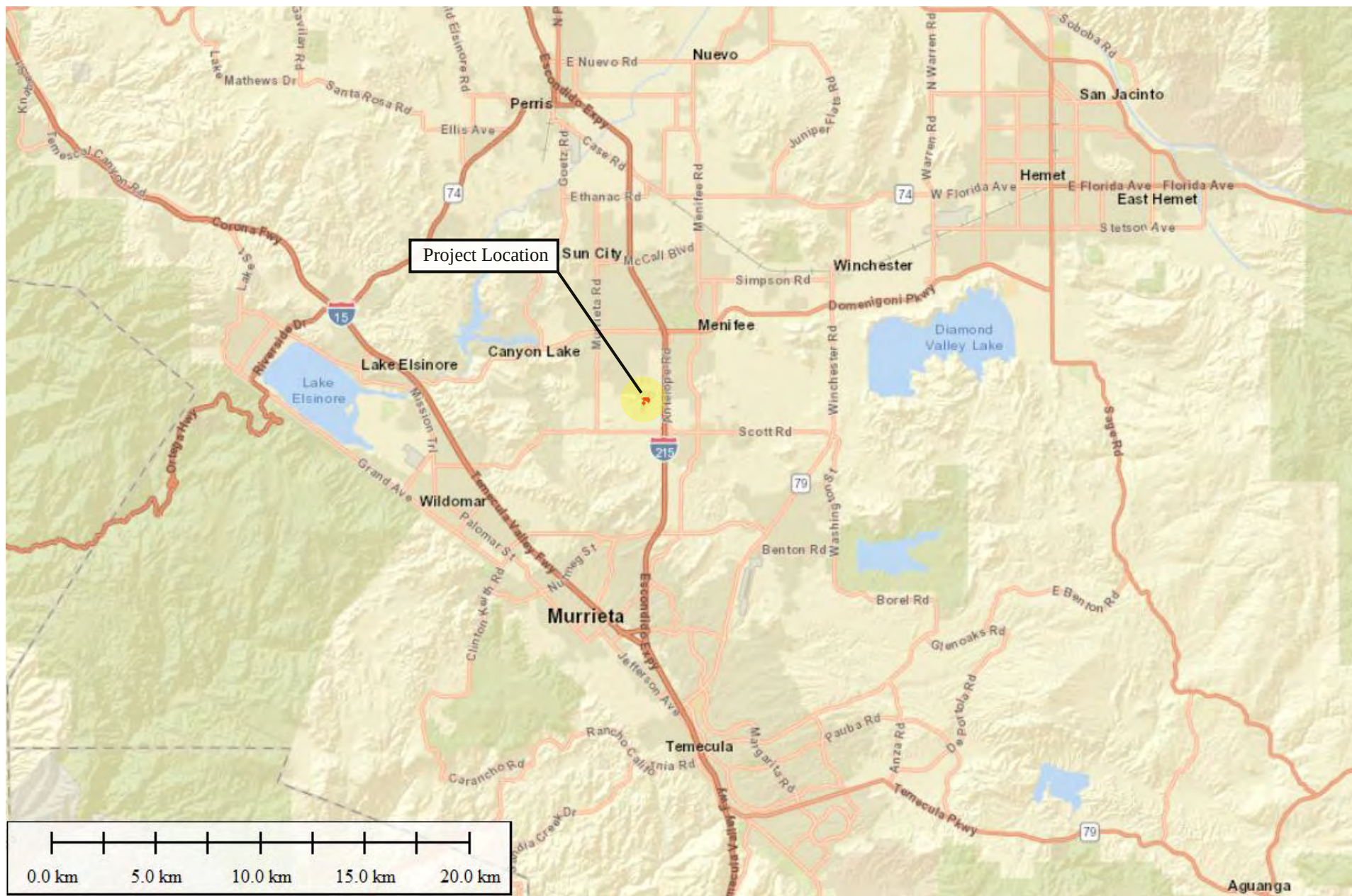


Figure 2

Vicinity Map

APN 360-350-004 and 005

City of Menifee, County of Riverside, California

Legend



Project Site Boundary



Hernandez
Environmental
Services

EASEMENTS:

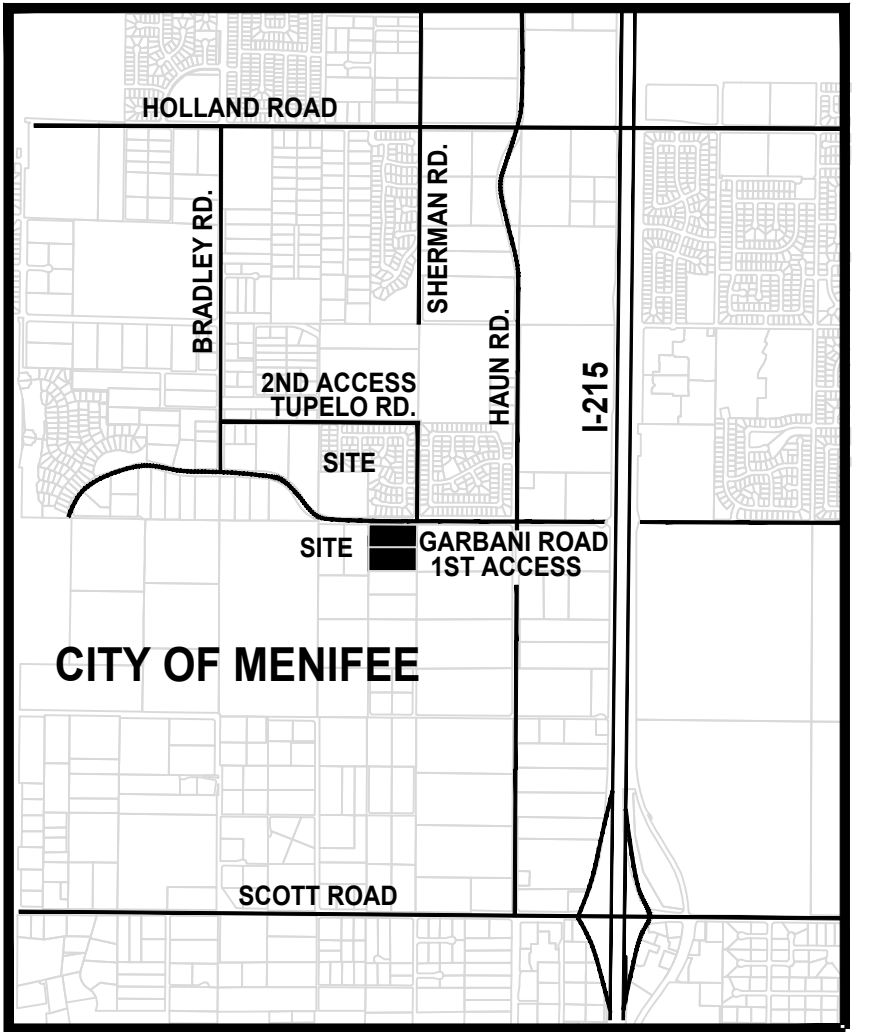
1. PUBLIC UTILITY EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED JANUARY 28, 1981, RECORDING NO. 81-1593, OFFICIAL RECORDS. (THE WESTERLY 20' OF THE WESTERLY 44' ALONG SHERMAN ROAD, ALONG THE WESTERLY R/W LINE)

2. ROAD, PUBLIC UTILITIES AND PUBLIC SERVICES EASEMENT RECORDED MARCH 12, 1980, RECORDING NO. 80-48092, OFFICIAL RECORDS. (THE WESTERLY 44' ALONG SHERMAN ROAD AND THE EASTERLY 30' ALONG KURT STREET AND CORNER CUTBACKS AT INTERSECTION WITH GARBANI ROAD.)

CITY OF MENIFEE TENTATIVE TRACT MAP NO. 37450 SITE & CONCEPTUAL GRADING PLAN

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PROJECT IS THE CENTERLINE OF GARBANI ROAD. THE BEARING IS N 89° 42' 58" W



VICINITY MAP

2020 THOMAS BROS. PG 968, D5
SECT 15 SBM, T6S, R3W

GENERAL NOTES

- TOTAL ORIGINAL ACRES: 10.27 ACRES (GROSS), 8.52 ACRES (NET)
- NUMBER OF LOTS: 33 SINGLE FAMILY LOTS
1 DRAINAGE BASIN LOT (CFD)
6 OPEN SPACE LOT (CFD)
- MINIMUM LOT SIZE: 7,200 SF
- EXISTING ZONING: LDR-2, RR-5
- PROPOSED ZONING: LDR-2, RR-5
- EXISTING LAND USE: 2.1-5 R, RR5
- PROPOSED LAND USE: 2.1-5 R, RR5
- NOTE: NO EASEMENT ON THIS PROPERTY.
- METHOD OF SEWAGE DISPOSAL: SEWER SYSTEM PER EMWD
- SCHOOL DISTRICT: MENIFEE UNION SCHOOL DISTRICT
PERRIS UNION HIGH SCHOOL DISTRICT
- ASSESSORS PARCEL NO.: 360-350-004, 360-350-005
- 2006 THOMAS BROS. GUIDE: 360-350-004, 360-350-005
- TENTATIVE MAP PREPARED: OCTOBER 28, 2021
- ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNATED TO ACCOMMODATE 100 YEAR STORM FLOWS. ALL STORM FLOWS ARE APPROX.
- ALL FENCES ON SITE TO BE REMOVED AS PART OF DEVELOPMENT.
- THIS IS A SCHEDULE "A" SUBDIVISION.
- TENTATIVE MAP SHOWS ENTIRE CONTIGUOUS OWNERSHIP.
- THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- ALL SLOPES ARE 2:1 UNLESS NOTED.
- THIS PROPERTY IS NOT WITHIN A SPECIAL STUDIES ZONE AND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARD.
- OPEN SPACE TO BE MAINTAINED BY CFD.
- FEMA FLOOD PLAIN: FLOOD ZONE X
- EARTHWORK QUANTITIES: CUT = 29,790 CY
FILL = 29,790 CY
- UTILITY PURVEYORS:
WATER SERVICE: EMWD
SEWER SERVICE: EMWD
GAS: SOUTHERN CA. GAS CO.
ELECTRICITY: SOUTHERN CA. EDISON
TEL / CABLE: AT&T / FRONTIER
- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DEVIDER.
- STREET ADDRESS: 27441 GARBANI ROAD, MENIFEE CA. 92584
- OWNERS: STEPHEN PARK, TRUSTEES OF THE STEPHEN H. PARK AND KAY PARK REVOCABLE TRUST
13202 AVENIDA SANTA TECLA, #718A
MIRADA, CA. 90638
- EXIST. POWER LINE TO BE RELOCATED UNDERGROUND (SHERMAN ROAD AND GARBANI ROAD)
- THIS PROJECT IS IN HIGH FIRE HAZARD SEVERITY ZONE.
- NO WETLANDS ON THIS PROPERTY.

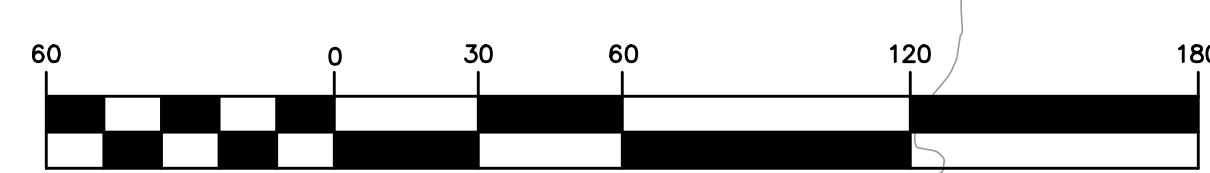
OPEN SPACE LOT AREAS (CFD MAINTAINED):

LOT	LOT AREA	LOT D	2,616 SF
LOT A	26,009 SF	LOT E	2,166 SF
LOT B	10,786 SF	LOT F	1,584 SF
LOT C	290 SF		

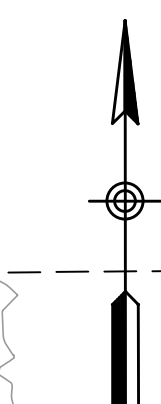
LEGEND:

- FMZ FIRE MODIFICATION ZONE
- W PROP. WATER
- S PROP. SEWER
- PROP. AC PAVEMENT
- PROP. 2:1 SLOPE
- PROP. STREET LIGHT
- PROP. FIRE HYDRANT
- ONSITE FUEL MOD. ZONE
- FMZ EQUIVALENT

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



LEGAL DESCRIPTION:

PARCEL 1 (APN: 360-350-004) 5.47 AC.)
THE NORTHERLY 361.55 FT. OF THE EAST ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SEC. 15, TOWNSHIP 6 SOUTH RANGE 3 WEST SAN BERNARDINO BASE AND MERIDIAN, SAID N.W. 1/4, 361.55' BEING TAKEN AT RIGHT ANGLES TO AND PARALLEL WITH THE N.W. 1/4 LINE OF SAID NORTHWEST ONE QUARTER.

