

Briggs Road Residential Project

General Biological Resources Assessment

October 2019 | WIT-01

Prepared for:

Walton California, LLC
14614 North Kierland Boulevard, Suite 120
Scottsdale, AZ 85254

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7578 El Cajon Boulevard
La Mesa, CA 91942

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ACRONYMS AND ABBREVIATIONS

AMSL	above mean sea level
BUOW	Burrowing owl
CASSA	Criteria Area Species Survey Area
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFG	California Fish and Game
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
County	County of Riverside
CWA	Clean Water Act
Dudek	Dudek & Associates
FESA	Federal Endangered Species Act
HELIX	HELIX Environmental Planning, Inc.
LDMF	Local Development Mitigation Fee
MBTA	Migratory Bird Treaty Act
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
NCCP	Natural Community Conservation Planning
NEPSSA	Narrow Endemic Plant Species Survey Area
NPPA	Native Plant Protection Act
Project	Briggs Road Residential
RCA	Western Riverside County Regional Conservation Authority
RWQCB	Regional Water Quality Control Board
SKRHCP	Stephens' Kangaroo Rat Habitat Conservation Plan
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geologic Survey
UWIG	Urban/Wildlands Interface Guidelines

Report Date: October 21, 2019

Title: General Biological Resources Assessment for the Briggs Road Residential Project

Project Location: The approximately 78-acre project site is located to northeast of the intersection of Old Newport Road and Briggs Road in unincorporated Riverside County, California. The site is located within the U.S. Geological Survey (USGS) 7.5-minute Romoland quadrangle map in Section 31, Township 5 South, Range 2 West.

Assessor's Parcel Numbers: 461-170-001

Owner/Applicant: Mr. Ed Hadley
Walton California LLC
14614 North Kierland Boulevard, Suite 120
Scottsdale, AZ 85254

Principal Investigator: HELIX Environmental Planning, Inc.
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Report Summary: The approximately 78-acre project site was surveyed for burrowing owl (*Athene cunicularia*) habitat, MSHCP Riparian/Riverine and Vernal Pool resources, rare plants, and jurisdictional features. No burrowing owls, riparian/riverine, vernal pools, or rare plants were observed on the project site.

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1.0 INTRODUCTION

The Briggs Road Residential Project (project) is located in unincorporated Riverside County (County), California. The purpose of this report is (1) to document the results of a biological resources technical study and (2) analyze the potential impacts of the project pursuant to the requirements of the adopted Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP; Dudek and Associates [Dudek] 2003) and California Environmental Quality Act (CEQA).

1.1 PROJECT LOCATION AND REGIONAL SETTING

The approximately 78-acre project site is located northeast of the intersection of Old Newport Road and Briggs Road in unincorporated County, California (Figure 1, *Regional Location*). The project site is situated on the U.S. Geological survey (USGS) 7.5-minute Romoland quadrangle map in Section 31, Township 5 South, Range 2 West (Figure 2, *Project Vicinity [USGS Topography]*). The project site is surrounded by a mixture of agricultural and residential uses to the west, an egg ranch to the south, and open space to the north and east (Figure 3, *Project Vicinity [Aerial Photograph]*).

The project site is located within MSHCP and in the Harvest Valley/Winchester Area Plan (Figure 4, *MSHCP Criteria and Survey Areas*). The project site is also located within the boundaries of the Stephens' Kangaroo Rat Habitat Conservation Plan (SKRHCP) fee area, but is not located within or adjacent to any MSHCP Criteria Cells or core reserve areas (County of Riverside [County] 1996).

