
**Determination of
Biologically Equivalent or Superior Preservation
Report**

Zeiders Road Project

Prepared for:

*Mr. Paul Mayer
Pemcor Properties, Inc.
P.O. Box 903
Rancho Santa Fe, CA 90067*

Prepared By:

*RECON Environmental, Inc.
3111 Camino del Rio North, Suite 600
San Diego, CA 92108*

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DBESP Report

CONTENTS

1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION	1
2.1 Project Area	1
2.2 Project Description	7
2.3 Existing Conditions	7
3.0 RIPARIAN/RIVERINE MITIGATION (SECTION 6.1.2)	9
3.1 Methods	9
3.2 Results/Impacts	11
3.3 Mitigation and Equivalency	12
4.0 NARROW ENDEMIC PLANT SPECIES MITIGATION (SECTION 6.1.3)	14
4.1 Methods	14
4.2 Results/Impacts and Mitigation	15
5.0 GUIDELINES PERTAINING TO THE URBAN/WILDLAND INTERFACE (SECTION 6.1.4)	16
6.0 ADDITIONAL SURVEY NEEDS (SECTION 6.3.2)	16
6.1 Criteria Area Species Survey Area - Plants	16
6.2 Criteria Area Species Survey Area - Burrowing Owl	16
6.3 Criteria Area Species Survey Area - Mammals	17
6.4 Criteria Area Species Survey Area - Amphibians	18
7.0 DELHI SANDS FLOWER-LOVING FLY	18
8.0 REFERENCES	19

FIGURES

1: Regional Location	2
2: Project Location on USGS Map	3
3: Project Location on Aerial Photograph	4
4: Project in Relation to MSHCP Preserve Areas	5
5: Existing Biological Resources	6
6: Potential Jurisdictional Waters	8

TABLE

1: Survey Information	Error! Bookmark not defined.
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DBESP Report

1.0 EXECUTIVE SUMMARY

The 21.56-acre Zeiders Road Project (project) consists of a 19.51-acre project site and 2.05-acre off-site improvement areas located in the city of Menifee, California. The project is not located inside or immediately adjacent to any Criteria Area, Criteria Cell, Public/Quasi-Public Conserved Lands, or Conservation Area identified for conservation potential by the Multiple Species Habitat Conservation Plan (MSHCP; Western Riverside County Regional Conservation Authority [WRCRCA] 2003). The project site includes 0.70 acre of “MSHCP” Section 6.1.2 riparian/riverine resources which are proposed to be permanently impacted as part of the project. No temporary impacts to MSHCP Section 6.1.2 riparian/riverine resources will result from project implementation.

A Determination of Biologically Equivalent or Superior Preservation (DBESP) is required when project alternatives that would avoid sensitive riparian/riverine areas are not feasible. The goal of the DBESP is to demonstrate that, with implementation of the proposed project design features and mitigation measures, the proposed project would result in an alternative that is biologically equivalent or superior to complete avoidance of impacts to riparian/riverine areas on-site. As detailed below, the proposed project is in compliance with the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools requirements identified for riverine areas pursuant to Section 6.1.2 of the MSHCP (WRCRCA 2003).

2.0 INTRODUCTION

2.1 PROJECT AREA

The project is located west of Interstate 215 in the southern portion of the city of Menifee, California (Figure 1). The project is in the city of Menifee, within Section 22, Township 06 South, Range 03 West of the U.S. Geological Survey (USGS) 7.5-minute topographic map, Romoland quadrangle (Figure 2; USGS 1979). More specifically, the project is located in Assessor’s Parcel Number 384-150-001 and in between Zeiders Road and Howard Road (Figure 3). The central latitude and longitude point is 33.633094, -117.177810. The project is located within a MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA), and a burrowing owl (*Athene cunicularia*) survey area identified in the MSHCP (WRCRCA 2003). The project is not located inside or immediately adjacent to any Criteria Area, Criteria Cell, Public/Quasi-Public Conserved Lands, or Conservation Area identified for conservation potential by the MSHCP (WRCRCA 2003; Figure 4). The 21.56-acre survey area consists of two land cover types: field croplands and residential/urban/exotic (Figure 5).