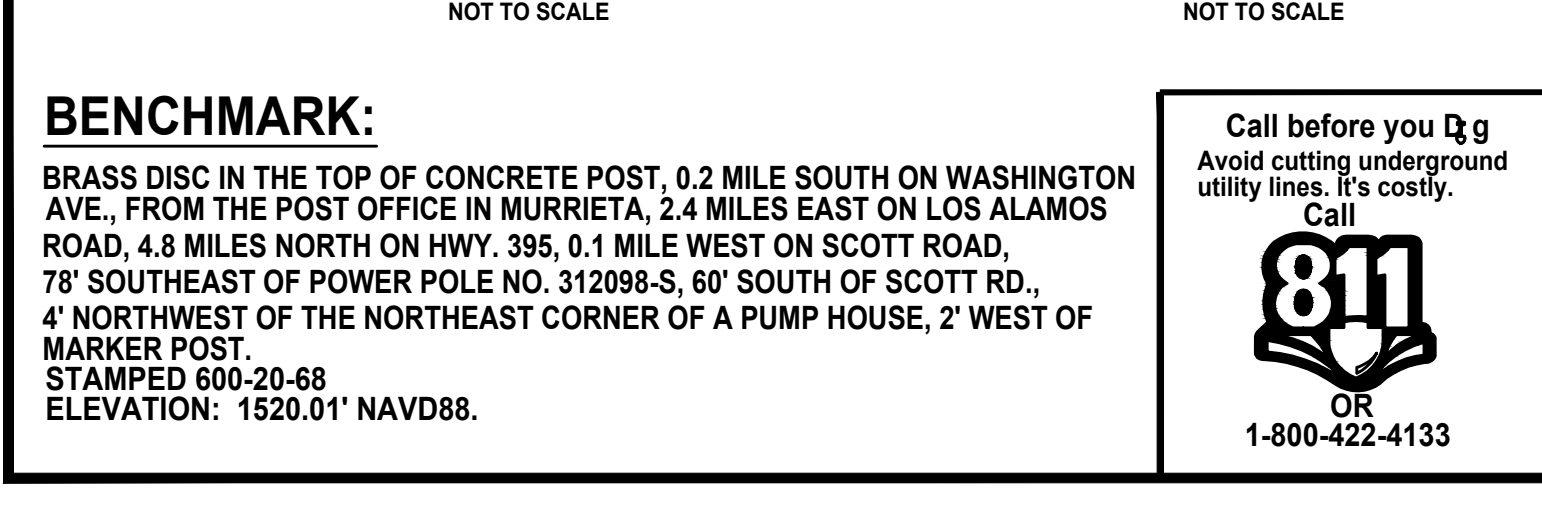
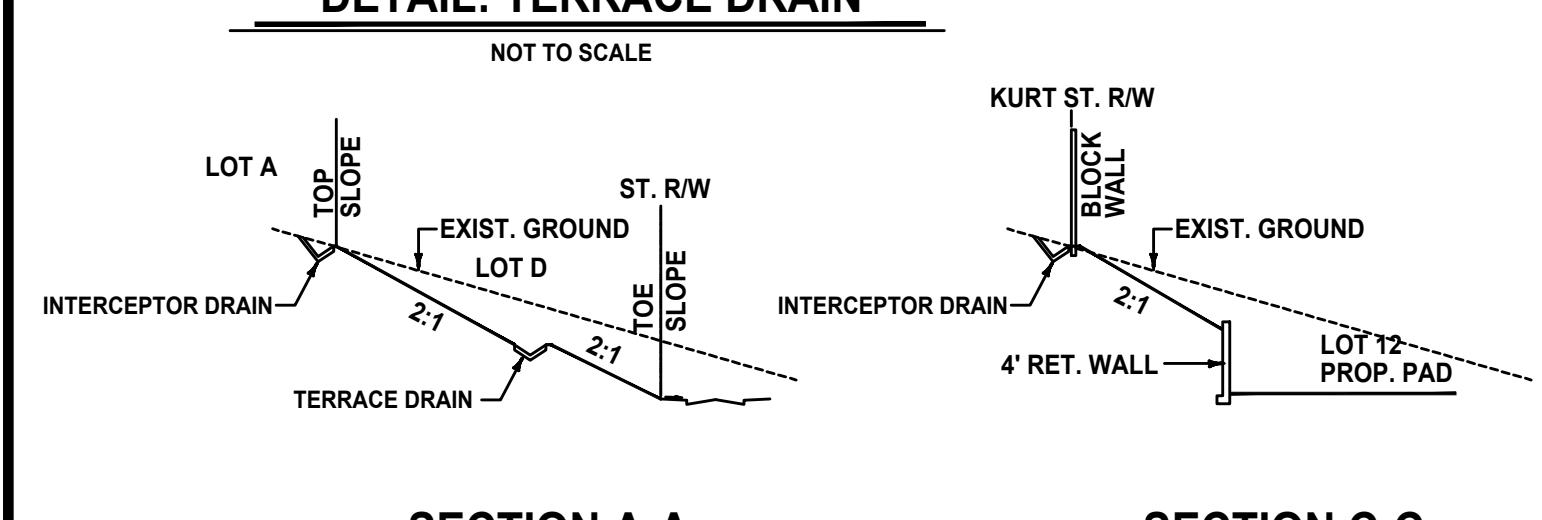
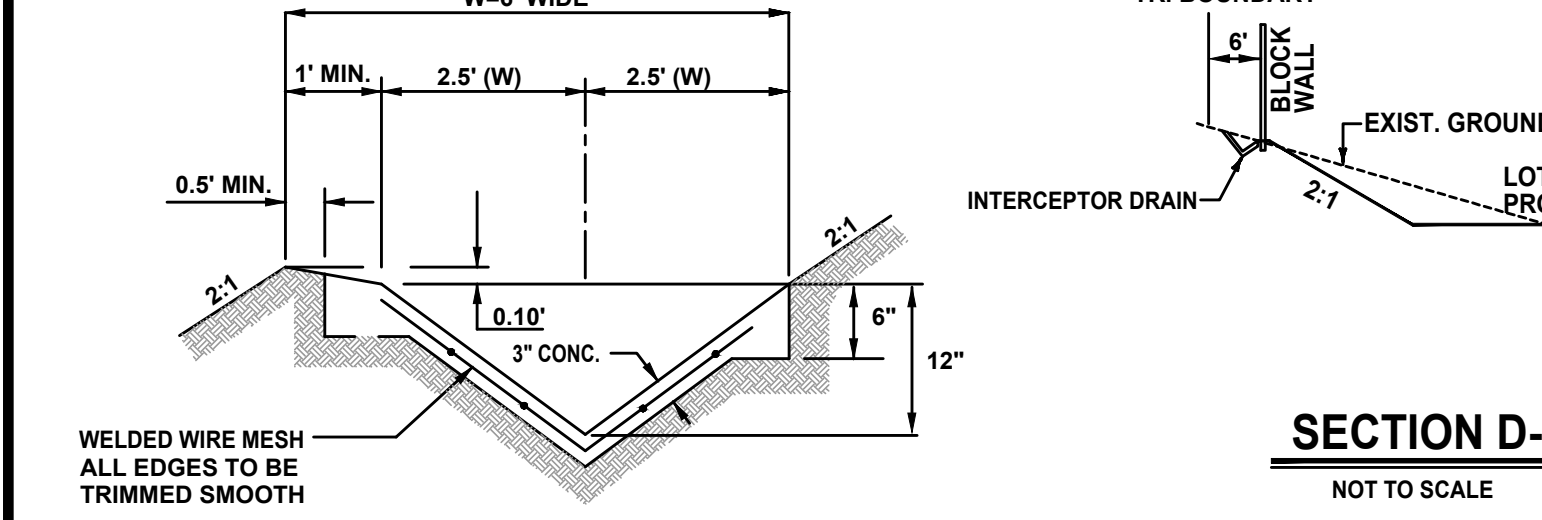
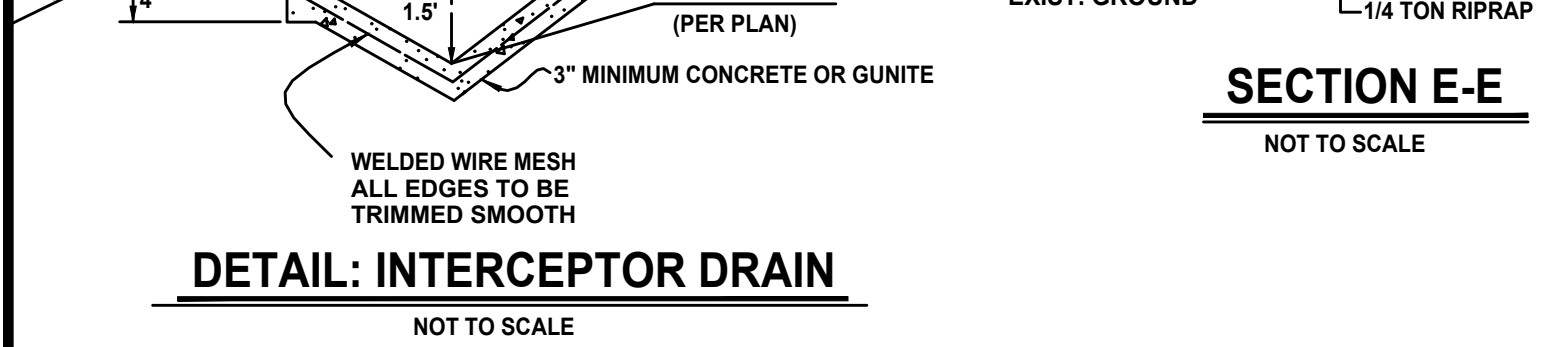
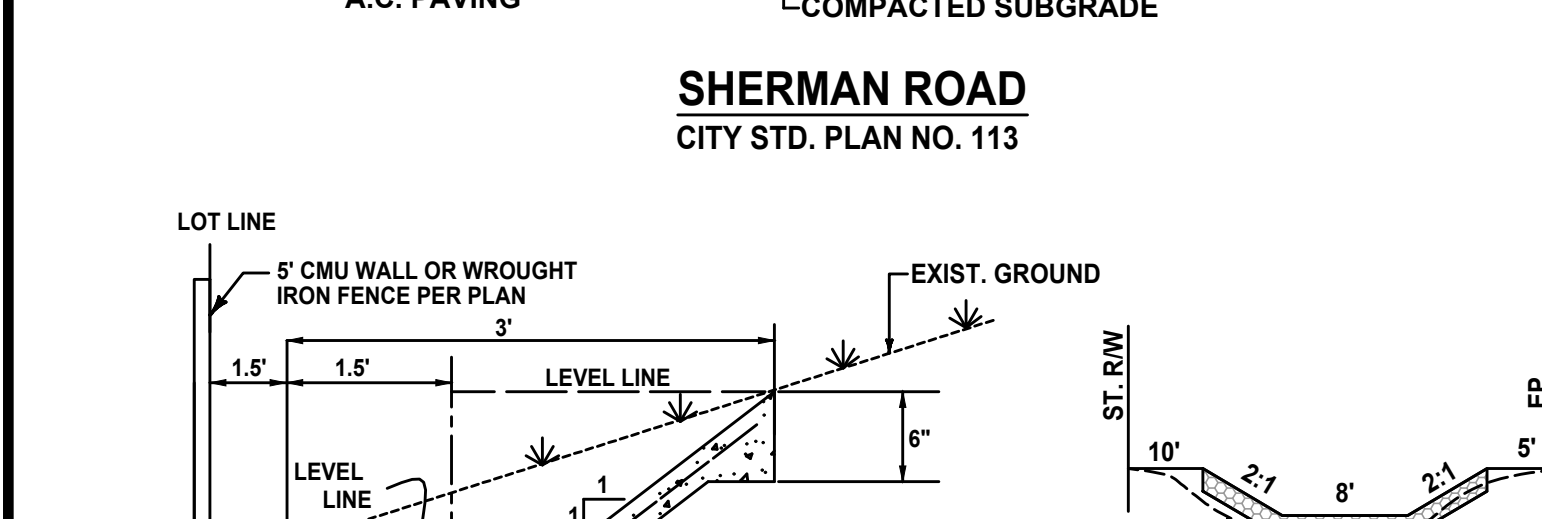
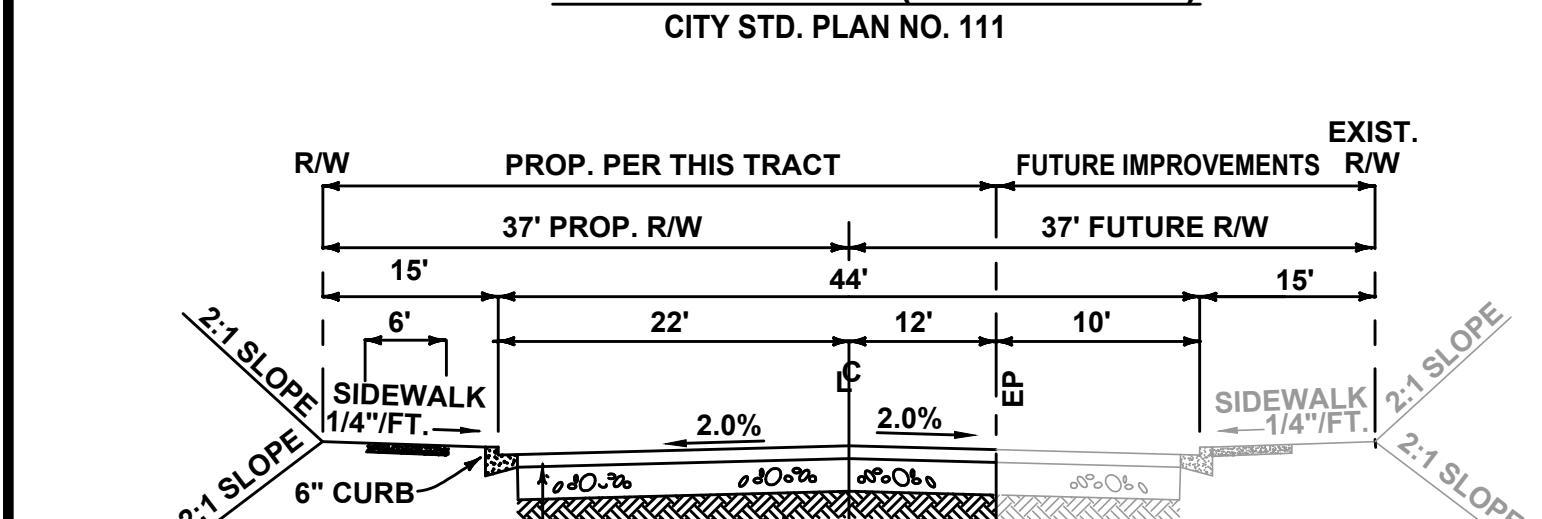
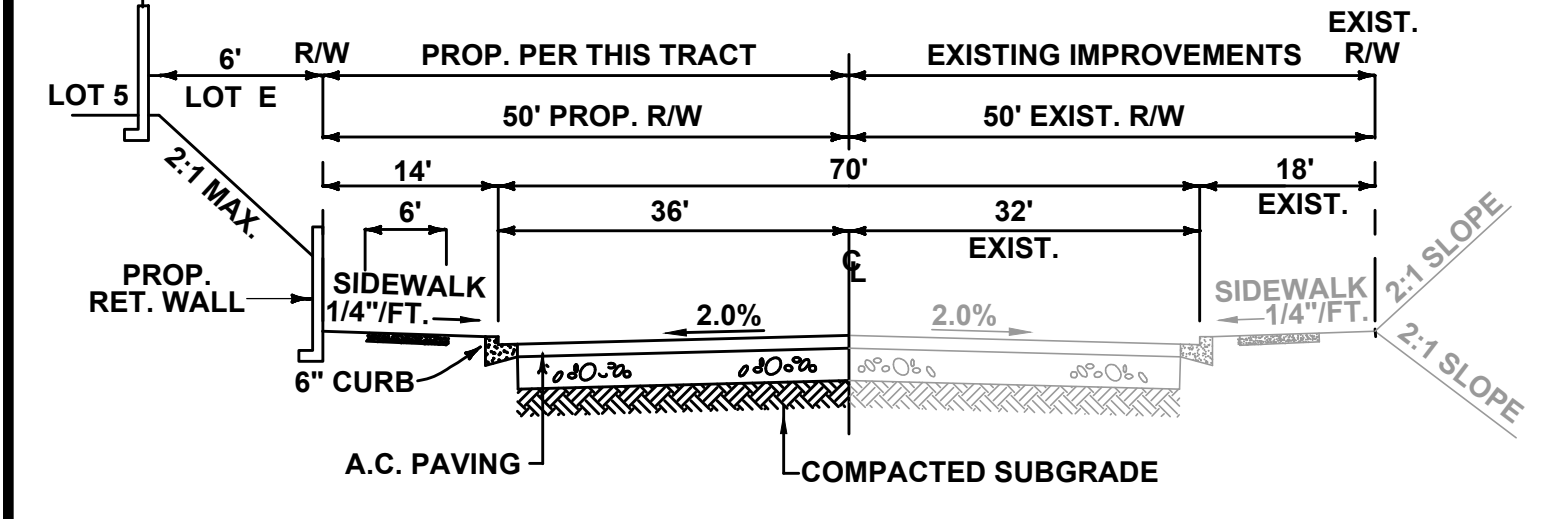
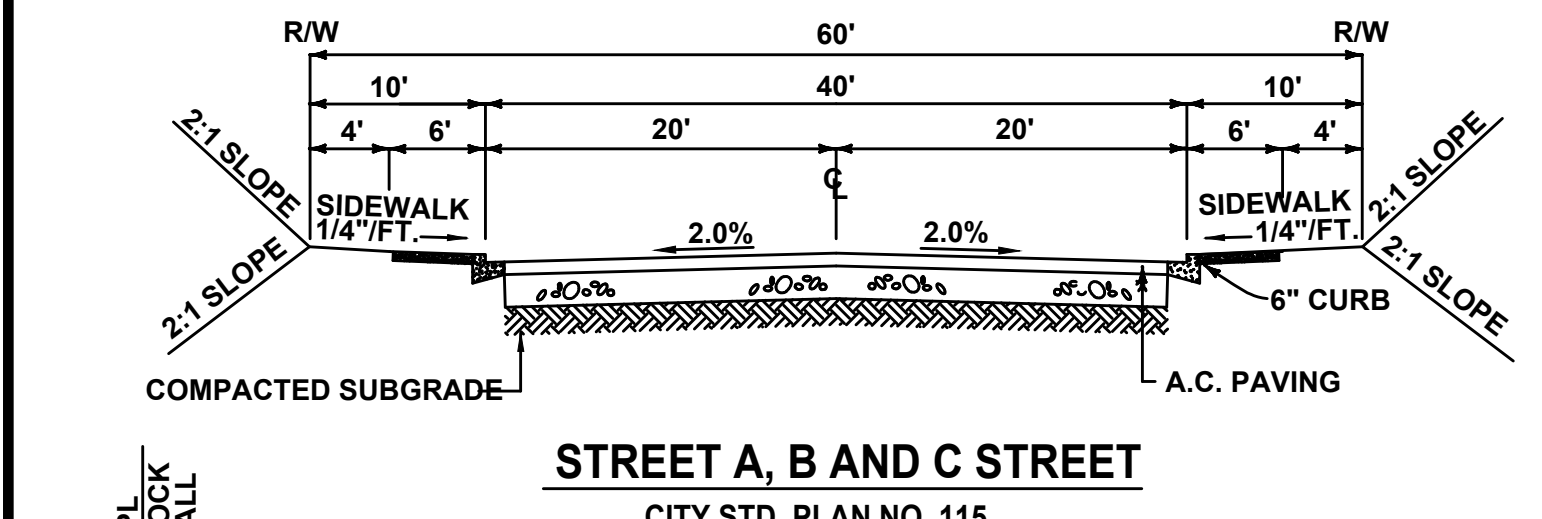
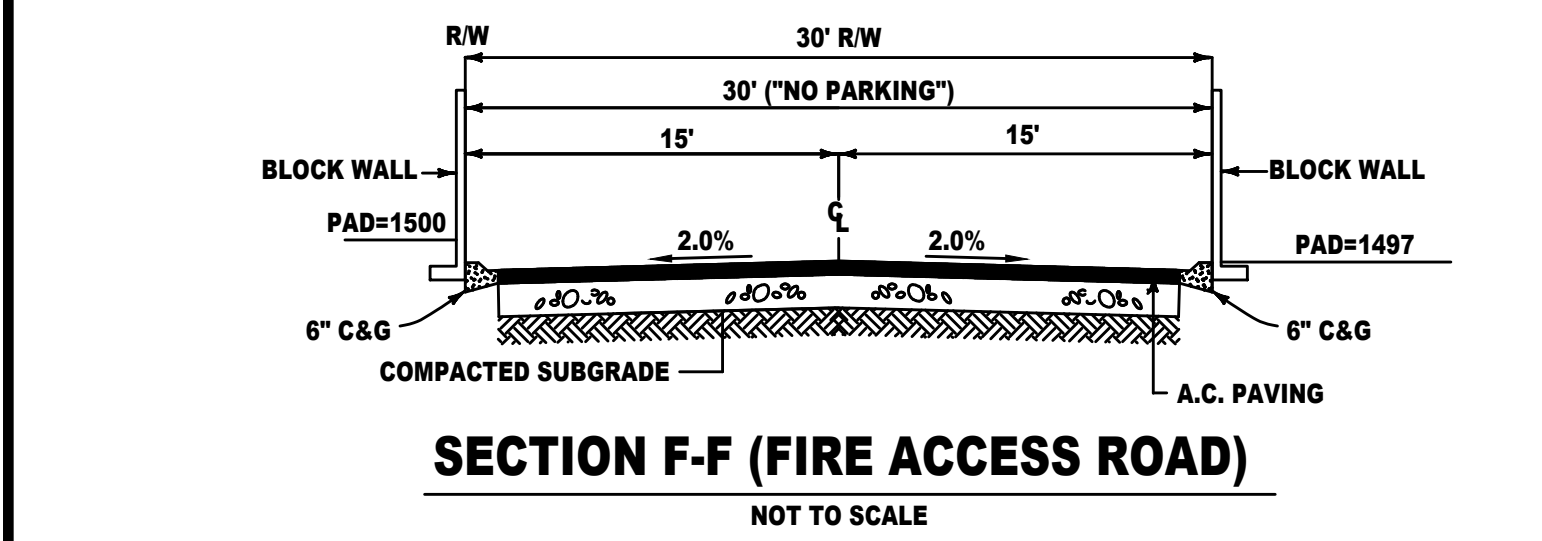
EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEE RECORDED MARCH 24, 1980 AS INSTRUMENT NO. 56084 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2 (APN: 360-350-005 4.80 AC.)
THE NORTHERLY 670.20 FT. OF THE EAST ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SEC. 15, TOWNSHIP 6 SOUTH RANGE 3 WEST SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE NORTHERLY 361.55 OF SAID NORTHERLY 670.20'. SAID NORTHERLY 361.55 FT. AND SAID NORTHERLY 670.20 FT. BEING TAKEN AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTHERLY LINE SAID NORTHWEST CORNER.