1.2 PROJECT DESCRIPTION

The proposed project is a residential development consisting of 101 single-family residential homes on 22.7 acres, recreation uses on 1.2 acres, open space uses on 53.9 acres, and a water quality detention basin on 1.4 acres. Per the County, the project would also be conditioned to provide offsite improvements to Briggs Road along the frontage the proposed development (outside of the property) and a secondary access route (outside the property) to the project site by extending Briggs Road north to Domenigoni Parkway. The Briggs Road improvements include but are not limited to undergrounding a man-made swale currently east of Briggs Road and installing new curb, sidewalks, and gutters, between Old Newport Road and approximately 330 feet north of Angler Lane. The secondary access would extend north from the limits of the Briggs Road improvements and would consist of a 32-foot wide road located within the planned future build-out alignment of Briggs Road (Figure 5, *Site Plan*). The environmental processes for the Briggs Road improvements and the ultimate build-out of Briggs Road will be conducted under the entitlements for TM 37671; thus, such off-site efforts are not included in the proposed project analysis herein. (Note: TM 37671 is a new TM being proposed for the area previously covered by TM 32101).

2.0 METHODS

Project site evaluation involved a literature review, vegetation mapping, a preliminary evaluation of potentially jurisdictional wetlands and waters, a Riparian/Riverine and Vernal Pool habitat assessment, a burrowing owl (*Athene cunicularia*; BUOW) habitat assessment and focused survey, a rare plants survey, and a general biological survey and habitat assessment for sensitive species to occur on the project site. The plant and animal species detected on the project site during field surveys are presented in

Appendix A, *Plant Species Observed* and Appendix B, *Animal Species Observed or Detected*, respectively. Appendix C, *Site Photographs*, contains representative photographs of the project site. Appendix D, *Explanation of Status Codes for Plant and Animal Species*, contains definitions of plant and animal species designations used throughout this document.

2.1 NOMENCLATURE AND LITERATURE REVIEW

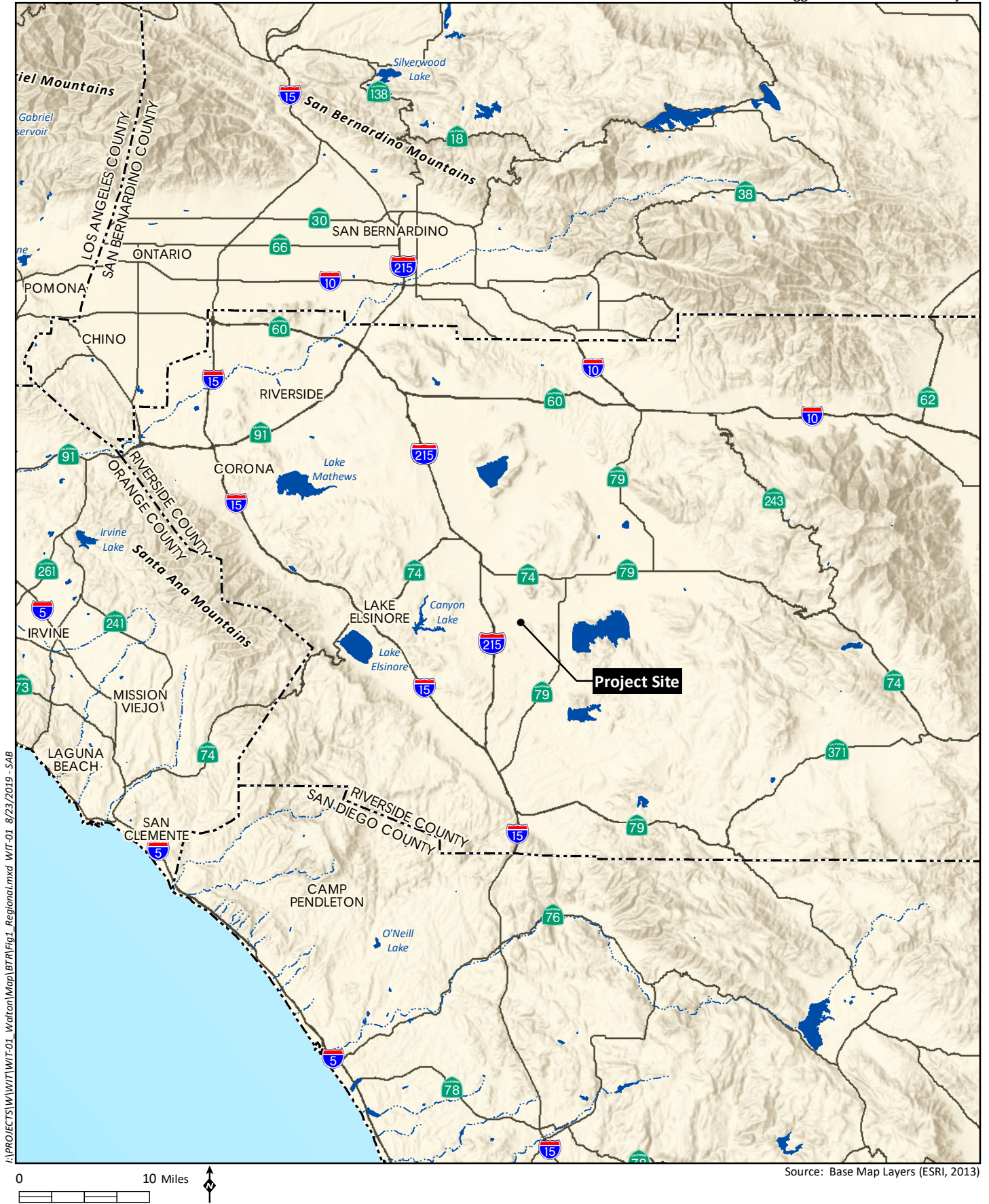
Nomenclature used in this report generally follows MSHCP conventions. Vegetation community classifications follow the MSHCP (Dudek 2003) vegetation community classifications, with additional vegetation community information taken from Oberbauer (1996) and Holland (1986). Latin names of plants follow Baldwin et al. (2012), and common names follow the California Native Plant Society (CNPS; 2019). Sensitive plant and animal status is taken from the California Natural Diversity Database (CNDDB) of the California Department of Fish and Wildlife (CDFW; 2019a, b, c, and d) and CNPS (2019). Fauna nomenclature follows Emmel and Emmel (1973) for butterflies, Taggart (2014) for amphibians and reptiles, American Ornithologists' Union (2018) for birds, and Baker et al. (2003) for mammals.