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Figure 1: Regional Location

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Figure 2: Project Location on USGS Map

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Figure 3: Project Location on Aerial Photograph

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Figure 4: Project in Relation to MSHCP Preserve Areas

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Figure 5: Existing Biological Resources

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2.2 PROJECT DESCRIPTION

Pemcor Properties, Inc. has proposed the development of a multi-building commercial complex, located at 33521 Zeiders Road that will contain over 700,000 square feet of industrial/warehouse buildings on completion. The complex design consists of 11 one-story buildings on 19.51 acres and will include light manufacturing and manufacturing, assembly, ancillary storage and distribution and showroom. As part of the preliminary grading design, bioretention basins and underground detention vaults were incorporated in the project. The project also includes 2.05 acres of off-site road improvements (see Figure 3). All fuel modification zones are within the project limits of disturbance.

The proposed access for the project will be off Zeiders Road. In order for the site to be developed, it must be graded to a consistent pad height for truck and vehicular access. To access the rear of the property, two drive aisles are proposed, which will encroach into the drainages and riparian habitat. This grading will require the removal of the drainage features and riparian habitat, which is unavoidable in order to develop the project.

2.3 EXISTING CONDITIONS

Two potentially jurisdictional non-wetland waters (riverine features mapped as ephemeral drainages), ranging in width from 4 feet to 17 feet, were observed within the survey area (Figure 6). These two unvegetated drainage channels appear to collect runoff from surrounding agricultural and residential development. The drainages converge in the northern portion of the survey area before traveling off-site via a culvert under a dirt road along the northern site boundary, traveling north and then east where it eventually drains into the San Jacinto River. Both drainages consisted of sandy soils.

The ephemeral drainages have been significantly disturbed by the disking that occurs on-site; however, the disking activities are an allowable use for farming.

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Figure 6: Potential Jurisdictional Waters

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Potentially jurisdictional riparian vegetation was observed within the survey area (see Figure 6). Section 6.1.2 of the MSHCP defines Riparian Areas, in part, as land “which depend upon soil moisture from a nearby fresh water source” (WRCRCA 2003). Three Peruvian pepper trees (*Schinus molle*) are present on-site in the vicinity of the ephemeral drainage in the southern portion of the survey area. These trees may depend on soil moisture from the drainage and, as such, the outer extent of the dripline of these trees may be considered riparian based on a pre-application discussion on February 12, 2025.

3.0 RIPARIAN/RIVERINE MITIGATION (SECTION 6.1.2)

3.1 METHODS

3.1.1 *Riparian/Riverine and Riparian Birds*

A routine aquatic resource delineation, following the guidelines set forth by USACE (1987 and 2008), was performed by RECON Environmental, Inc. (RECON) biologist Chelsea Poley on September 22, 2023, to gather field data at locations where aquatic resources occur in the project site. The site was examined to determine the presence and extent of any aquatic resources (riparian/riverine) and as part of the delineation an evaluation of the potential for federal and state jurisdictional waters was made. Research conducted prior to conducting the field work included reviewing the aerial photograph, USGS topographic maps and U.S. Department of Agriculture (USDA) soil maps of the site, and the U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (USFWS 2023) to aid in the determination of potential jurisdictional waters (riparian/riverine features) on-site. Further details are provided in the Aquatic Resource Delineation Letter Report (RECON 2025).

Per Section 6.1.2 of the MSHCP, Riparian/Riverine Areas are defined as “lands which contain Habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to, or which depend upon soil moisture from a nearby fresh water source; or areas with freshwater flow during all or a portion of the year” (WRCRCA 2003). In addition, riverine areas (i.e., streams) include areas that “do not contain riparian vegetation, but that have water flow for all or a portion of the year and contain biological functions and values that contribute to downstream habitat values for covered species in the MSHCP Conservation Area.”