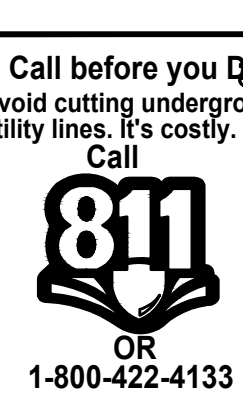
THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE AND WAIVER OF PARCEL MAP 1217 RECORDED APRIL 22, 1920, AS INSTRUMENT NO. 76387 OF OFFICIAL RECORDS.

SAID PARCELS ALSO SHOWN ON RECORD OF SURVEY FILED SEPTEMBER 17TH 1981, IN BOOK 67 OF RECORD OF SURVEYS, PAGE 100, IN THE OFFICE OF THE COUNTY RECORDER, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



BENCHMARK:

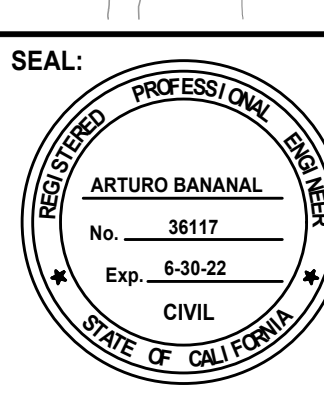
BRASS DISC IN THE TOP OF CONCRETE POST, 0.2 MILE SOUTH ON WASHINGTON AVE., FROM THE POST OFFICE IN MURRIETA, 2.4 MILES EAST ON LOS ALAMOS ROAD, 4.8 MILES NORTH ON HWY. 395, 0.1 MILE WEST ON SCOTT ROAD, 78' SOUTHWEST OF POWER POLE NO. 312099-S, 60' SOUTH OF SCOTT RD, 4' NORTHWEST OF THE NORTHEAST CORNER OF A PUMP HOUSE, 2' WEST OF MARKER POST.
STAMPED 600-20-68
ELEVATION: 1520.01' NAVD88.



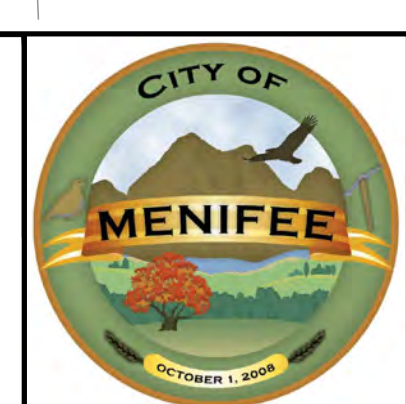
NO.	SHT.	REVISIONS DESCRIPTION	DATE	BY	APRD

PREPARED BY: **BM SAMILIN AND ASSOCIATES**
LAND DEVELOPMENT CONSULTANT
41635 ENTERPRISE CIR. NORTH, SUITE C, TEMECULA, CA. 92590
CONTACT: EDWIN SAMILIN (951-972-0450)

ARTURO BANANAL
R.C.E. No. 36117 EXP. DATE 06-30-22



APPLICANT / DEVELOPER:
MENIFEE 18 HOLDINGS, LLC
32823 TEMECULA PARKWAY
TEMECULA, CA. 92592
CONTACT: JORDAN BURSCH
509-954-6518



**CITY OF MENIFEE
PLANNING DEPARTMENT
TENTATIVE TRACT MAP NO. 37450
APN 360-350-004 AND 360-350-005
SITE PLAN AND CONCEPTUAL GRADING PLAN**

SHEET NO.
1 OF 1
PROJECT NO:

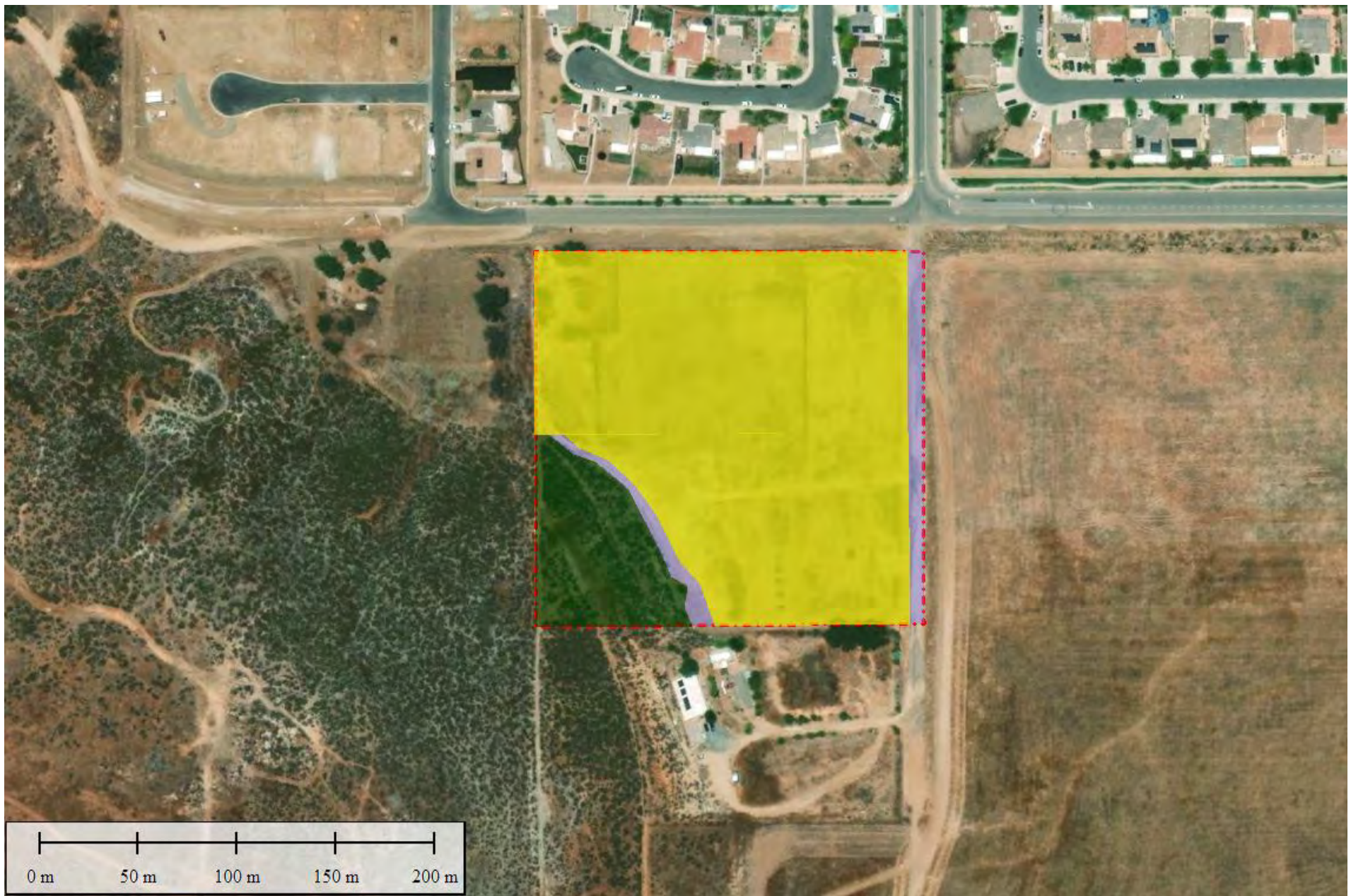


Figure 4

Habitat Map

APN 360-350-004 and 005

City of Menifee, County of Riverside, California

Legend



Project Site Boundary



Ruderal Habitat
(8.27 Acre)



Coastal Scrub Habitat
(1.40 Acre)



Disturbed
(0.60 Acre)



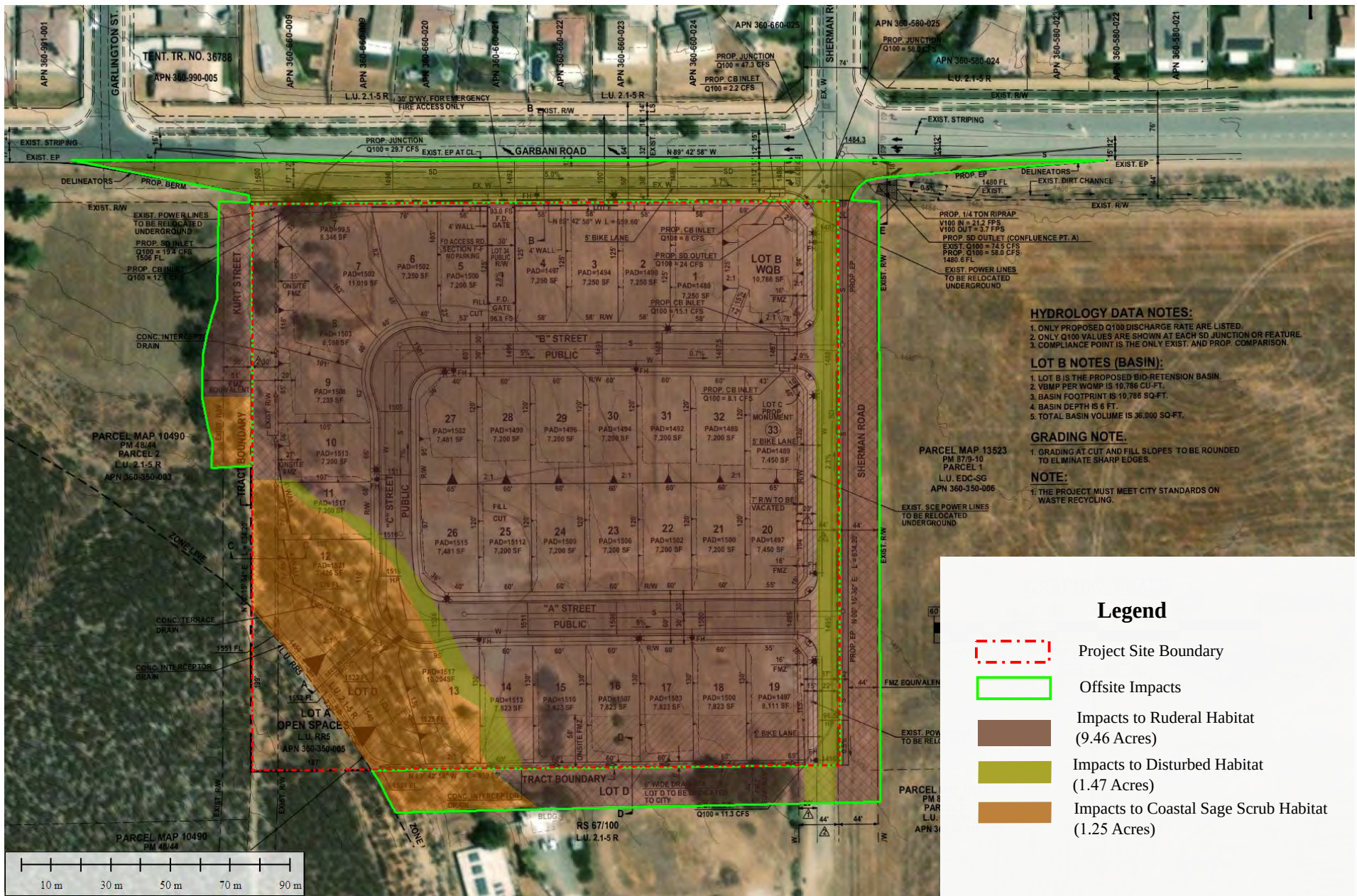


Figure 5
Impact Map
APN 360-350-004 and 005
City of Menifee, County of Riverside, California

Legend

- Project Site Boundary
- Offsite Impacts
- Impacts to Ruderal Habitat
(9.46 Acres)
- Impacts to Disturbed Habitat
(1.47 Acres)
- Impacts to Coastal Sage Scrub Habitat
(1.25 Acres)



Hernandez
Environmental
Services

APPENDIX A

Observed Species List

Plant List

Scientific Name	Common Name
<i>Amsinckia menziesii</i>	Menzies' fiddleneck
<i>Baccharis sarothroides</i>	Desert broom
<i>Citrus limon</i>	Citrus tree
<i>Croton setigerus</i>	Doveweed
<i>Cupressus</i> sp.	Cypress
<i>Eriogonum fasciculatum</i>	California buckwheat
<i>Heliotropium curassavicum</i>	Salt heliotrope
<i>Hirschfeldia incana</i>	Shortpod mustard
<i>Hordeum murinum</i>	Wall barley
<i>Nerium oleander</i>	Oleander
<i>Oncosiphon pilulifer</i>	Stinknet
<i>Schinus mole</i>	Peppertree
<i>Sisymbrium irio</i>	London rocket
<i>Washingtonia robusta</i>	Mexican fan palm

Wildlife List

Scientific Name

Common Name

Canis lupus familiaris

German Shepard

Charadrius vociferus

Killdeer

Euphagus cyanocephalus

Brewer's blackbird

Falco sparverius

American kestrel

Gallus gallus

Rooster

Haemorhous mexicanus

House finch

Mimus polyglottos

Northern mockingbird

Otospermophilus beecheyi

California ground squirrel

Sayornis saya

Say's phoebe

Sylvilagus sp.