HELIX Environmental Planning, Inc. (HELIX) reviewed regional planning documents, Google Earth aerials (2019), Web Soil Survey (U.S. Department of Agriculture 2019), and sensitive species database records, including the Inventory of Rare and Endangered Plants of California (California Native Plant Society [CNPS] 2019), CNDDB (CDFW 2019), U.S. Fish and Wildlife Service's (USFWS) critical habitat maps (2019a). A one-quadrangle database search was conducted on CNPS, which included the Romoland quadrangle. A CNDDB search was conducted within a 2-mile radius of the project site. In addition, the MSHCP (Dudek 2003) and the Western Riverside County Regional Conservation Authority's (RCA) MSHCP Information Tool (2019) were consulted to determine project compliance with the MSHCP.

2.2 FIELD SURVEYS

2.2.1 Vegetation and Land Cover Mapping

The existing vegetation and land cover for the project site was mapped by HELIX biologist Lauren Singleton on March 26, 2019. Mapping was performed directly in the field and on an aerial photograph (1-inch = 200-foot scale) map with an overlay of the project site. Mapping unit size was approximately 0.1 acre for non-sensitive communities and approximately 0.01 acre for sensitive communities (if any). Field surveys conducted on the project site are summarized below in Table 1, *Biological Survey Information*.