The project site was also evaluated for suitable habitat to support bald eagle (*Haliaeetus leucocephalus*), peregrine falcon (*Falco peregrinus*), least Bell’s vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), or western yellow-billed cuckoo (*Coccyzus americanus*). The three pepper trees in the vicinity of the drainage channel in the southern portion of the survey area, although considered riparian vegetation, do not

DBESP Report

constitute as habitat that would support riparian birds. Bald eagles build their nests within two kilometers of water and both Skinner Reservoir and Diamond Valley Lake are over 10 kilometers from the project site. Additionally, the three pepper trees do not provide the proper open structure for bald eagle nests. Least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo all require riparian woodland with dense canopies and understories for foraging and nesting, which is not present on-site. Furthermore, southwestern willow flycatcher requires mature, multi-tiered riparian woodland habitat with a high percentage of canopy cover where surface water is present. Western yellow-billed cuckoo requires mature, large, stands of riparian woodland or mesquite (*Prosopis glandulosa* var. *torreyana*) thickets for nesting. Peregrine falcons mainly nest in cliffs, which are also not present on-site. Additionally, both southwestern willow flycatcher and western yellow-billed cuckoo are extremely sensitive to human activity in riparian areas; nesting within the project site and adjacent to other development would be highly unlikely.

Based on species occurrence records from the California Natural Diversity Database, least Bell's vireo was recorded 1.5 miles to the southeast of the project site in 2015 (California Department of Fish and Wildlife [CDFW] 2023). No other observations of bald eagle, peregrine falcon, southwestern willow flycatcher, or western yellow-billed cuckoo have been recorded within the project site or within four miles of the project site. As such, due the project site's lack of suitable riparian woodlands and cliffs for nesting and water for foraging, as well as the lack of species occurrence records in the vicinity of the project site, these species are not expected to occur and no additional protocol surveys were conducted.

3.1.2 Vernal Pools and Fairy Shrimp

The presence of vernal pools as defined by the MSHCP was evaluated during the biological survey conducted by RECON in September 2023. Biologists surveyed the project site for depressions characteristic of vernal habitat and evidence of ponding areas such as cracked soils, tire ruts, or wetland or vernal pool plant species.

Per Section 6.1.2 of the MSHCP, vernal pools are defined as "seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season. The determination that an area exhibits vernal pool characteristics, and the definition of the watershed supporting vernal pool hydrology, must be made on a case-by-case basis. Such determinations should consider the length of the time the area exhibits upland and wetland characteristics and the manner in

DBESP Report

which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records" (WRCRCA 2003).

Since the site has been disked, historic photos as far back as 1938 were examined to determine if vernal pools were present on-site in the past (Nationwide Environmental Title Research Online 2023). Additionally, images from 1985 to current were reviewed on Google Earth. The frequency of disking on-site was also discussed with the current property owner, Ms. Betty Bouris.

Soil profiles present on the project site, which included Cajalco fine sandy loam, 8 to 15 percent slopes, eroded, Las Posas loam, 2 to 8 percent slopes, Las Posas loam, 5 to 8 percent slopes, eroded, and Wyman loam, 2 to 8 percent slopes, eroded, were also evaluated for drain ability. Soils associated with vernal pools include ones that drain poorly and consist of clay or clay subsoils.

3.2 RESULTS/IMPACTS

Riparian habitat totaling 0.40 acre was observed on-site during the routine aquatic resource delineation. Impacts to this riparian habitat would be significant. However, no impacts to sensitive riparian wildlife, such as bald eagle, peregrine falcon, least Bell's vireo, southwestern willow flycatcher, or western yellow-billed cuckoo, will occur from project implementation due to the project's lack of suitable riparian woodlands as detailed in Section 3.1.1 of this report.

Two riverine features (ephemeral drainages), totaling 0.30 acre, were observed on-site during the routine aquatic resource delineation. Impacts to these ephemeral drainages would be significant.