Cottontail rabbit

Tyrannus vociferans

Cassin's kingbird

Zenaida macroura

Mourning dove

APPENDIX B

Special Status Plant Species

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Abronia villosa var. aurita	chaparral sand- verbena	Dicots	None	None	1B.1	Chaparral Coastal scrub Desert dunes	Chaparral, coastal scrub, desert dunes.	Sandy areas. - 60-1570 m.	No suitable habitat for this species is present on the project site. This species is not present.
Allium marvinii	Yucaipa onion	Monocots	None	None	1B.2	Chaparral	Chaparral.	In openings on clay soils. 850- 1070 m.	No suitable habitat for this species is present on the project site. This species is not present.
Allium munzii	Munz's onion	Monocots	Endangered	Threatened	1B.1	Chaparral Cismontane woodland Coastal scrub Pinon & juniper woodlands Valley & foothill grassland	Chaparral, coastal scrub, cismontane woodland, pinyon and juniper woodland, valley and foothill grassland.	Heavy clay soils; grows in grasslands and openings within shrublands or woodlands. 375-1040 m.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Almutaster pauciflorus	alkali marsh aster	Dicots	None	None	2B.2	Meadow & seep	Meadow and seeps.	Alkaline. 60-765 m.	No suitable habitat for this species is present on the project site. This species is not present.
Ambrosia pumila	San Diego ambrosia	Dicots	Endangered	None	1B.1	Chaparral Coastal scrub Valley & foothill grassland	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.	No suitable habitat for this species is present on the project site. This species is not present.
Arctostaphylos rainbowensis	Rainbow manzanita	Dicots	None	None	1B.1	Chaparral Ultramafic	Chaparral.	Usually found in gabbro chaparral. 100-870 m.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Astragalus pachypus var. jaegeri	Jaeger's milk-vetch	Dicots	None	None	1B.1	Chaparral Cismontane woodland Coastal scrub Valley & foothill grassland	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland.	Dry ridges and valleys and open sandy slopes; often in grassland and oak-chaparral. 365-1040 m.	Suitable habitat for this species is present on the project site. This species has the potential to be present.
Atriplex coronata var. notatior	San Jacinto Valley crownscale	Dicots	Endangered	None	1B.1	Alkali playa Valley & foothill grassland Vernal pool Wetland	Playas, valley and foothill grassland, vernal pools.	Alkaline areas in the San Jacinto River Valley. 35-460 m.	No suitable habitat for this species is present on the project site. This species is not present.
Atriplex parishii	Parish's brittlescale	Dicots	None	None	1B.1	Alkali playa Chenopod scrub Meadow & seep Vernal pool Wetland	Vernal pools, chenopod scrub, playas.	Usually on drying alkali flats with fine soils. 4-1420 m.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Atriplex serenana var. davidsonii	Davidson's saltscale	Dicots	None	None	1B.2	Coastal bluff scrub Coastal scrub	Coastal bluff scrub, coastal scrub.	Alkaline soil. 0-480 m.	No suitable habitat for this species is present on the project site. This species is not present.
Ayenia compacta	California ayenia	Dicots	None	None	2B.3	Desert wash Mojavean desert scrub Sonoran desert scrub	Mojavean desert scrub, Sonoran desert scrub.	Sandy and gravelly washes in the desert; dry desert canyons. 60-1830 m.	No suitable habitat for this species is present on the project site. This species is not present.
Brodiaea filifolia	thread-leaved brodiaea	Monocots	Threatened	Endangered	1B.1	Chaparral Cismontane woodland Coastal scrub Valley & foothill grassland Vernal pool Wetland	Chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, vernal pools.	Usually associated with annual grassland and vernal pools; often surrounded by shrubland habitats. Occurs in openings on clay soils. 15-1030 m.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
<i>Brodiaea santarosae</i>	Santa Rosa Basalt brodiaea	Monocots	None	None	1B.2	Valley & foothill grassland	Valley and foothill grassland.	Santa Rosa Basalt. 585-1045 m.	No suitable habitat for this species is present on the project site. This species is not present.
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	Monocots	None	None	4.2	Chaparral Cismontane woodland Coastal scrub Lower montane coniferous forest Valley & foothill grassland	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.	No suitable habitat for this species is present on the project site. This species is not present.
<i>Calochortus weedii</i> var. <i>intermedius</i>	intermediate mariposa-lily	Monocots	None	None	1B.2	Chaparral Coastal scrub Valley & foothill grassland	Coastal scrub, chaparral, valley and foothill grassland.	Dry, rocky calcareous slopes and rock outcrops. 60-1575 m.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Caulanthus simulans	Payson's jewelflower	Dicots	None	None	4.2	Chaparral Coastal scrub	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.	No suitable habitat for this species is present on the project site. This species is not present.
Centromadia pungens ssp. laevis	smooth tarplant	Dicots	None	None	1B.1	Alkali playa Chenopod scrub Meadow & seep Riparian woodland Valley & foothill grassland Wetland	Valley and foothill grassland, chenopod scrub, meadows and seeps, playas, riparian woodland.	Alkali meadow, alkali scrub; also in disturbed places. 5-1170 m.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Chorizanthe parryi var. parryi	Parry's spineflower	Dicots	None	None	1B.1	Chaparral Cismontane woodland Coastal scrub Valley & foothill grassland	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.	Suitable habitat for this species is present on the project site. This species has the potential to be present.
Chorizanthe polygonoides var. longispina	long-spined spineflower	Dicots	None	None	1B.2	Chaparral Coastal scrub Meadow & seep Ultramafic Valley & foothill grassland Vernal pool	Chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, vernal pools.	Gabbroic clay. 30-1630 m.	No suitable habitat for this species is present on the project site. This species is not present.
Clinopodium chandleri	San Miguel savory	Dicots	None	None	1B.2	Chaparral Cismontane woodland Coastal scrub Riparian woodland Ultramafic Valley & foothill grassland	Chaparral, cismontane woodland, coastal scrub, riparian woodland, valley and foothill grassland.	Rocky, gabbroic or metavolcanic substrate. 120-975 m.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Cryptantha wigginsii	Wiggins' cryptantha	Dicots	None	None	1B.2	Coastal scrub	Coastal scrub.	Often on clay soils. 45-110 m.	No suitable habitat for this species is present on the project site. This species is not present.
Dodecahema leptoceras	slender-horned spineflower	Dicots	Endangered	Endangered	1B.1	Chaparral Cismontane woodland Coastal scrub	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.	No suitable habitat for this species is present on the project site. This species is not present.
Dudleya multicaulis	many-stemmed dudleya	Dicots	None	None	1B.2	Chaparral Coastal scrub Valley & foothill grassland	Chaparral, coastal scrub, valley and foothill grassland.	In heavy, often clayey soils or grassy slopes. 1-910 m.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
<i>Eryngium aristulatum</i> var. <i>parishii</i>	San Diego button-celery	Dicots	Endangered	Endangered	1B.1	Coastal scrub Valley & foothill grassland Vernal pool Wetland	Vernal pools, coastal scrub, valley and foothill grassland.	San Diego mesa hardpan and claypan vernal pools and southern interior basalt flow vernal pools; usually surrounded by scrub. 15-880 m.	No suitable habitat for this species is present on the project site. This species is not present.
<i>Geothallus tuberosus</i>	Campbell's liverwort	Bryophytes	None	None	1B.1	Coastal scrub Vernal pool Wetland	Coastal scrub, vernal pools.	Liverwort known from mesic soil. 60-610 m.	No suitable habitat for this species is present on the project site. This species is not present.
<i>Harpagonella palmeri</i>	Palmer's grapplinghook	Dicots	None	None	4.2	Chaparral Coastal scrub Valley & foothill grassland	Chaparral, coastal scrub, valley and foothill grassland.	Clay soils; open grassy areas within shrubland. 20-955 m.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Hesperocypariss forbesii	Tecate cypress	Gymnosperms	None	None	1B.1	Chaparral Closed-cone coniferous forest	Closed-cone coniferous forest, chaparral.	Primarily on north-facing slopes; groves often associated with chaparral. On clay or gabbro. 60-1650 m.	No suitable habitat for this species is present on the project site. This species is not present.
Juncus luciensis	Santa Lucia dwarf rush	Monocots	None	None	1B.2	Chaparral Great Basin scrub Lower montane coniferous forest Meadow & seep Vernal pool Wetland	Vernal pools, meadows and seeps, lower montane coniferous forest, chaparral, Great Basin scrub.	Vernal pools, ephemeral drainages, wet meadow habitats and streamsides. 280-2035 m.	No suitable habitat for this species is present on the project site. This species is not present.
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Dicots	None	None	1B.1	Alkali playa Marsh & swamp Salt marsh Vernal pool Wetland	Coastal salt marshes, playas, vernal pools.	Usually found on alkaline soils in playas, sinks, and grasslands. 1-1375 m.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	Dicots	None	None	4.3	Chaparral Coastal scrub	Chaparral, coastal scrub.	Dry soils, shrubland. 4-1435 m.	No suitable habitat for this species is present on the project site. This species is not present.
Lilium parryi	lemon lily	Monocots	None	None	1B.2	Lower montane coniferous forest Meadow & seep Riparian forest Upper montane coniferous forest Wetland	Lower montane coniferous forest, meadows and seeps, riparian forest, upper montane coniferous forest.	Wet, mountainous terrain; generally in forested areas; on shady edges of streams, in open boggy meadows and seeps. 625-2930 m.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
<i>Limnanthes alba</i> ssp. <i>parishii</i>	Parish's meadowfoam	Dicots	None	Endangered	1B.2	Lower montane coniferous forest Meadow & seep Vernal pool Wetland	Lower montane coniferous forest, meadows and seeps, vernal pools.	Vernally moist areas and temporary seeps of highland meadows and plateaus; often bordering lakes and streams. 605-1805 m.	No suitable habitat for this species is present on the project site. This species is not present.
<i>Monardella hypoleuca</i> ssp. <i>intermedia</i>	intermediate monardella	Dicots	None	None	1B.3	Chaparral Cismontane woodland Lower montane coniferous forest	Chaparral, cismontane woodland, lower montane coniferous forest (sometimes).	Often in steep, brushy areas. 195-1675 m.	No suitable habitat for this species is present on the project site. This species is not present.
<i>Myosurus minimus</i> ssp. <i>apus</i>	little mousetail	Dicots	None	None	3.1	Valley & foothill grassland Vernal pool Wetland	Vernal pools, valley and foothill grassland.	Alkaline soils. 20-640 m.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Nama stenocarpa	mud nama	Dicots	None	None	2B.2	Marsh & swamp Wetland	Marshes and swamps.	Lake shores, river banks, intermittently wet areas. 15-815 m.	No suitable habitat for this species is present on the project site. This species is not present.
Navarretia fossalis	spreading navarretia	Dicots	Threatened	None	1B.1	Alkali playa Chenopod scrub Marsh & swamp Vernal pool Wetland	Vernal pools, chenopod scrub, marshes and swamps, playas.	San Diego hardpan and San Diego claypan vernal pools; in swales and vernal pools, often surrounded by other habitat types. 15-850 m.	No suitable habitat for this species is present on the project site. This species is not present.
Navarretia prostrata	prostrate vernal pool navarretia	Dicots	None	None	1B.2	Coastal scrub Meadow & seep Valley & foothill grassland Vernal pool Wetland	Coastal scrub, valley and foothill grassland, vernal pools, meadows and seeps.	Alkaline soils in grassland, or in vernal pools. Mesic, alkaline sites. 3-1235 m.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Orcuttia californica	California Orcutt grass	Monocots	Endangered	Endangered	1B.1	Vernal pool Wetland	Vernal pools.	10-660 m.	No suitable habitat for this species is present on the project site. This species is not present.
Pseudognaphalium leucocephalum	white rabbit-tobacco	Dicots	None	None	2B.2	Chaparral Cismontane woodland Coastal scrub Riparian woodland	Riparian woodland, cismontane woodland, coastal scrub, chaparral.	Sandy, gravelly sites. 35-515 m.	No suitable habitat for this species is present on the project site. This species is not present.
Scutellaria bolanderi ssp. austromontana	southern mountains skullcap	Dicots	None	None	1B.2	Chaparral Cismontane woodland Lower montane coniferous forest	Chaparral, cismontane woodland, lower montane coniferous forest.	In gravelly soils on streambanks or in mesic sites in oak or pine woodland. 425-2000 m.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Sibaropsis hammittii	Hammitt's clay-cress	Dicots	None	None	1B.2	Chaparral Valley & foothill grassland	Valley and foothill grassland, chaparral.	Mesic microsites in open areas on clay soils in Stipa grassland. Often surrounded by Adenostoma chaparral. 715-1040 m.	No suitable habitat for this species is present on the project site. This species is not present.
Sidalcea neomexicana	salt spring checkerbloom	Dicots	None	None	2B.2	Alkali playa Chaparral Coastal scrub Lower montane coniferous forest Mojavean desert scrub Wetland	Playas, chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub.	Alkali springs and marshes. 32380 m.	No suitable habitat for this species is present on the project site. This species is not present.
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Riparian	None	None		Riparian forest			Not present.
Southern Cottonwood Willow Riparian Forest	Southern Cottonwood Willow Riparian Forest	Riparian	None	None		Riparian forest			Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Southern Interior Basalt Flow Vernal Pool	Southern Interior Basalt Flow Vernal Pool	Herbaceous	None	None		Vernal pool Wetland			Not present.
Southern Riparian Scrub	Southern Riparian Scrub	Riparian	None	None		Riparian scrub			Not present.
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Riparian	None	None		Riparian woodland			Not present.
Sphaerocarpos drewiae	bottle liverwort	Bryophytes	None	None	1B.1	Chaparral Coastal scrub	Chaparral, coastal scrub.	Liverwort in openings; on soil. 60-585 m.	Suitable habitat for this species is present on the project site. This species has the potential to be present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Symphotrichum defoliatum	San Bernardino aster	Dicots	None	None	1B.2	Cismontane woodland Coastal scrub Lower montane coniferous forest Marsh & swamp Meadow & seep Valley & foothill grassland	Meadows and seeps, cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, valley and foothill grassland.	Vernally mesic grassland or near ditches, streams and springs; disturbed areas. 3-2045 m.	No suitable habitat for this species is present on the project site. This species is not present.
Texosporium sancti-jacobi	woven-spored lichen	Lichens	None	None	3	Chaparral	Chaparral.	Open sites; in California with Adenostoma fasciculatum, Eriogonum, Selaginella. Found on soil, small mammal pellets, dead twigs, and on Selaginella. 60-870 m.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Tortula californica	California screw moss	Bryophytes	None	None	1B.2	Chenopod scrub Valley & foothill grassland	Chenopod scrub, valley and foothill grassland.	Moss growing on sandy soil. 45-750 m.	No suitable habitat for this species is present on the project site. This species is not present.
Trichocoronis wrightii var. wrightii	Wright's trichocoronis	Dicots	None	None	2B.1	Marsh & swamp Meadow & seep Riparian forest Vernal pool Wetland	Marshes and swamps, riparian forest, meadows and seeps, vernal pools.	Mud flats of vernal lakes, drying river beds, alkali meadows. 5-435 m.	No suitable habitat for this species is present on the project site. This species is not present.
Valley Needlegrass Grassland	Valley Needlegrass Grassland	Herbaceous	None	None		Valley & foothill grassland			Not present.