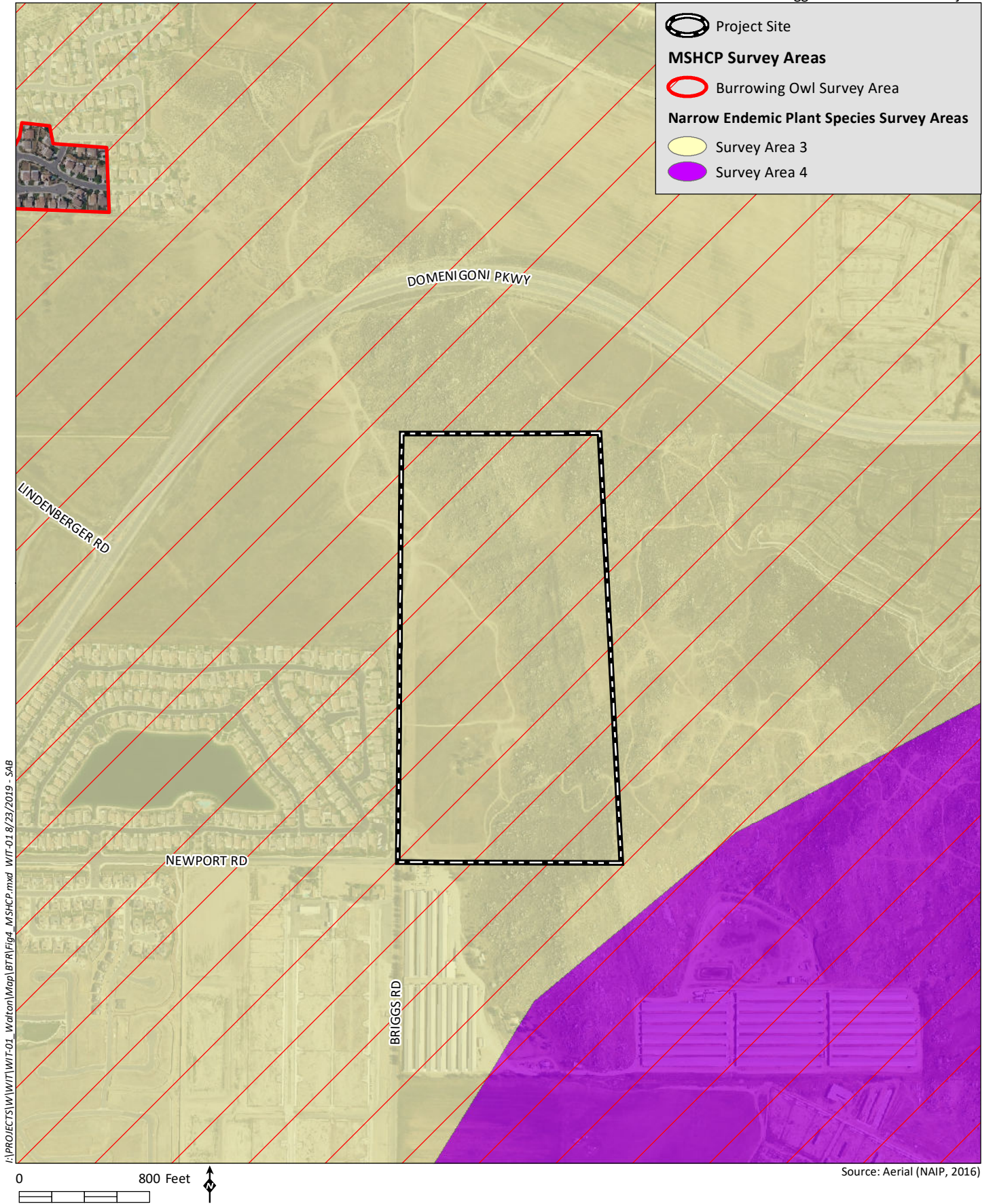




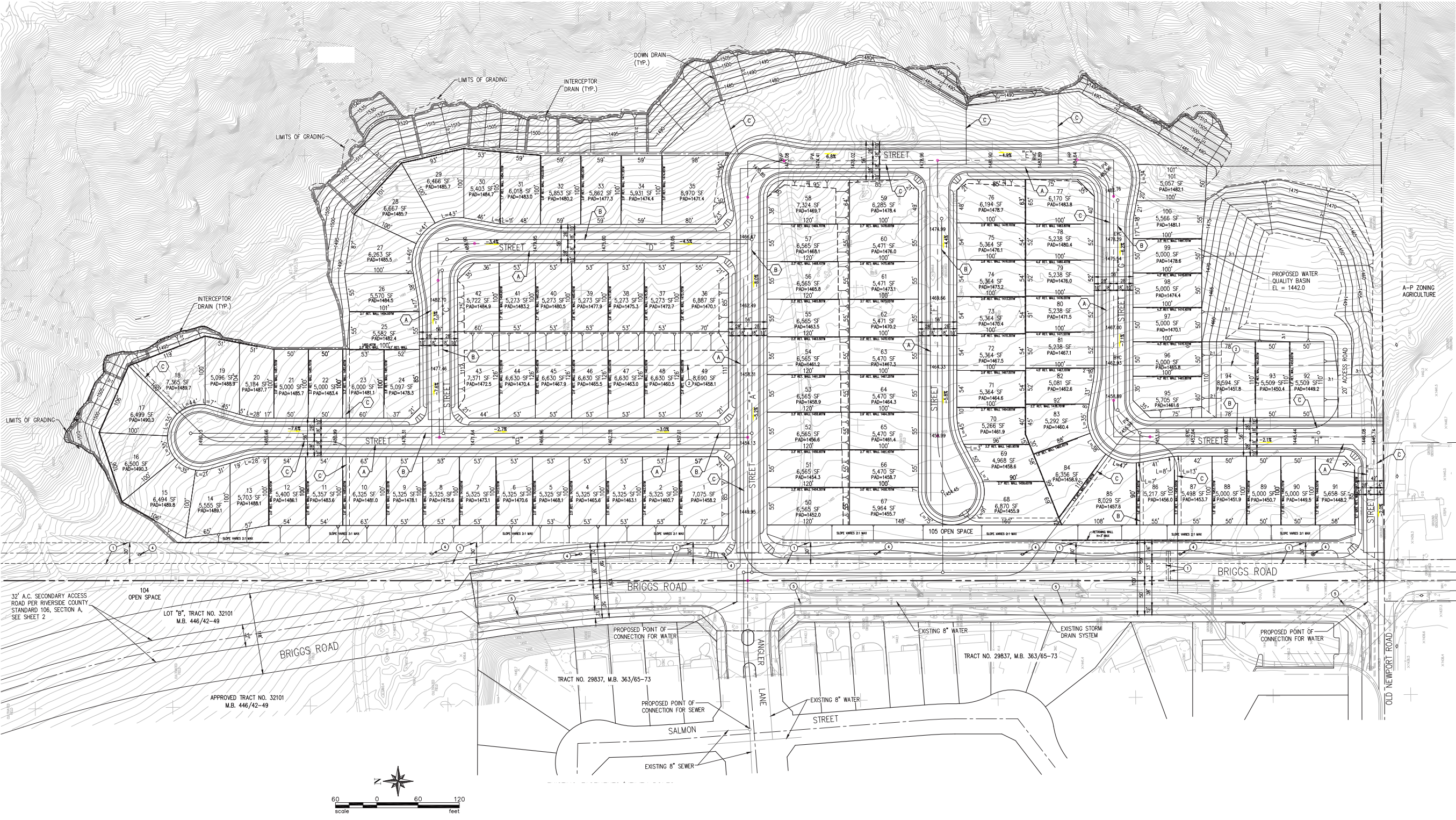
HELIX
Environmental Planning

Figure 2





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Table 1
BIOLOGICAL SURVEY INFORMATION