No vernal pools or basins with evidence of ponding areas, as described above, or with vernal pool indicator plant species were observed within or immediately adjacent to the project site. Although there has been disking on-site, review of the historic aerials shows no evidence of vernal pools existing on-site after 1938. In email communications with Ms. Bouris, it was shared that since 1950, their family had been farming wheat on-site and the property owners before them were most likely farming the land since 1888 (Betty Bouris, email communication to Paul Mayer, September 27, 2023).

The three soil series on-site consist of well-drained soils and ones that are typically associated with farming of irrigated crops, truck crops, and alfalfa, dryland grain and pastures (USDA 1971). While the Wyman loam and Cajalco soil series may contain some clay

DBESP Report

films in the B horizon (12–32 inches), they are still considered to be well-drained soils (USDA 1971), which are not suitable conditions for vernal pool habitat. Review of the Vernal Pools of Southern California Recovery Plan (USFWS 1998) for soils within the Riverside County showed soils that were documented to support vernal pools include Las Posas clay loam, Wyman clay loam, and Willows soil (a deep alkaline clay), which do not occur on-site. Additionally, without the appropriate soils on-site, no vernal pools are expected to re-form in the absence of disking.

Subsequently, no potential fairy shrimp habitat was observed, and fairy shrimp are not expected to occur within the project site. Therefore, no project-specific impacts to vernal pools and fairy shrimp are anticipated and no mitigation would be required.

3.3 MITIGATION AND EQUIVALENCY

3.3.1 *Direct Effects*

The project is consistent with the Protection of Vernal Pools as defined in MSHCP Section 6.1.2; therefore, no further surveys or mitigation would be required. However, impacts to the riparian habitat and two riverine features that were mapped within the project site boundary will require mitigation.

Per the pre-application meeting on May 14, 2025, the project proposes to offset the permanent loss of 0.70 acre of riparian/riverine features through either (1) the purchase of credits at Riverpark Mitigation Bank at a ratio of 2:1 (1:1 for Establishment credits and 1:1 for Rehabilitation credits) for a total of 1.4 acres/credits or (2) the implementation of 3.0 acres of permittee-responsible rehabilitation within one of the Warren Road Partners parcels [Phase 1 (APN 455-130-059) or Phase 2 (APNs 455-130-058 and -030)] in the Hemet Vernal Pool Complex within the San Jacinto Watershed at a ratio of 4:1. A 4:1 mitigation ratio will cover the net loss of habitat at a ratio of 3:1 and the temporal loss of habitat during the rehabilitation at a 1:1 ratio. Details of the chosen mitigation option will be included in the Applicant's forthcoming regulatory permitting applications to RWQCB and CDFW.

Satisfying the project's mitigation through Option 1 is the Applicant's preference and the Riverpark Mitigation Bank has credits that will be auctioned off to projects in summer 2025. If credits are not acquired through the mitigation bank or the Applicant decides not to purchase credits due to purposes relating to the project schedule, permittee responsible mitigation through Option 2 will be required.

As part of Option 2, a Rehabilitation Plan discussing the methods for the weeding and seeding of 3.0 acres of existing alkali vernal pools, alkali meadows, alkali playas, and/or alkali succulent scrub (inland saltmarshes) within a chosen Warren Road parcel will be provided.

DBESP Report

This Rehabilitation Plan will include five years of maintenance and monitoring, and the rehabilitation will be required to meet specific success criteria. A Habitat Mitigation and Monitoring Plan (HMMP) will also be prepared to discuss long-term management and maintenance of the mitigation site and provided to the City and Wildlife Agencies for their approval at least 60 days prior to any ground disturbance on the development site. Additionally, WRCRCA requires a period of 30 days to review the HMMP. A conservation easement (i.e., site protection) will not be required as these Warren Road parcels are under the ownership of the WRCRCA. As stated in the May 14 pre-application meeting, the Applicant is responsible for providing long-term management for the mitigation site through an entity such as WRCRCA, Rivers and Lands Conservancy, or the San Jacinto Basin Resources Conservation District and provide a non-wasting endowment to fund the long-term management in perpetuity. Financial assurance will also be required.