Special Status Wildlife Species

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Accipiter cooperii	Cooper's hawk	Birds	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern	Cismontane woodland Riparian forest Riparian woodland Upper montane coniferous forest	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.	No suitable habitat for this species is present on the project site. This species is not present.
Agelaius tricolor	tricolored blackbird	Birds	None	Threatened	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_EN-Endangered NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	Freshwater marsh Marsh & swamp Swamp Wetland	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	Birds	None	None	CDFW_WL-Watch List	Chaparral Coastal scrub	Resident in Southern California coastal sage scrub and sparse mixed chaparral.	Frequents relatively steep, often rocky hillsides with grass and forb patches.	No suitable habitat for this species is present on the project site. This species is not present.
Anaxyrus californicus	arroyo toad	Amphibians	Endangered	None	CDFW_SSC-Species of Special Concern IUCN_EN-Endangered	Desert wash Riparian scrub Riparian woodland South coast flowing waters South coast standing waters	Semi-arid regions near washes or intermittent streams, including valley-foothill and desert riparian, desert wash, etc.	Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Anniella stebbinsi	Southern California legless lizard	Reptiles	None	None	CDFW_SSC-Species of Special Concern USFS_S-Sensitive	Broadleaved upland forest Chaparral Coastal dunes Coastal scrub	Generally south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County.	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Aquila chrysaetos	golden eagle	Birds	None	None	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected CDFW_WL-Watch List IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Broadleaved upland forest Cismontane woodland Coastal prairie Great Basin grassland Great Basin scrub Lower montane coniferous forest Pinon & juniper woodlands Upper montane coniferous forest Valley & foothill grassland	Rolling foothills, mountain areas, sage-juniper flats, and desert.	Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Arizona elegans occidentalis	California glossy snake	Reptiles	None	None	CDFW_SSC- 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.	No suitable habitat for this species is present on the project site. This species is not present.
Artemisiospiza belli belli	Bell's sage sparrow	Birds	None	None	CDFW_WL- Watch List USFWS_BCC- Birds of Conservation Concern	Chaparral Coastal scrub	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.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Asio otus	long-eared owl	Birds	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Cismontane woodland Great Basin scrub Riparian forest Riparian woodland Upper montane coniferous forest	Riparian bottomlands grown to tall willows and cottonwoods; also, belts of live oak paralleling stream courses.	Require adjacent open land, productive of mice and the presence of old nests of crows, hawks, or magpies for breeding.	No suitable habitat for this species is present on the project site. This species is not present.
Aspidoscelis hyperythra	orange-throated whiptail	Reptiles	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern USFS_S-Sensitive	Chaparral Cismontane woodland Coastal scrub	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.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Aspidoscelis tigris stejnegeri	coastal whiptail	Reptiles	None	None	CDFW_SSC-Species of Special Concern		Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland and riparian areas.	Ground may be firm soil, sandy, or rocky.	No suitable habitat for this species is present on the project site. This species is not present.
Athene cunicularia	burrowing owl	Birds	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Coastal prairie Coastal scrub Great Basin grassland Great Basin scrub Mojavean desert scrub Sonoran desert scrub Valley & foothill grassland	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.	Suitable habitat for this species is present on the project site. HES biologic completed focused BUOW surveys which found no BUOW or BUOW evidence on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Bombus crotchii	Crotch bumble bee	Insects	None	None			Coastal California east to the Sierra-Cascade crest and south into Mexico.	Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	No suitable habitat for this species is present on the project site. This species is not present.
Branchinecta lynchi	vernal pool fairy shrimp	Crustaceans	Threatened	None	IUCN_VU-Vulnerable	Valley & foothill grassland Vernal pool Wetland	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.	No suitable habitat for this species is present on the project site. This species is not present.
Branchinecta sandiegonensis	San Diego fairy shrimp	Crustaceans	Endangered	None	IUCN_EN-Endangered	Chaparral Coastal scrub Vernal pool Wetland	Endemic to San Diego and Orange County mesas.	Vernal pools.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Buteo regalis	ferruginous hawk	Birds	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Great Basin grassland Great Basin scrub Pinon & juniper woodlands Valley & foothill grassland	Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats.	Eats mostly lagomorphs, ground squirrels, and mice. Population trends may follow lagomorph population cycles.	No suitable habitat for this species is present on the project site. This species is not present.
Buteo swainsoni	Swainson's hawk	Birds	None	Threatened	BLM_S-Sensitive IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Great Basin grassland Riparian forest Riparian woodland Valley & foothill grassland	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees.	Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Campylorhynchus brunneicapillus sandiegensis	coastal cactus wren	Birds	None	None	CDFW_SSC-Species of Special Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	Coastal scrub	Southern California coastal sage scrub.	Wrens require tall opuntia cactus for nesting and roosting.	No suitable habitat for this species is present on the project site. This species is not present.
Chaetodipus californicus femoralis	Dulzura pocket mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	Chaparral Coastal scrub Valley & foothill grassland	Variety of habitats including coastal scrub, chaparral and grassland in San Diego County.	Attracted to grass-chaparral edges.	No suitable habitat for this species is present on the project site. This species is not present.
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	Chaparral Coastal scrub	Coastal scrub, chaparral, grasslands, sagebrush, etc. in western San Diego County.	Sandy, herbaceous areas, usually in association with rocks or coarse gravel.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Charadrius nivosus nivosus	western snowy plover	Birds	Threatened	None	CDFW_SSC-Species of Special Concern NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	Great Basin standing waters Sand shore Wetland	Sandy beaches, salt pond levees and shores of large alkali lakes.	Needs sandy, gravelly or friable soils for nesting.	No suitable habitat for this species is present on the project site. This species is not present.
Cicindela senilis frosti	senile tiger beetle	Insects	None	None		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.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Circus hudsonius	northern harrier	Birds	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Coastal scrub Great Basin grassland Marsh & swamp Riparian scrub Valley & foothill grassland Wetland	Coastal salt and freshwater marsh. Nest and forage in grasslands, from salt grass in desert sink to mountain cienagas.	Nests on ground in shrubby vegetation, usually at marsh edge; nest built of a large mound of sticks in wet areas.	No suitable habitat for this species is present on the project site. This species is not present.
Coleonyx variegatus abbotti	San Diego banded gecko	Reptiles	None	None	CDFW_SSC-Species of Special Concern	Chaparral Coastal scrub	Coastal and cismontane Southern California.	Found in granite or rocky outcrops in coastal scrub and chaparral habitats.	No suitable habitat for this species is present on the project site. This species is not present.
Crotalus ruber	red-diamond rattlesnake	Reptiles	None	None	CDFW_SSC-Species of Special Concern USFS_S-Sensitive	Chaparral Mojavean desert scrub Sonoran desert scrub	Chaparral, woodland, grassland, and 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.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Diadophis punctatus modestus	San Bernardino ringneck snake	Reptiles	None	None	USFS_S-Sensitive		Most common in open, relatively rocky areas. Often in somewhat moist microhabitats near intermittent streams.	Avoids moving through open or barren areas by restricting movements to areas of surface litter or herbaceous veg.	No suitable habitat for this species is present on the project site. This species is not present.
Dipodomys merriami parvus	San Bernardino kangaroo rat	Mammals	Endangered	Candidate Endangered	CDFW_SSC-Species of Special Concern	Coastal scrub	Alluvial scrub vegetation on sandy loam substrates characteristic of alluvial fans and flood plains.	Needs early to intermediate seral stages.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Dipodomys stephensi	Stephens' kangaroo rat	Mammals	Endangered	Threatened	IUCN_EN-Endangered	Coastal scrub Valley & foothill grassland	Primarily annual and perennial grasslands, but also occurs in coastal scrub and sagebrush with sparse canopy cover.	Prefers buckwheat, chamise, brome grass and filaree. Will burrow into firm soil.	Suitable habitat for this species is present on the project site. This species has the potential to be present.
Elanus leucurus	white-tailed kite	Birds	None	None	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern	Cismontane woodland Marsh & swamp Riparian woodland Valley & foothill grassland Wetland	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland.	Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Emys marmorata	western pond turtle	Reptiles	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	Aquatic Artificial flowing waters Klamath/North coast flowing waters Klamath/North coast standing waters Marsh & swamp Sacramento/San Joaquin flowing waters Sacramento/San Joaquin standing waters South coast flowing waters South coast standing waters Wetland	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Eremophila alpestris actia	California horned lark	Birds	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern	Marine intertidal & splash zone communities Meadow & seep	Coastal regions, chiefly from Sonoma County to San Diego County. Also main part of San Joaquin Valley and east to foothills.	Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	No suitable habitat for this species is present on the project site. This species is not present.
Eumops perotis californicus	western mastiff bat	Mammals	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern WBWG_H-High Priority	Chaparral Cismontane woodland Coastal scrub Valley & foothill grassland	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc.	Roosts in crevices in cliff faces, high buildings, trees and tunnels.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Euphydryas editha quino	quino checkerspot butterfly	Insects	Endangered	None		Chaparral Coastal scrub	Sunny openings within chaparral and coastal sage shrublands in parts of Riverside and San Diego counties.	Hills and mesas near the coast. Need high densities of food plants Plantago erecta, P. insularis, and Orthocarpus purpureus.	Suitable habitat for this species is present on the project site. This species has the potential to be present.
Gila orcuttii	arroyo chub	Fish	None	None	AFS_VU-Vulnerable CDFW_SSC-Species of Special Concern USFS_S-Sensitive	Aquatic South coast flowing waters	Native to streams from Malibu Creek to San Luis Rey River basin. Introduced into streams in Santa Clara, Ventura, Santa Ynez, Mojave and San Diego river basins.	Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Haliaeetus leucocephalus	bald eagle	Birds	Delisted	Endangered	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	Lower montane coniferous forest Oldgrowth	Ocean shore, lake margins, and rivers for both nesting and wintering. Most nests within 1 mile of water.	Nests in large, old-growth, or dominant live tree with open branches, especially ponderosa pine. Roosts communally in winter.	No suitable habitat for this species is present on the project site. This species is not present.
Icteria virens	yellow-breasted chat	Birds	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Riparian forest Riparian scrub Riparian woodland	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.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Lanius ludovicianus	loggerhead shrike	Birds	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Broadleaved upland forest Desert wash Joshua tree woodland Mojavean desert scrub Pinon & juniper woodlands Riparian woodland Sonoran desert scrub	Broken woodlands, savannah, pinyon-juniper, Joshua tree, and riparian woodlands, desert oases, scrub and washes.	Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	No suitable habitat for this species is present on the project site. This species is not present.
Lasiurus xanthinus	western yellow bat	Mammals	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern WBWG_H-High Priority	Desert wash	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats.	Roosts in trees, particularly palms. Forages over water and among trees.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Lepus californicus bennettii	San Diego black-tailed jackrabbit	Mammals	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub	Intermediate canopy stages of shrub habitats and open shrub / herbaceous and tree / herbaceous edges.	Coastal sage scrub habitats in Southern California.	No suitable habitat for this species is present on the project site. This species is not present.
Linderiella occidentalis	California linderiella	Crustaceans	None	None	IUCN_NT-Near Threatened	Vernal pool	Seasonal pools in unplowed grasslands with old alluvial soils underlain by hardpan or in sandstone depressions.	Water in the pools has very low alkalinity, conductivity, and total dissolved solids.	No suitable habitat for this species is present on the project site. This species is not present.
Linderiella santarosae	Santa Rosa Plateau fairy shrimp	Crustaceans	None	None		Vernal pool	Found only in the vernal pools on Santa Rosa Plateau in Riverside County.	Southern basalt flow vernal pools.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Neolarra alba	white cuckoo bee	Insects	None	None			Known only from localities in Southern California.	Cleptoparasitic in the nests of perdita bees.	No suitable habitat for this species is present on the project site. This species is not present.
Neotoma lepida intermedia	San Diego desert woodrat	Mammals	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub	Coastal scrub of Southern California from San Diego County to San Luis Obispo County.	Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes.	No suitable habitat for this species is present on the project site. This species is not present.
Nyctinomops femorosaccus	pocketed free-tailed bat	Mammals	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern WBWG_M-Medium Priority	Joshua tree woodland Pinon & juniper woodlands Riparian scrub Sonoran desert scrub	Variety of arid areas in Southern California; pine-juniper woodlands, desert scrub, palm oasis, desert wash, desert riparian, etc.	Rocky areas with high cliffs.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Onychomys torridus ramona	southern grasshopper mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	Chenopod scrub	Desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover.	Feeds almost exclusively on arthropods, especially scorpions and orthopteran insects.	No suitable habitat for this species is present on the project site. This species is not present.
Perognathus longimembris brevinasus	Los Angeles pocket mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub	Lower elevation grasslands and coastal sage communities in and around the Los Angeles Basin.	Open ground with fine, sandy soils. May not dig extensive burrows, hiding under weeds and dead leaves instead.	No suitable habitat for this species is present on the project site. This species is not present.
Perognathus longimembris internationalis	Jacumba pocket mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub Desert wash Sonoran desert scrub	Desert riparian, desert scrub, desert wash, coastal scrub and sagebrush.	Rarely found on rocky sites; uses all canopy coverages.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Phrynosoma blainvillii	coast horned lizard	Reptiles	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Chaparral Cismontane woodland Coastal bluff scrub Coastal scrub Desert wash Pinon & juniper woodlands Riparian scrub Riparian woodland Valley & foothill grassland	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.	No suitable habitat for this species is present on the project site. This species is not present.
Plegadis chihi	white-faced ibis	Birds	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern	Marsh & swamp Wetland	Shallow freshwater marsh.	Dense tule thickets for nesting, interspersed with areas of shallow water for foraging.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Polioptila californica californica	coastal California gnatcatcher	Birds	Threatened	None	CDFW_SSC- Species of Special Concern NABCI_YWL- Yellow Watch List	Coastal bluff scrub Coastal scrub	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.	Suitable habitat for this species is present on the project site. This species has the potential to be present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Rana draytonii	California red-legged frog	Amphibians	Threatened	None	CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable	Aquatic Artificial flowing waters Artificial standing waters Freshwater marsh Marsh & swamp Riparian forest Riparian scrub Riparian woodland Sacramento/San Joaquin flowing waters Sacramento/San Joaquin standing waters South coast flowing waters South coast standing waters Wetland	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Salvadora hexalepis virgultea	coast patch-nosed snake	Reptiles	None	None	CDFW_SSC- Species of Special Concern	Coastal scrub	Brushy or shrubby vegetation in coastal Southern California.	Require small mammal burrows for refuge and overwintering sites.	No suitable habitat for this species is present on the project site. This species is not present.
Setophaga petechia	yellow warbler	Birds	None	None	CDFW_SSC- Species of Special Concern USFWS_BCC- Birds of Conservation Concern	Riparian forest Riparian scrub Riparian woodland	Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada.	Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.	No suitable habitat for this species is present on the project site. This species is not present.
Socalchemmis icenoglei	icenogle's socalchemmis spider	Arachnids	None	None		Coastal scrub	Known only from the type locality in the vicinity of Winchester, Riverside County.		No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Spea hammondii	western spadefoot	Amphibians	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	Cismontane woodland Coastal scrub Valley & foothill grassland Vernal pool Wetland	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands.	Vernal pools are essential for breeding and egg-laying.	No suitable habitat for this species is present on the project site. This species is not present.
Streptocephalus woottoni	Riverside fairy shrimp	Crustaceans	Endangered	None	IUCN_EN-Endangered	Coastal scrub Valley & foothill grassland Vernal pool Wetland	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.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Taricha torosa	Coast Range newt	Amphibians	None	None	CDFW_SSC-Species of Special Concern		Coastal drainages from Mendocino County to San Diego County.	Lives in terrestrial habitats and will migrate over 1 km to breed in ponds, reservoirs and slow moving streams.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Taxidea taxus	American badger	Mammals	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Alkali marsh Alkali playa Alpine Alpine dwarf scrub Bog & fen Brackish marsh Broadleaved upland forest Chaparral Chenopod scrub Cismontane woodland Closed-cone coniferous forest Coastal bluff scrub Coastal dunes Coastal prairie Coastal scrub Desert dunes Desert wash Freshwater marsh Great Basin grassland Great Basin	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/Absence
Thamnophis hammondi	two-striped gartersnake	Reptiles	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	Marsh & swamp Riparian scrub Riparian woodland Wetland	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation.	Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	No suitable habitat for this species is present on the project site. This species is not present.
Vireo bellii pusillus	least Bell's vireo	Birds	Endangered	Endangered	IUCN_NT-Near Threatened NABCI_YWL-Yellow Watch List	Riparian forest Riparian scrub Riparian woodland	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.	No suitable habitat for this species is present on the project site. This species is not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Xanthocephalus s xanthocephalus	yellow-headed blackbird	Birds	None	None	CDFW_SSC- Species of Special Concern IUCN_LC-Least Concern	Marsh & swamp Wetland	Nests in freshwater emergent wetlands with dense vegetation and deep water. Often along borders of lakes or ponds.	Nests only where large insects such as Odonata are abundant, nesting timed with maximum emergence of aquatic insects.	No suitable habitat for this species is present on the project site. This species is not present.

APPENDIX C



View of ruderal habitat on the eastern portion of the site from the northern border.



View of ruderal habitat on the western portion of the site from the northern border.



Coastal sage scrub and disturbed habitat on southwest corner of the site.

APPENDIX D

Soil Map—Western Riverside Area, California (property line south new)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Western Riverside Area, California

Survey Area Data: Version 14, Sep 13, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 15, 2018—Jun 25, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LaD2	Las Posas loam, 8 to 15 percent slopes, eroded	1.3	14.6%
LkF3	Las Posas rocky loam, 15 to 50 percent slopes, severely eroded	1.1	11.6%
WxD2	Wyman fine sandy loam, 8 to 15 percent slopes, eroded	4.4	47.8%
YbC	Yokohl loam, 2 to 8 percent slopes	2.4	26.0%
Totals for Area of Interest		9.2	100.0%

APPENDIX E



Memorandum

Date: October 29, 2021

To: CORMEN LEIGH

From: Juan J. Hernandez, Principal Biologist

Subject: Focused Burrowing Owl Survey Report for APNs 360-350-004 and 005

This memorandum provides the methods and results of a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) burrowing owl (*Athene cunicularia*) (BUOW) survey for Assessor's Parcel Number 350-360-004 and 005 located within the City of Menifee, County of Riverside, California. The proposed project consists of the construction of 33 new single-family residences and associated streets and drainage basin lot (Figure 3, *Project Plans*).

Project Site Location

The approximate 10.27-acre project site is located south of Garbani Rd, west of Sherman Rd, and east of Kurt St within the City of Menifee, County of Riverside, California. The project site consists of Riverside County Assessor's Parcel Number (APN) 350-350-004. Specifically, the project site is located within Section 15, Township 6 south, Range 3 west of the *Romoland* United States Geological Survey (USGS) 7.5' topographic quadrangle. The center point latitude and longitude for the project site are 33°39'17.9996" North and 117°10'52.0819" West (Figures 1 and 2, *Location Map* and *Vicinity Map*).

Project Contact Information

Owner/Applicant: Menifee 19 Holdings, LLC
Jordan N. Bursch
Director of Acquisitions
CORMAN LEIGH
32823 Temecula Pkwy
Temecula, CA 92592

Principal Investigator: Juan J. Hernandez
Hernandez Environmental Services
17037 Lakeshore Drive
Lake Elsinore, CA 92530
(909) 772-9009

Field Survey Methods

HES implemented the three steps as described in the *Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area*. The “General Biological Assessment and Western Riverside MSHCP Consistency Analysis” prepared for the project determined that focused surveys for BUOW would be required due to recorded historic observations near the site and the presence of suitable habitat documented during the June 8, 2021, habitat assessment. In accordance with the *Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area*, focused burrow and focused BUOW surveys (Part A and Part B, respectively) were conducted on four separate days during the breeding season: June 8, June 21, June 29, and July 7, 2021. Survey times, weather, and sunrise/sunset information is described in Table 1 below.

Table 1. Survey Information

Survey	Date	Survey Start Time	Survey End Time	Sunrise/Sunset	Weather
1	June 8, 2021	0700 hours	0745 hours	0537 hours 1958 hours	57 degrees Fahrenheit, 100% cloud cover, winds 0-2 miles per hour from the southwest
2	June 21, 2021	0630 hours	0700 hours	0539 hours 2002 hours	64 degrees Fahrenheit, 0% cloud cover, winds 0-2 miles per hour from the northwest
3	June 29, 2021	0630 hours	0700 hours	0541 hours 2003 hours	67-68 degrees Fahrenheit, 75% cloud cover, winds 0-1 mile per hour from the northwest
4	July 7, 2021	0600 hours	0640 hours	0546 hours 2003 hours	66 degrees Fahrenheit, 0% cloud cover, winds 0-3 mile per hour from the north

Surveys were conducted from one hour before sunrise to two hours after sunrise or two hours before sunset to one hour after sunset and during weather that was conducive to observing owls outside their burrows and detecting BUOW sign. The surveys were not conducted during rain, high winds (> 20 miles per hour), dense fog, or temperatures above 90 degrees Fahrenheit. Surveys involved walking through potentially suitable habitat within the survey area. The pedestrian survey transects were spaced approximately 30 to 50 feet apart to allow 100 percent visual coverage of the ground surface. Special attention was paid to those habitat areas that appeared to provide suitable habitat for BUOW. Where permission to access the buffer areas could not be obtained, the biologist visually inspects adjacent habitats with binoculars (Figure 3, *Survey Area Map*).

All encountered burrows or structure entrances were checked for the presence of BUOW, molted feathers, cast pellets, prey remains, eggshell fragments, tracks, or excrement. Natural or man-made structures and debris piles that could support BUOW were also surveyed. The locations of all suitable BUOW habitat, potential burrows, BUOW sign, and any BUOW observed was recorded and mapped with a handheld Global Positioning System (GPS) unit.

All wildlife species encountered visually or audibly during the field survey were identified and recorded in field notes. Binoculars were used to aid in the identification of observed wildlife. Photographs were taken to document existing conditions within the survey area and are included within Appendix A, *Site Photographs*.

Results

The project site consists of 10.27 acres of predominantly ruderal habitat with portions of coastal sage scrub on the southwest corner and disturbed habitat to the east. The project site also shows evidence of being frequently tilled for weed abatement purposes. Soils at the project site are classified as Las Posas loam (LaD2), 8 to 15 percent slopes, eroded; Las Posas rocky loam (LkF3), 15 to 50 percent slopes, severely eroded; Wyman fine sandy loam (WxD2), 8 to 15 percent slopes, eroded; and Yokohl loam (YbC), 2 to 8 percent slopes. The project site elevation ranges from 1,450 feet above mean sea-level (AMSL) to 1,542 feet AMSL. Dominant species found on site are shortpod mustard (*Hirschfeldia incana*), stinknet (*Oncosiphon pilulifer*), and California buckwheat (*Eriogonum fasciculatum*).

The habitat assessment conducted on June 8, 2021, found that hills and vacant fields adjacent to the project site contain rock outcrops and cement piles, and provide suitable burrows/nesting opportunities for BUOW. Three Evidence of ground squirrels and ground squirrel activities was also observed on areas adjacent to the project site within the 500-foot buffer. No burrows were identified on the project site; however two suitable burrows were found within the 500-foot buffer. BUOW signs such as molted feathers, cast pellets, and excrement found on rock outcroppings were not found. No BUOW were observed on the project site.

Based on the absence of BUOW and BUOW evidence (i.e., scat, pellets, and feathers) within the study area, it can be concluded that the study area is not in use by BUOW.

Recommendations

It is recommended that the following measures be implemented to ensure that potential impacts to BUOW are less than significant:

- Based on the presence of suitable habitat documented during the habitat assessment and focused burrowing owl surveys, a 30-day preconstruction survey will be conducted immediately prior to the initiation of construction to ensure the protection of this species and compliance with the conservation goals as outlined in the MSHCP.