Prior to grading permit issuance, no impacts shall occur to on-site pepper trees or drainages until appropriate permits have been obtained from the Regional Water Quality Control Board (Section 401 Water Quality Certificate or Waste Discharge Requirements) and CDFW (Section 1602 Streambed Alteration Agreement).

Although the proposed project would not avoid impacts to these pepper trees and ephemeral drainages, with the implementation of either mitigation Option 1 or 2, the project would be biologically superior to the existing conditions and consistent with the requirements for the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools Requirements in Section 6.1.2 of the MSHCP. The current conditions of these jurisdictional features are poor as the drainages are heavily disturbed from regular disking activities and the riparian vegetation is characterized by a single invasive species (i.e., Peruvian pepper trees). The proposed mitigation will provide compensation for these disturbed features with high-quality riverine features.

3.3.2 Indirect Effects

Indirect effects from noise from project implementation are not a concern as there is no habitat suitable for riparian wildlife on-site. However, indirect impacts to drainages outside of but adjacent to the project site from fugitive water and dust would be avoided through the implementation of standard best management practices including dust control through the use of a water truck, erosion control devices (straw wattles, gravel bags, etc.), and silt fencing around the construction boundary.

Hydrology in the area should not change as a result of project implementation as the on-site runoff would be collected in underground pipes, treated, and discharged along the north property line in approximately the same locations as the surface channels drain today.

DBESP Report

4.0 NARROW ENDEMIC PLANT SPECIES MITIGATION (SECTION 6.1.3)

4.1 METHODS

The survey area is located within a MSHCP NEPSSA with a requirement for evaluating the following six species: Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California orcutt grass (*Orcuttia californica*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). A habitat suitability assessment was conducted for these species within the project site boundary on September 22, 2023, according to the habitat suitability assessment procedure described in Volume I, Section 6.1.3 of the MSHCP. A description of each species and the results of the habitat suitability assessment are described below:

- Munz's onion (*Allium munzii*). This perennial bulbiferous herb is known to occur within mesic exposures or seasonally moist microsites in grassy openings in coastal sage scrub, chaparral, juniper woodland, valley and foothill grasslands in clay soils or pyroxenite outcrops. The blooming period for this species is May to July. Within the MSHCP Plan Area, this species is associated with clay and cobbly clay soils which include the following series: Altamont, Auld, Bosanko, Claypit, and Porterville. This species does not currently occur on-site and is not expected to occur as the survey area lacks suitable mesic coastal sage scrub, chaparral, juniper woodland, and grassland habitat in clay soils or pyroxenite outcrops. Additionally, the survey area is not mapped within Altamont, Auld, Bosanko, Claypit, and Porterville soils (USDA 1971).
- San Diego ambrosia (*Ambrosia pumila*). This perennial rhizomatous herb is known to occur in sparse non-native grassland or ruderal habitat in association with river terraces, vernal pools, and alkali playas. A blooming period for this species is not listed in the MSHCP; however, Jepson eFlora lists the blooming period as April through July (Jepson Flora Project 2023). Within the MSHCP Plan Area, this species is only known from three locations in the Riverside Lowlands Bioregion: in the vicinity of Alberhill, Nichols Road, and Skunk Hollow. This species was not detected on-site during biological surveys and is not expected to occur on-site as the field cropland on-site is not associated with river terraces, vernal pools, or alkali playas. Additionally, this species is a perennial herb that would likely have been apparent at the time the habitat assessment was conducted.
- Many-stemmed dudleya (*Dudleya multicaulis*). This perennial herb is associated with clay soils in barren, rocky places and ridgelines and thinly vegetated openings in chaparral, coastal sage scrub, and grasslands underlain by clay soils. The blooming

DBESP Report

period for this species is from March to June. Within the MSHCP Plan Area, this species is associated with clay and cobbly clay soils of the following series: Altamont, Auld, Bosanko, Claypit, and Porterville. This species was not detected on-site and is not expected to occur due to lack of suitable clay or cobbly clay soils. Additionally, the survey area is not mapped within Altamont, Auld, Bosanko, Claypit, and Porterville soils (USDA 1971).

- Spreading navarretia (*Navarretia fossalis*). This species is known to occur within vernal pools and areas historically supporting vernal pools, with saline-alkaline soils. The blooming period for this species is May to June. Within the MSHCP Plan Area, this species is primarily restricted to the alkali floodplains of the San Jacinto River, Mystic Lake, and Salt Creek in association with Willows, Domino, and Traver soils. This species was not detected on-site and is not expected to occur due to lack of suitable vernal pool or historic vernal pool habitat with saline-alkaline soils to support this species. Additionally, the survey area is not mapped within Willows, Domino, and Traver soils (USDA 1971).
- California Orcutt grass (*Orcuttia californica*). This annual herb is known to occur in vernal pool habitat with alkaline soils or southern basaltic claypan. The blooming period for this species is April to June. Within the MSHCP Plan Area, this species is restricted to the southern basaltic claypan vernal pools at the Santa Rosa Plateau and alkaline vernal pools at Skunk Hollow and at Salt Creek west of Hemet. This species was not observed and is not expected to occur on-site as the survey area lacks vernal pools with claypan or alkaline soils and is not located within the vicinity of these known locations.
- Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). This annual herb is primarily restricted to the alkali floodplains of the San Jacinto River in association with willows, Domino, and Traver soils. The blooming period for this species is May to September. Within the MSHCP Plan Area, this species occurs in alkali playa, alkali annual grassland, and alkali vernal pool habitats. This species was not observed on-site and is not expected to occur as the survey area lacks alkali floodplains and is not located within the vicinity of the San Jacinto River. Additionally, the survey area is not mapped within Willows, Domino, and Traver soils (USDA 1971).

4.2 RESULTS/IMPACTS AND MITIGATION

Due to the lack of suitable habitat and soil types for these NEPSSA plants, site-specific surveys for NEPSSA species were not conducted. As no impacts are anticipated, no

DBESP Report

mitigation is required. Thus, the project is consistent with requirements for the Additional Surveys Needs and Procedures in Section 6.1.3 of the MSHCP.

5.0 GUIDELINES PERTAINING TO THE URBAN/WILDLAND INTERFACE (SECTION 6.1.4)

As discussed in Section 4.1.3 of this report, the project is not located within or adjacent to a MSHCP Criteria Area, Criteria Cell, or Conservation Area. Therefore, mitigation measures for indirect effects, as addressed in the Urban/Wildland Interface Guidelines, are not required and the project would be in compliance with Section 6.1.4 of the MSHCP.

6.0 ADDITIONAL SURVEY NEEDS (SECTION 6.3.2)

6.1 Criteria Area Species Survey Area - Plants

The project site does not fall within the MSHCP Criteria Area Species Survey Area; thus, site-specific surveys for Criteria Area plant species are not required as per Volume I, Section 6.3.2 of the MSHCP. Therefore, the project is consistent with the requirements for Criteria Area plants species contained in the Additional Survey Needs and Procedures in Section 6.3.2 of the MSHCP, and no additional surveys or mitigation is required.

6.2 CRITERIA AREA SPECIES SURVEY AREA - BURROWING OWL

The survey area and the 150-meter buffer (cumulatively called the burrowing owl survey area) are located within the burrowing owl survey area identified in the MSHCP (WRCRCA 2003).

6.2.1 *Methods*

RECON biologists Beth Procsal and Chelsea Poley conducted a Step I Burrowing Owl habitat assessment within the project site in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (WRCRA 2006). The burrowing owl survey area (BUOW survey area) included a 150-meter buffer surrounding the project site. The entire survey area was evaluated for suitable habitat and a majority of it was characterized as areas of bare ground and loose soils with potential to support burrows and/or burrow surrogates. Transects, spaced no more than 100 feet apart, were then walked through, all suitable habitat was identified within the project boundary, no trespassing occurred, and surveillance of the buffer was done from the project site. Survey dates, times, and weather conditions are provided in Table 1. Further details are provided in the Burrowing Owl Habitat Assessment Results report (RECON 2023).