- According to the MSHCP, if BUOW are detected on the project site then the action(s) taken will be as follows:
 - o If the site is within the Criteria Area, then at least 90 percent of the area with long-term conservation value will be included in the MSHCP Conservation Area.
 - o Otherwise:
 - 1. If the site contains or is part of an area supporting less than 35 acres of suitable habitat or the survey reveals that the site and the surrounding area supports fewer than 3 pairs of BUOWs, then the on-site BUOWs will be passively or actively relocated following accepted protocols.
 - 2. If the site (including adjacent areas) supports three or more pairs of BUOWs, supports greater than 35 acres of suitable habitat and is non-contiguous with MSHCP Conservation Area lands, at least 90 percent of the area with long-term conservation value and BUOW pairs will be conserved onsite.
 - o If the project site is found to support BUOWs, a Determination of Biologically Equivalent or Superior Preservation (DBESP) Report and Burrowing Owl Relocation Plan will need to be prepared in coordination with the RCA and resource agencies.
 - o The DBESP and Burrowing Owl Relocation Plan will include the following:
 - Location that BUOWs are being removed from;
 - Number of BUOWs being relocated, including number of pairs and number of singles;
 - Description of methods that will be used to ensure that onsite burrows are vacant prior to their collapse;
 - Location and landowner contact information for the release site;
 - Description of the release site, including habitat description, presence/absence of ground squirrels, presence/absence of other BUOWs, results of predator survey, results of prey survey, and plans to maintain artificial burrow systems and manage the land for BUOWs long-term.
 - o If the presence/absence survey finds that BUOW no longer occupy the study area, conduct an MSHCP preconstruction survey within 30 days prior to the start of any ground disturbing activities a 30-day preconstruction survey is required prior to the commencement of project activities (e.g. vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding project activities.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present 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: October 29, 2021



Juan J. Hernandez
Principal Biologist

Enclosures:

Figure 1: Project Location Map
Figure 2: Project Vicinity Map
Figure 3: Project Plans
Figure 4: Survey Area Map
Figure 5: Survey Results Map
Appendix A: Site Photographs

FIGURES

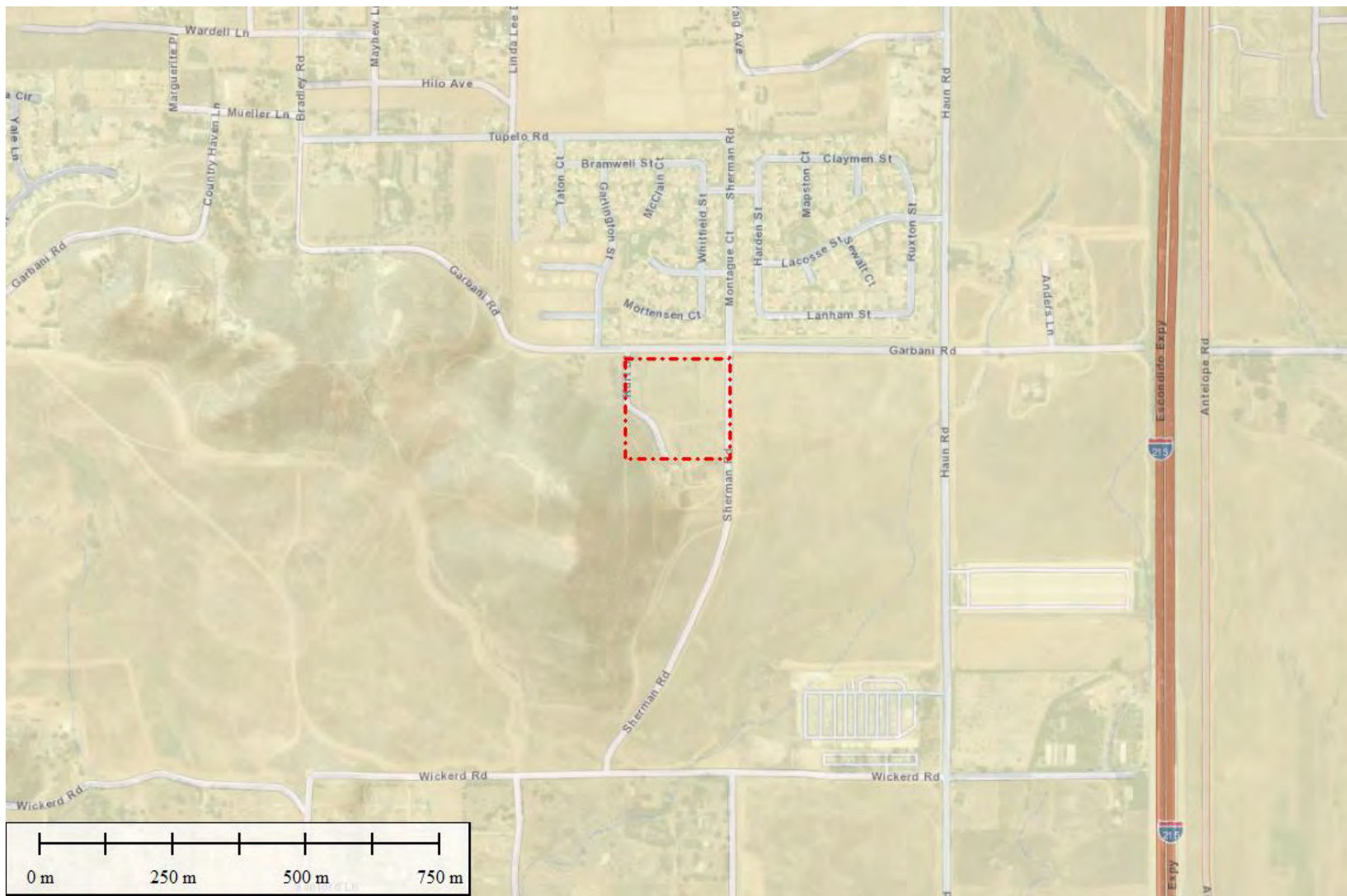


Figure 1

Location Map

APN 360-350-004 and 005

City of Menifee, County of Riverside, California

Legend



Project Site Boundary



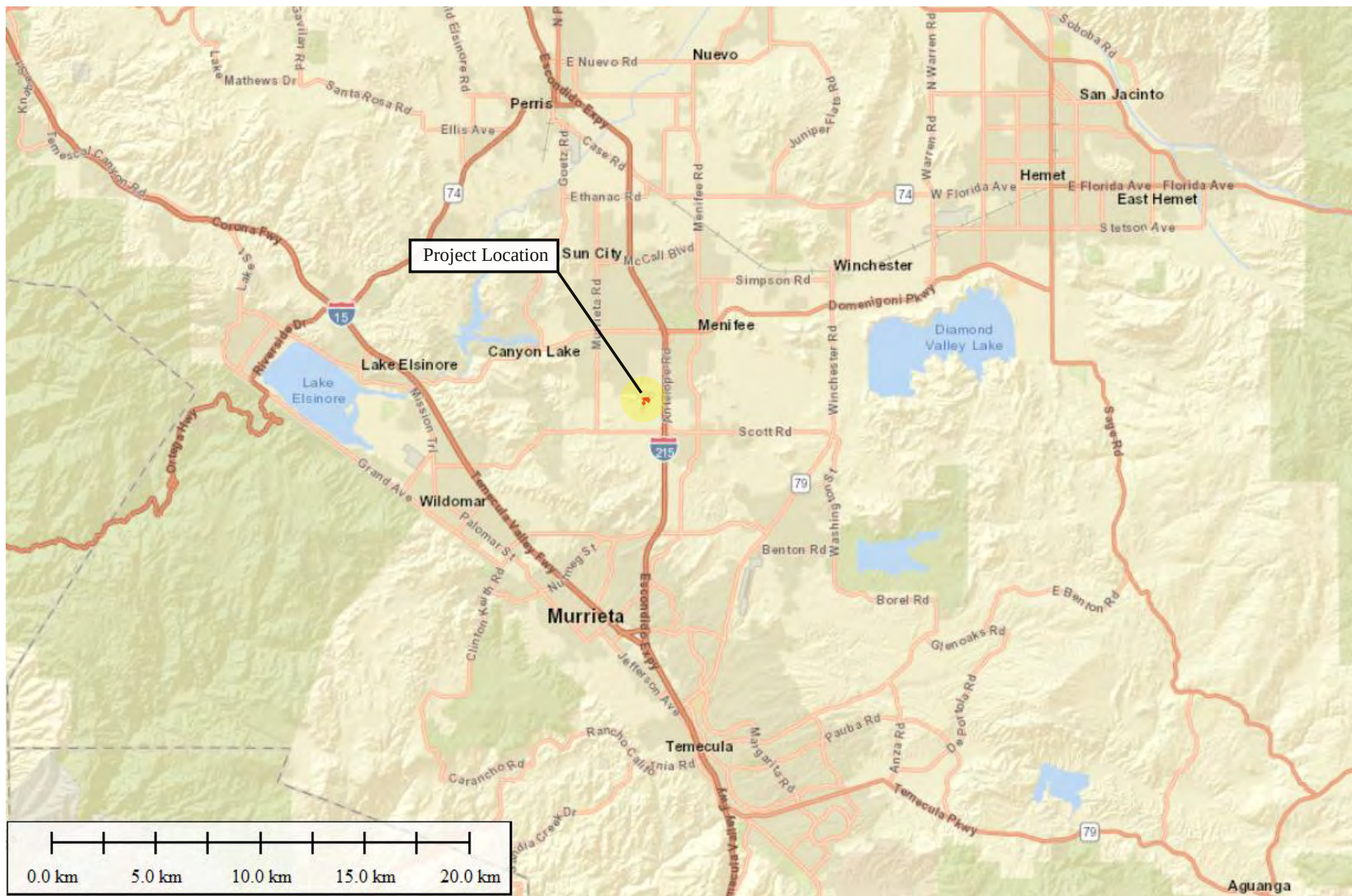


Figure 2

Vicinity Map

APN 360-350-004 and 005

City of Menifee, County of Riverside, California

Legend



Project Site Boundary



Hernandez
Environmental
Services

EASEMENTS:

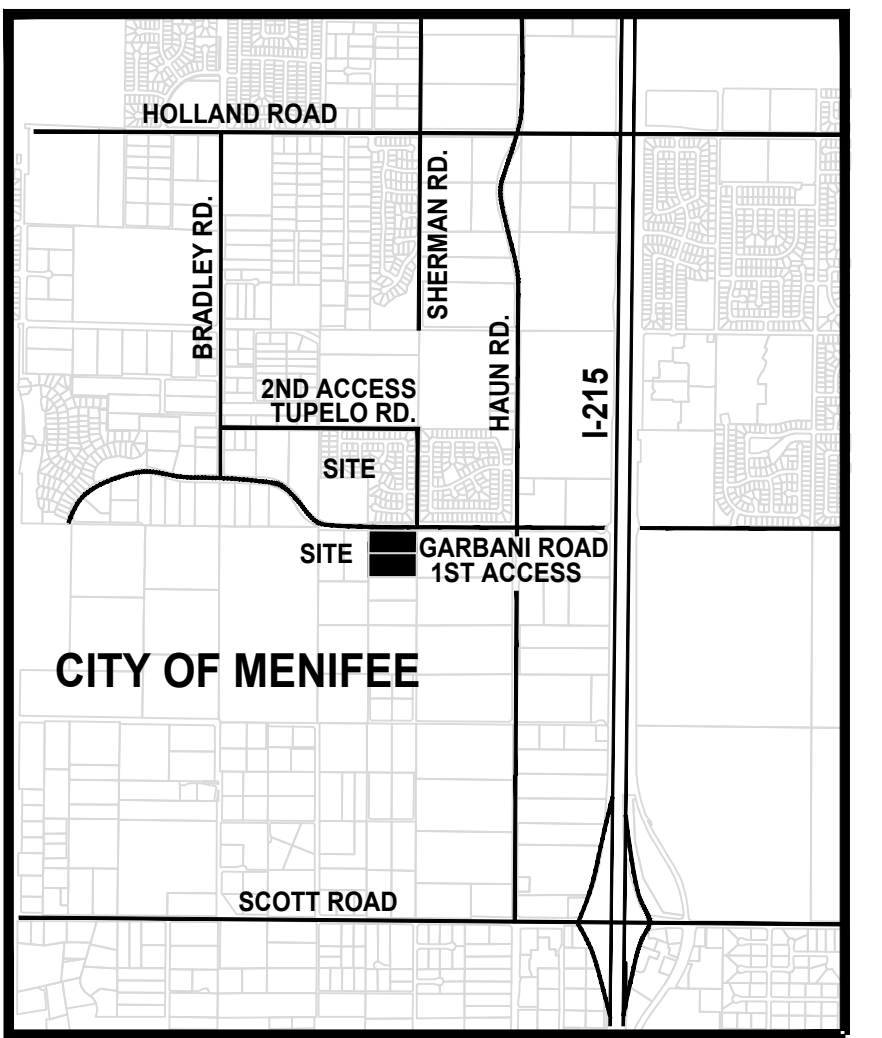
1. PUBLIC UTILITY EASEMENT IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED JANUARY 28, 1981, RECORDING NO. 81-1583, OFFICIAL RECORDS. (THE WESTERLY 20' OF THE WESTERLY 44' ALONG SHERMAN ROAD, ALONG THE WESTERLY R/W LINE)

2. ROAD, PUBLIC UTILITIES AND PUBLIC SERVICES EASEMENT RECORDED MARCH 12, 1980, RECORDING NO. 80-48092, OFFICIAL RECORDS. (THE WESTERLY 44' ALONG SHERMAN ROAD AND THE EASTERLY 30' ALONG KURT STREET AND CORNER CUTBACKS AT INTERSECTION WITH GARBANI ROAD.)

CITY OF MENIFEE TENTATIVE TRACT MAP NO. 37450 SITE & CONCEPTUAL GRADING PLAN

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PROJECT IS THE CENTERLINE OF GARBANI ROAD. THE BEARING IS N 89° 42' 58" W



VICINITY MAP

NOT TO SCALE
2020 THOMAS BROS. PG #68, D5
SECT 15 SBM, T6S, R3W

GENERAL NOTES

- TOTAL ORIGINAL ACREAGE:
10.27 ACRES (GROSS), 8.52 ACRES (NET)
- NUMBER OF LOTS:
33 SINGLE FAMILY LOTS
1 DRAINAGE BASIN LOT (CFD)
6 OPEN SPACE LOT (CFD)
- MINIMUM LOT SIZE:
7,200 SF
- EXISTING ZONING:
LDR-2, RR-5
- PROPOSED ZONING:
LDR-2, RR-5
- EXISTING LAND USE:
2.1-5 R, RR5
- PROPOSED LAND USE:
2.1-5 R, RR5
- NOTE: NO EASEMENT ON THIS PROPERTY.
- METHOD OF SEWAGE DISPOSAL:
SEWER SYSTEM PER EMWD
- SCHOOL DISTRICT:
MENIFEE UNION SCHOOL DISTRICT
PERRIS UNION HIGH SCHOOL DISTRICT
- ASSESSORS PARCEL NO.:
360-350-004, 360-350-005
- 2006 THOMAS BROS. GUIDE:
PAGE 668, GRID D5
- TENTATIVE MAP PREPARED:
OCTOBER 28, 2021
- ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNATED TO ACCOMMODATE 100 YEAR STORM FLOWS. ALL STORM FLOWS ARE APPROX.
- ALL FENCES ON SITE TO BE REMOVED AS PART OF DEVELOPMENT.
- THIS IS A SCHEDULE "A" SUBDIVISION.
- TENTATIVE MAP SHOWS ENTIRE CONTIGUOUS OWNERSHIP.
- THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
- ALL SLOPES ARE 2:1 UNLESS NOTED.
- THIS PROPERTY IS NOT WITHIN A SPECIAL STUDIES ZONE AND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARD.
- OPEN SPACE TO BE MAINTAINED BY CFD.
- FEMA FLOOD PLAIN:
FLOOD ZONE X
- EARTHWORK QUANTITIES:
CUT = 29,790 CY
FILL = 29,790 CY
- UTILITY PURVEYORS:
WATER SERVICE: EMWD
SEWER SERVICE: EMWD
GAS: SOUTHERN CA. GAS CO.
ELECTRICITY: SOUTHERN CA. EDISON
TEL / CABLE: AT&T / FRONTIER
- THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DEVIDER.
- STREET ADDRESS:
27441 GARBANI ROAD, MENIFEE CA, 92584
- OWNERS:
STEPHEN PARK, TRUSTEES OF THE STEPHEN H. PARK AND KAY PARK REVOCABLE TRUST
13202 AVENIDA SANTA TECLA, #718A
MIRADA, CA. 90638
- EXIST. POWER LINE TO BE RELOCATED UNDERGROUND (SHERMAN ROAD AND GARBANI ROAD)
- THIS PROJECT IS IN HIGH FIRE HAZARD SEVERITY ZONE.
- NO WETLANDS ON THIS PROPERTY.

OPEN SPACE LOT AREAS (CFD MAINTAINED):

LOT	LOT AREA	LOT D	2,616 SF
LOT A	26,009 SF	LOT E	2,166 SF
LOT B	10,786 SF	LOT F	1,584 SF
LOT C	290 SF		

LEGEND:

- FMZ FIRE MODIFICATION ZONE
- W PROP. WATER
- S PROP. SEWER
- PROP. AC PAVEMENT
- PROP. 2:1 SLOPE
- PROP. STREET LIGHT
- PROP. FIRE HYDRANT
- ONSITE FUEL MOD. ZONE
- FMZ EQUIVALENT

HYDROLOGY DATA NOTES:

- ONLY PROPOSED Q100 DISCHARGE RATE ARE LISTED.
- ONLY Q100 VALUES ARE SHOWN AT EACH SD JUNCTION OR FEATURE.
- COMPLIANCE POINT IS THE ONLY EXIST. AND PROP. COMPARISON.

LOT B NOTES (BASIN):

- LOT B IS THE PROPOSED BIO-RETENTION BASIN.
- VBMP PER WQMP IS 10,786 CU-FT.
- BASIN FOOTPRINT IS 10,786 SQ-FT.
- BASIN DEPTH IS 6 FT.
- TOTAL BASIN VOLUME IS 36,000 SQ-FT.

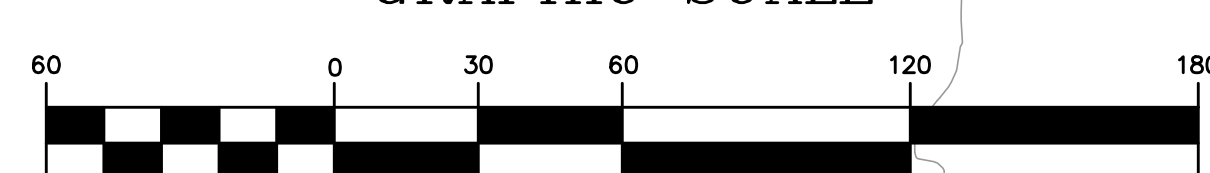
GRADING NOTE.

- GRADING AT CUT AND FILL SLOPES TO BE ROUNDED TO ELIMINATE SHARP EDGES.

NOTE:

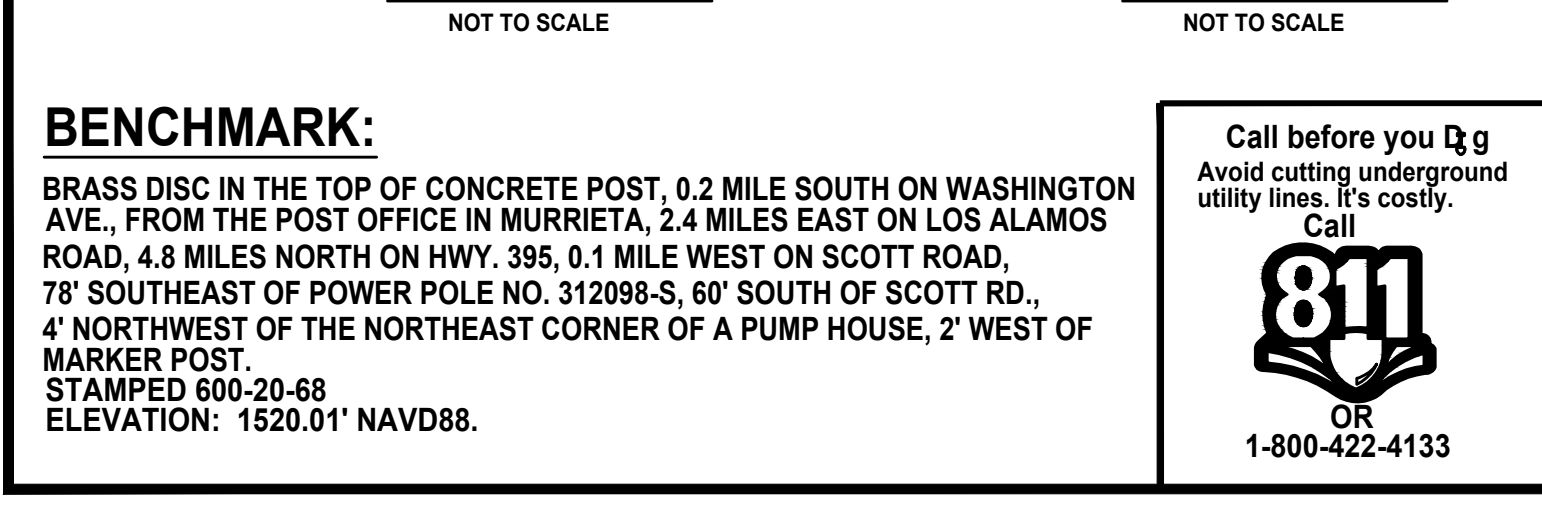
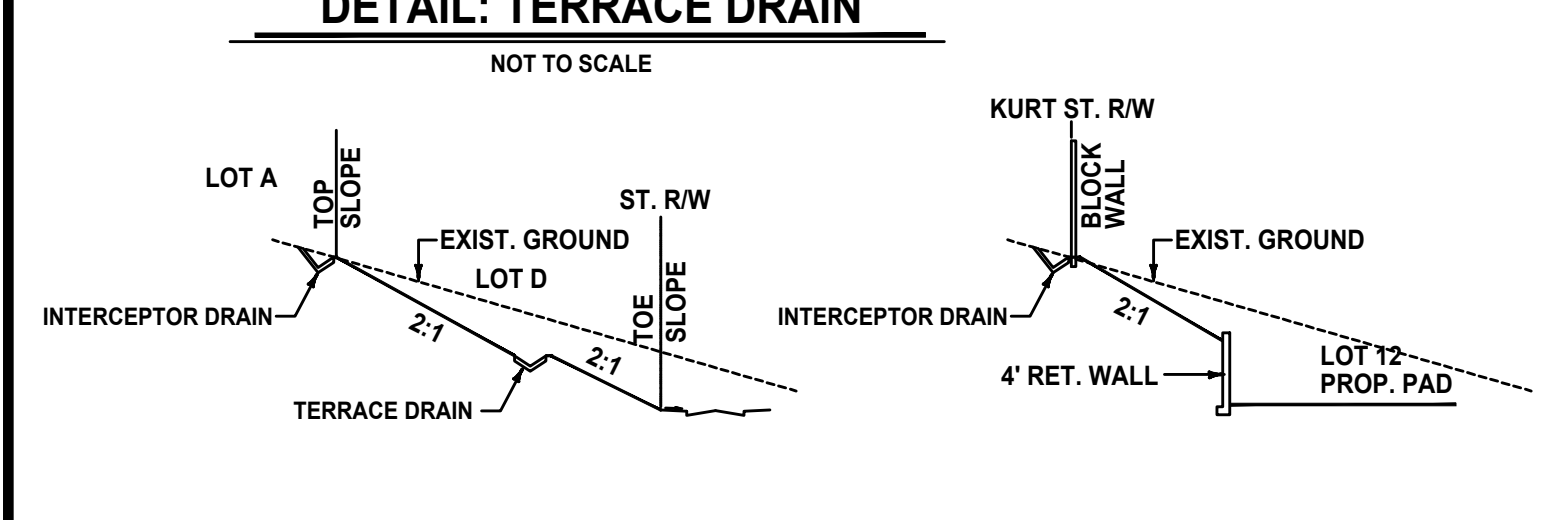
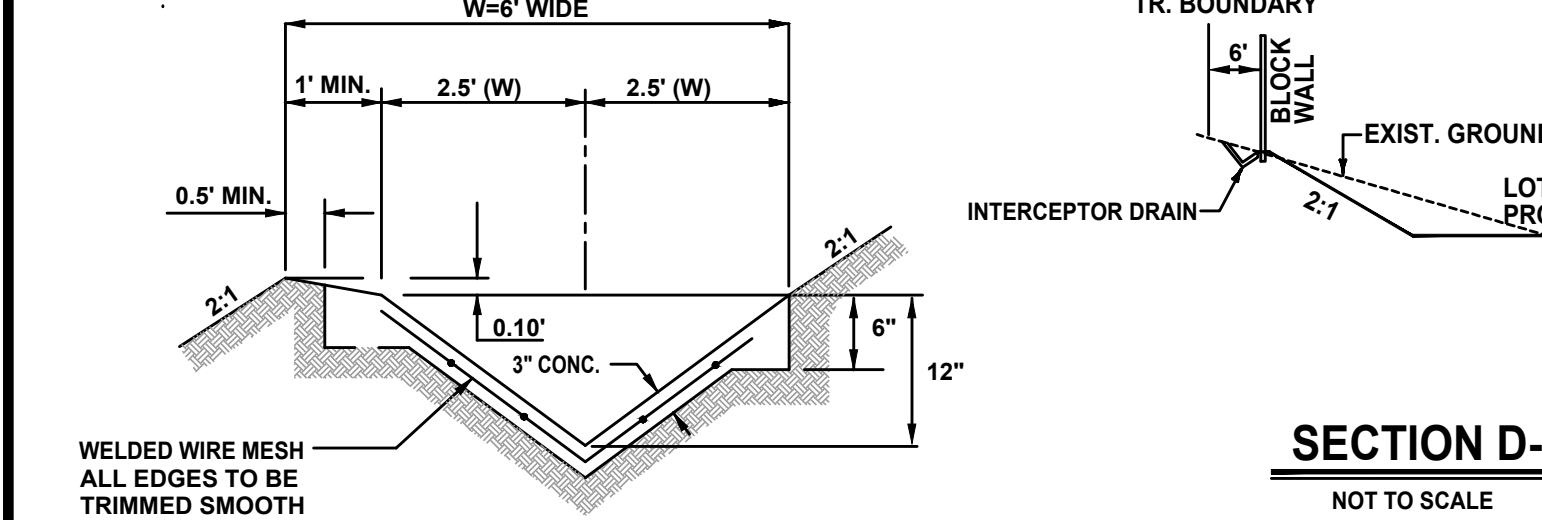
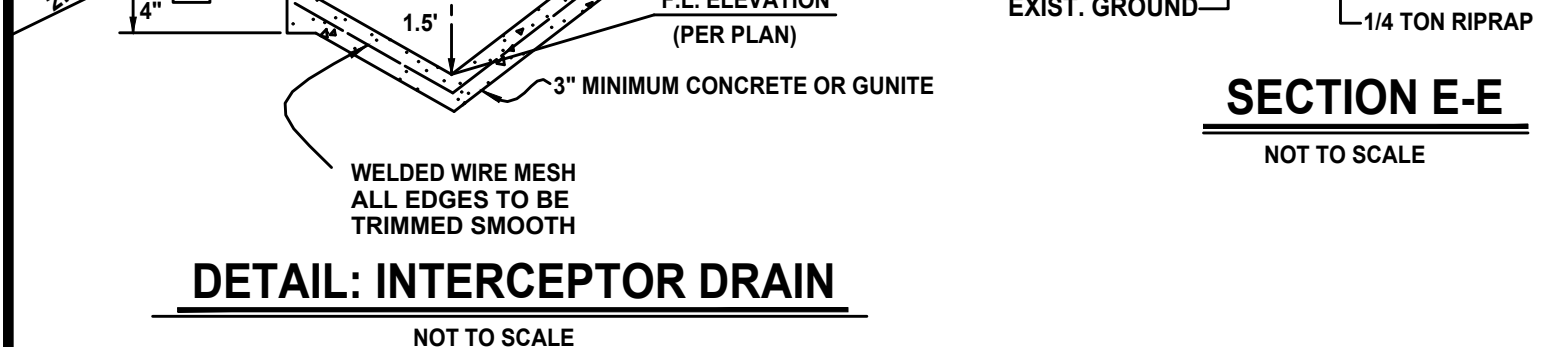
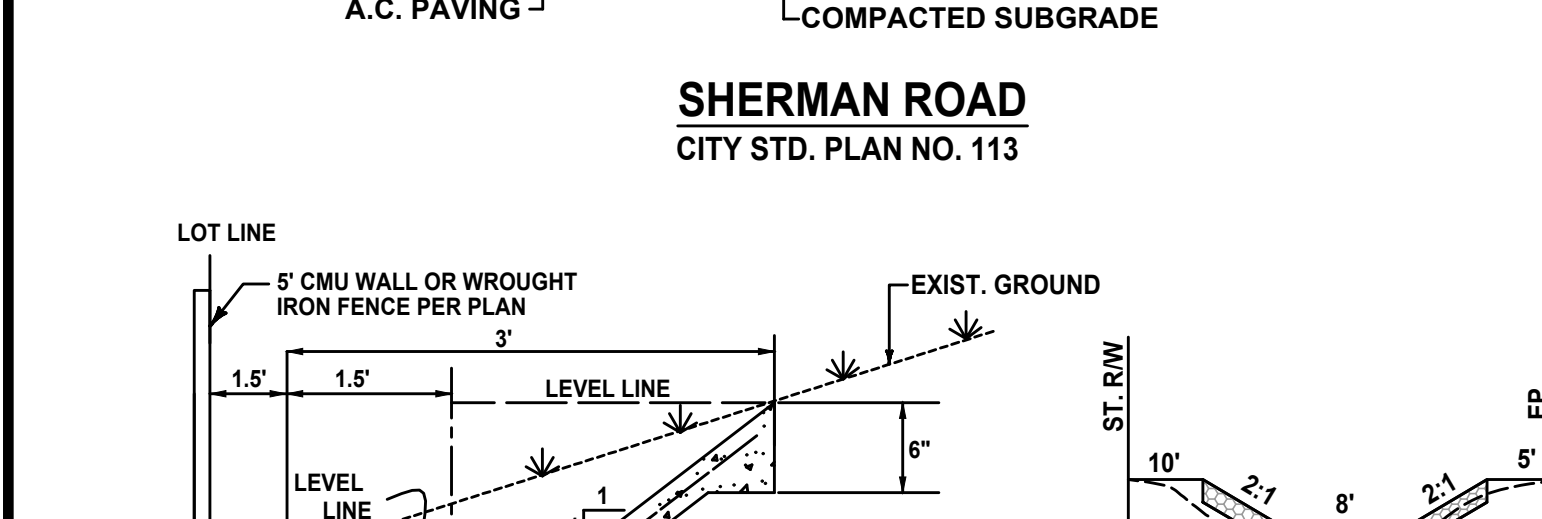
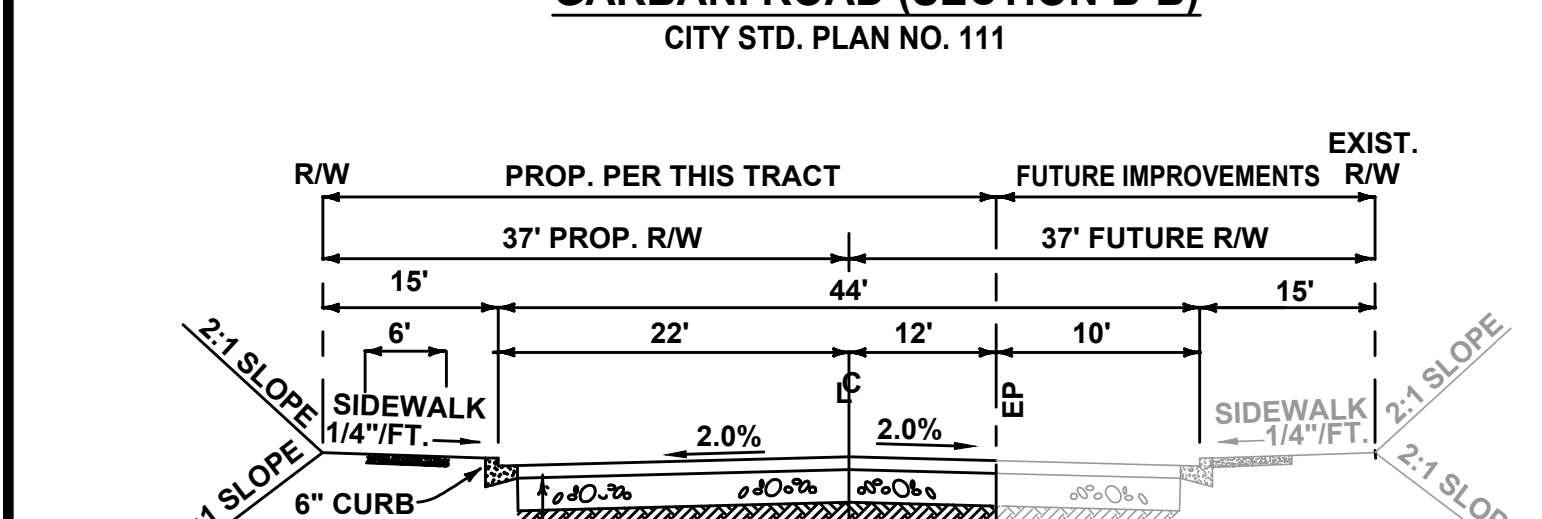
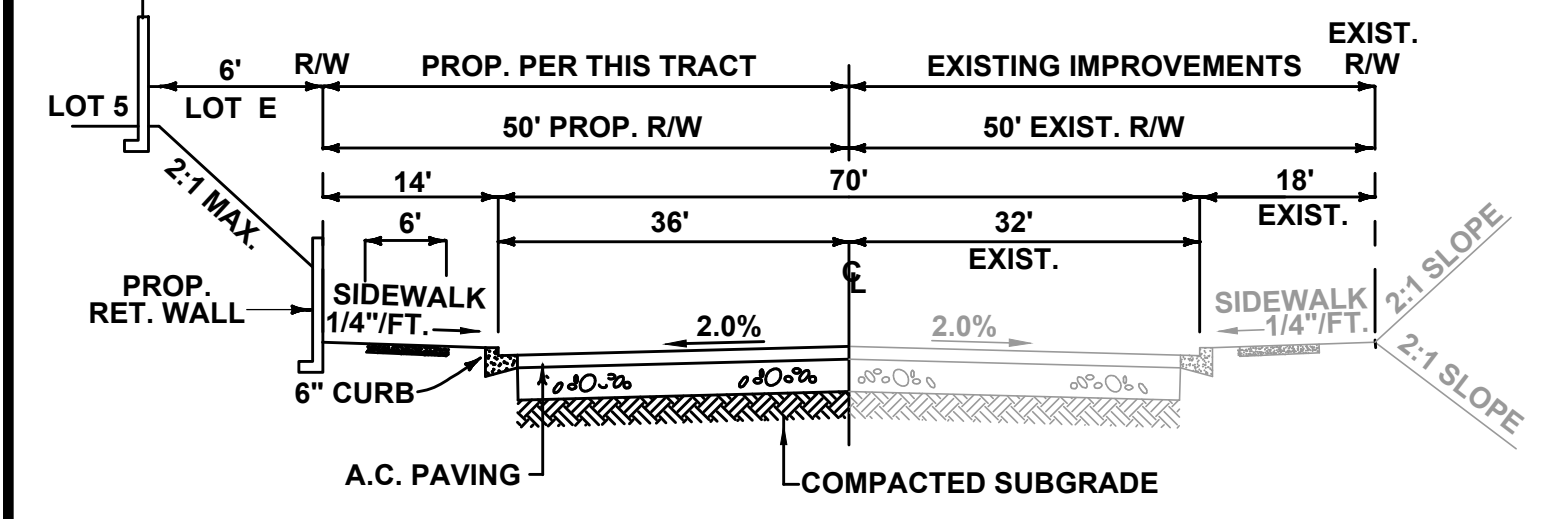
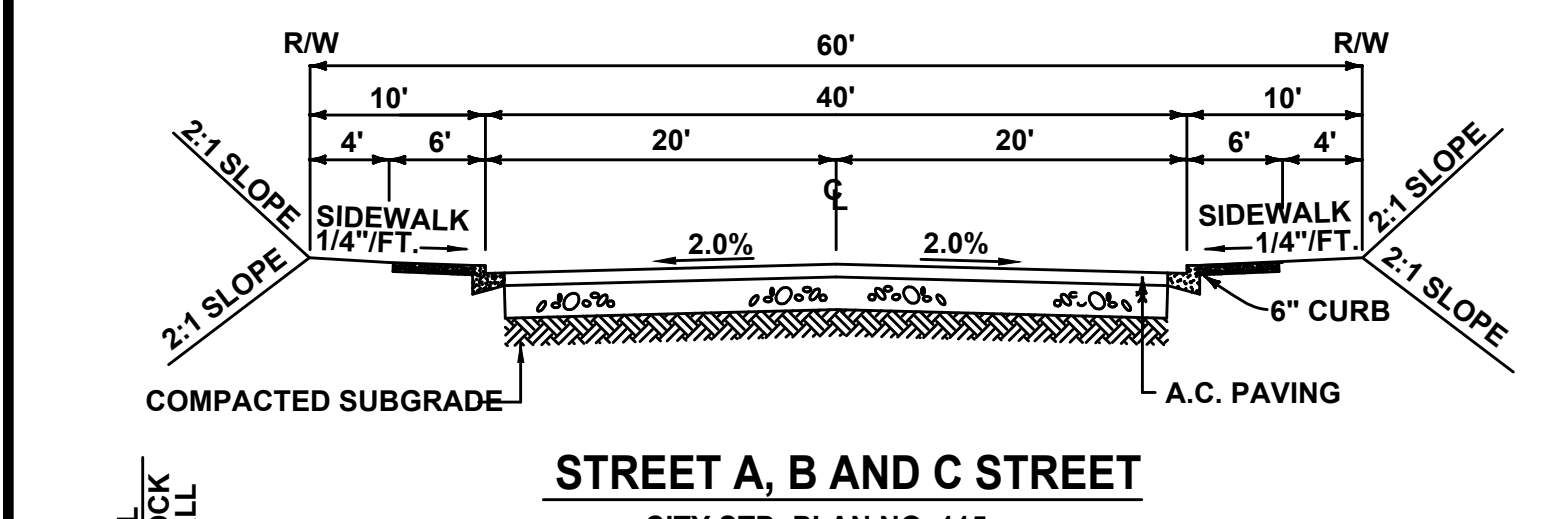
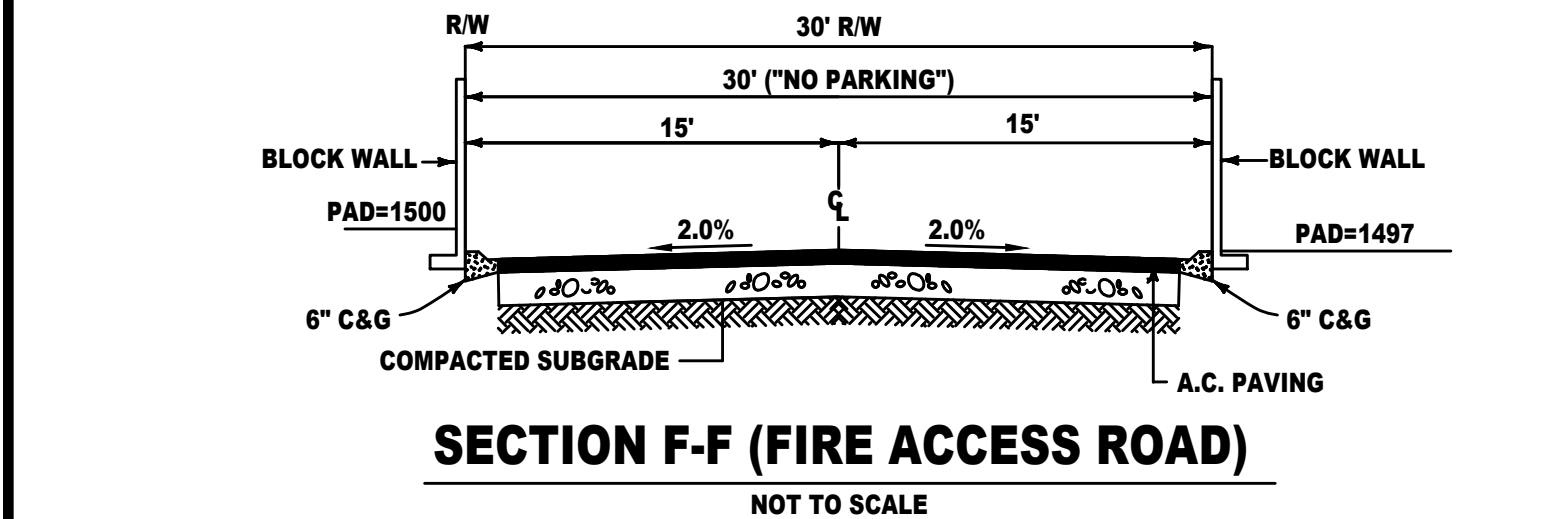
- THE PROJECT MUST MEET CITY STANDARDS ON WASTE RECYCLING.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