Table 1
Survey Information

DBESP Report

Date	Survey Type	Surveyors	Beginning Conditions	Ending Conditions
9/22/2023	Step I- Burrowing Owl Habitat Assessment & Step II, Part A Focused Burrow Survey	B. Procsal; C. Polevy	9:30 a.m.; 68°F; 0-1 mph; 30% cc	1:20 p.m.; 76°F; 0-2 mph; 40% cc

°F = degrees Fahrenheit; mph = miles per hour; % = percent; cc = cloud cover.

6.2.2 Results/Impacts

Suitable habitat was identified within the project site and surrounding 500-foot buffer during the Step I Habitat Assessment and Step II Part A Focused Burrow Survey. The suitable habitat primarily consists of the field croplands, which are composed of agricultural fields with scattered ruderal species. At the time of the habitat assessment, this habitat generally consisted of freshly disked land. Two burrows were detected within mounds of land that were not disked, although no sign, such as whitewash, pellets, or feathers, of burrowing owl use was noted. Additionally, these burrows were small (less than 11 centimeters) which are insufficient in size to support burrowing owls, and the entrances of these burrows were covered with vegetation.

6.2.3 Mitigation and Equivalency

6.2.3.1 Direct Effects

With the presence of other burrows and fossorial mammals on-site and the project site within the burrowing owl survey area, a pre-construction burrowing owl survey would be conducted within 30 days prior to construction work within the areas mapped as field croplands in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (WRCRCA 2006).

If burrowing owls are detected within the project site prior to the initiation of construction, the Applicant should immediately inform WRCRCA and the Wildlife Agencies and will need to prepare a Burrowing Owl Protection and Relocation Plan for approval by WRCRCA and the Wildlife Agencies prior to initiating ground disturbance.

6.3 CRITERIA AREA SPECIES SURVEY AREA - MAMMALS

The project site does not fall within the MSHCP survey area for mammal species; thus, site-specific surveys for mammals are not required as per Volume I, Section 6.3.2 of the MSHCP. Therefore, the project is consistent with the requirements for mammals contained in the Additional Survey Needs and Procedures in Section 6.3.2 of the MSHCP and no additional surveys or mitigation are required.

DBESP Report

6.4 CRITERIA AREA SPECIES SURVEY AREA - AMPHIBIANS

The project site does not fall within the MSHCP survey area for amphibian species; thus, site-specific surveys for amphibians are not required as per Volume I, Section 6.3.2 of the MSHCP. Therefore, the project is consistent with the requirements for amphibians contained in the Additional Survey Needs and Procedures in Section 6.3.2 of the MSHCP, and no additional surveys or mitigation is required.

7.0 DELHI SANDS FLOWER-LOVING FLY

The project site does not fall within the MSHCP mapped survey area for the Delhi sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*) and no Delhi soils occur within the project site (USDA 1971); thus, site-specific surveys for this species are not required. Therefore, the project is consistent with the species-specific objectives for Delhi Sands flower-loving fly contained in the MSHCP and no additional surveys or mitigation is required.

DBESP Report

8.0 REFERENCES

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RECON Environmental (RECON)

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2025 Aquatic Resource Delineation Report for the Zeiders Road Project, Riverside County, California. February 21.

U.S. Army Corps of Engineers (USACE)

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U.S. Fish and Wildlife Service (USFWS)

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2023 National Wetlands Inventory.

DBESP Report

U.S. Geological Survey (USGS)

1979 7.5-minute topographic map, Romoland quadrangle.

Western Riverside County Regional Conservation Authority (WRCRCA)

2003 Final Western Riverside County Multiple Species Habitat Conservation Plan

2006 Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan.

DBESP Report