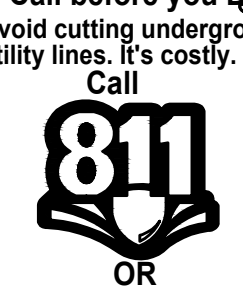
1"=60'



BENCHMARK:

BRASS DISC IN THE TOP OF CONCRETE POST, 0.2 MILE SOUTH ON WASHINGTON AVE., FROM THE POST OFFICE IN MURRIETA, 2.4 MILES EAST ON LOS ALAMOS ROAD, 4.8 MILES NORTH ON HWY. 395, 0.1 MILE WEST ON SCOTT ROAD, 78' SOUTHWEST OF POWER POLE NO. 312099-S, 60' SOUTH OF SCOTT RD, 4' NORTHWEST OF THE NORTHEAST CORNER OF A PUMP HOUSE, 2' WEST OF MARKER POST.
STAMPED 600-20-68
ELEVATION: 1520.01' NAVD88.

Call before you dig
Avoid cutting underground utility lines. It's costly. Call



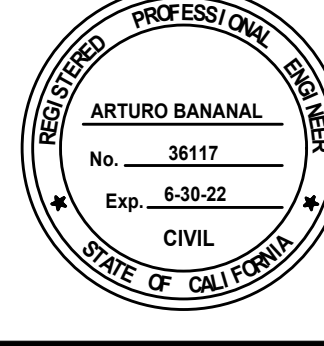
NO.	SHT.	REVISIONS DESCRIPTION	DATE	BY	APRD

PREPARED BY:

BM SAMILIN AND ASSOCIATES
LAND DEVELOPMENT CONSULTANT
41635 ENTERPRISE CIR. NORTH, SUITE C, TEMECULA, CA. 92590
CONTACT: EDWIN SAMILIN (951-972-0450)

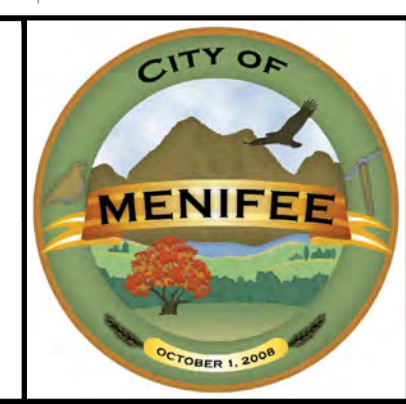
ARTURO BANANAL
R.C.E. No. 36117 EXP. DATE 06-30-22

SEAL:



APPLICANT / DEVELOPER:

MENIFEE 18 HOLDINGS, LLC
32823 TEMECULA PARKWAY
TEMECULA, CA. 92592
CONTACT: JORDAN BURSCH
509-954-6518



**CITY OF MENIFEE
PLANNING DEPARTMENT
TENTATIVE TRACT MAP NO. 37450
APN 360-350-004 AND 360-350-005
SITE PLAN AND CONCEPTUAL GRADING PLAN**

SHEET NO.

1 OF 1
PROJECT NO:

PRINTED: 6/12/22

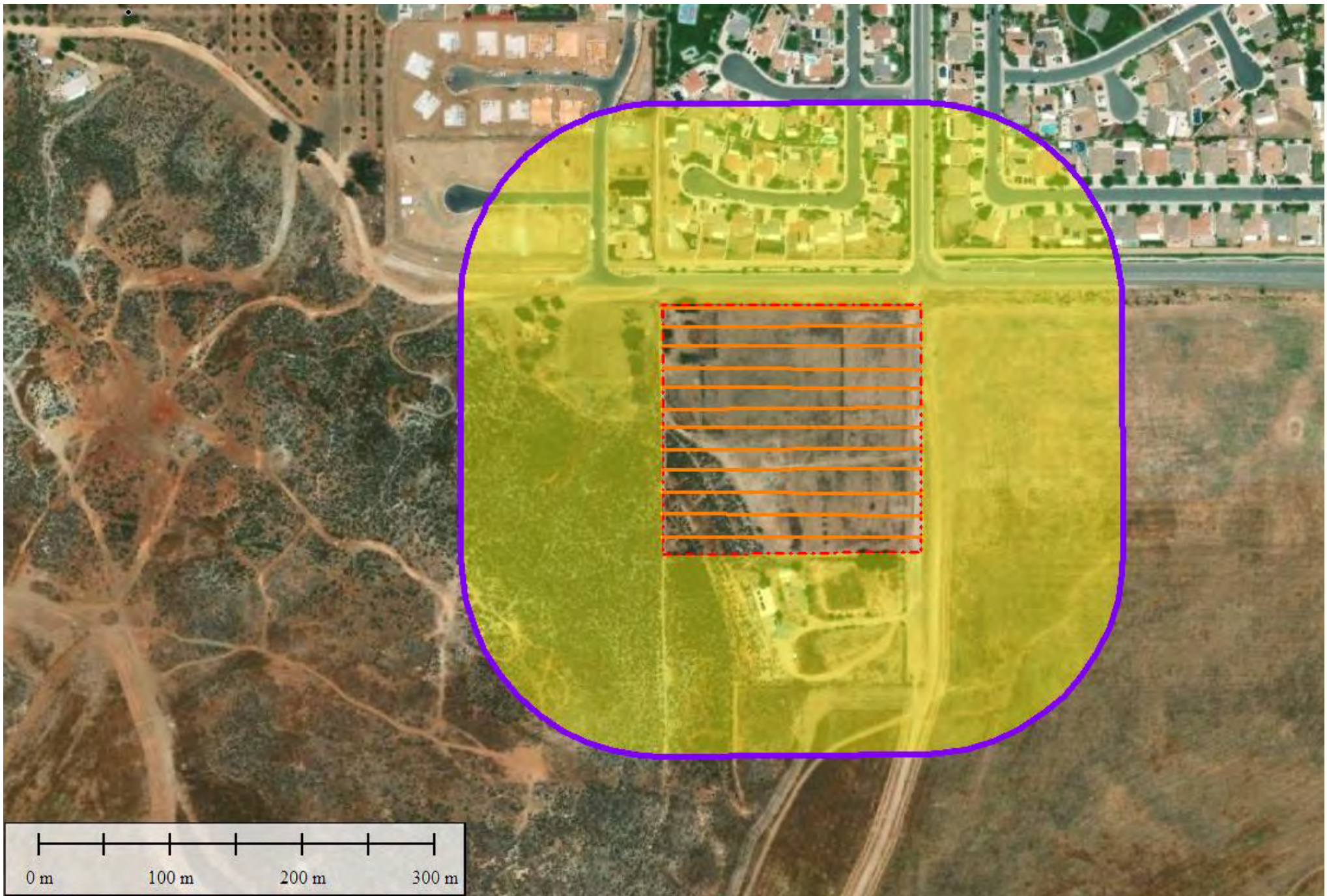


Figure 4
 BUOW Survey Area Map
 APN 360-350-004 and 005
 City of Menifee, County of Riverside, California

- Legend**
- Project Site Boundary
 - 500 Foot (150 Meter) Buffer Area
 - Binocular Surveyed Location
 - Transect Location



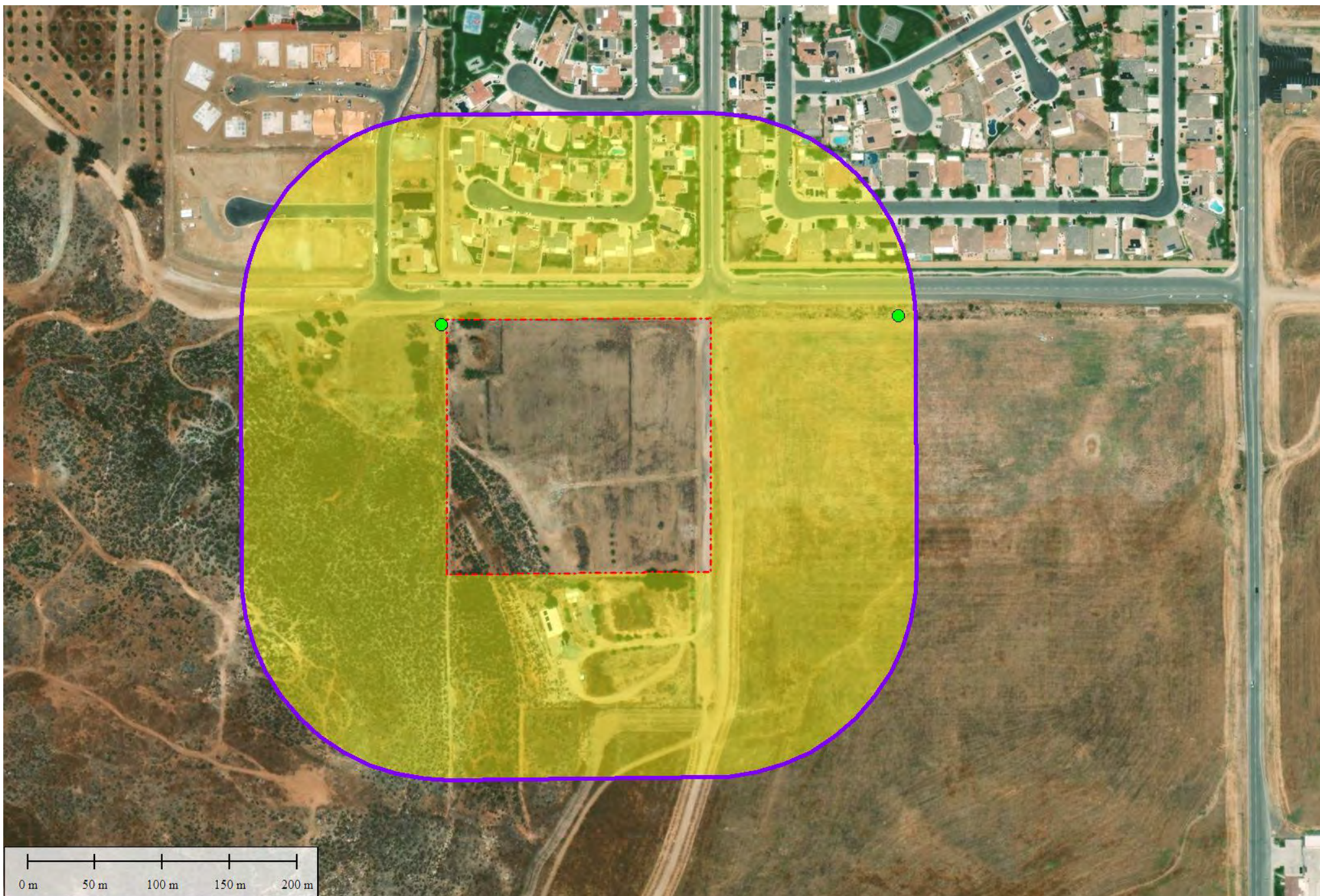
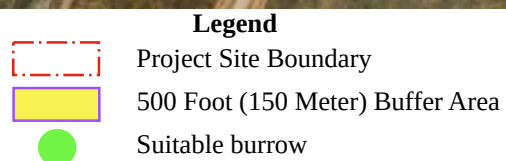


Figure 5
 BUOW Survey Results Map
 APN 360-350-004 and 005
 City of Menifee, County of Riverside, California



APPENDIX A



View of cement and suitable burrow with no sign on the northeastern portion of the 500-foot buffer.



View of suitable burrow with no sign located on northeast corner of 500-foot buffer.



Coastal sage scrub and disturbed habitat on southwest corner of the site. There are rock outcroppings located in coastal sage scrub habitat in 500-foot buffer.