Survey Date	Personnel	Purpose	Time	General Weather Condition
03/26/2019	Lauren Singleton, Robert Hogenauer	Burrowing Owl Habitat Assessment and Survey #1	0630-0845	Partly Cloudy
03/26/2019	Lauren Singleton, Robert Hogenauer	General Biological Survey, Jurisdictional Delineation, MSHCP Riparian/Riverine Assessment	0845-1200	Sunny
04/24/2019	Lauren Singleton, Robert Hogenauer	Burrowing Owl Survey #2	0545-0810	Sunny
04/24/2019	Robert Hogenauer	Jurisdictional Delineation and MSHCP Riparian/Riverine Assessment	0810-1130	Sunny
05/21/2019	Daniel Torres Matthew Dimson	Narrow Endemic Plant Survey	0745-1215	Light Rain
05/30/2019	Daniel Torres Matthew Dimson	Burrowing Owl Survey #3	0545-0740	Sunny
07/11/2019	Daniel Torres Matthew Dimson	Burrowing Owl Survey #4	0545-0710	Sunny

2.2.2 Jurisdictional Assessment

Prior to beginning fieldwork, aerial photographs (1 inch = 100 feet), topographic maps (1 inch = 100 feet), USGS quadrangle maps, historical aerial maps, and National Wetland Inventory maps (U.S. Fish and Wildlife Service [USFWS] 2019b) were reviewed to assist in determining the location of potential jurisdictional wetland or waters on the project site. HELIX biologist Robert Hogenauer conducted the jurisdictional delineation field work on March 26 and April 24, 2019 (Table 1). The effort was conducted to identify jurisdictional waters potentially subject to U.S. Army Corps of Engineers (USACE) jurisdiction pursuant to Section 404 of the Clean Water Act (CWA), Regional Water Quality Control Board (RWQCB) jurisdiction pursuant to Section 401 of the CWA, and streambed habitats potentially subject to CDFW jurisdiction pursuant to Sections 1600 et seq. of the California Fish and Game (CFG) Code. Data collection was targeted in areas that were deemed to have the potential to support jurisdictional resources, such as the presence of an ordinary high water mark, the presence of a bed/bank and streambed associated vegetation and/or other surface indications of streambed hydrology. Potential jurisdictional features were mapped at a scale of one-hundredth of an acre (0.01 acre).

2.2.3 Riparian/Riverine and Vernal Pool Habitat Assessment

The MSHCP defines Riparian/Riverine habitat “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 fresh water flow during all or a portion of the year.” The MSHCP defines Vernal Pools 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” (Dudek 2003).

A Riparian/Riverine and Vernal Pool habitat assessment was conducted by Mr. Hogenauer during site visits on March 26 and April 24, 2019 (Table 1). The assessment was conducted concurrently in the field with the vegetation mapping and jurisdictional assessment effort. The evaluation consisted of a directed search for field characteristics indicative of Riparian/Riverine or Vernal Pool habitats. Field indicators include presence of certain plant species, drainage courses, drainage patterns, ponded water, changes in soil character, changes in vegetation character, and deposits of water-borne debris. If Riparian/Riverine Areas and/or Vernal Pools are observed and project avoidance is not feasible, then a Determination of Biologically Equivalent Superior Preservation is required to quantify the impacts and establish mitigation.

Note that the MSHCP states that “areas demonstrating characteristics [of riparian/riverine habitat] which are artificially created are not included in these definitions” of riparian/riverine habitat. The identification of Riparian/Riverine and Vernal Pool habitats is based on potential for the habitat to support Riparian/Riverine and Vernal Pool Covered Species, which are identified in Section 6.1.2 of the MSHCP. These species include least Bell’s vireo (*Vireo bellii pusillus*) and a suite of other animals and plants outlined in Section 6.1.2 of the MSHCP. During the field survey, the project site was evaluated for habitat that could support animals and/or plants identified by the MSHCP as Riparian/Riverine and Vernal Pool species.

2.2.3.1 Riparian/Riverine and Vernal Pool Plants

The MSHCP lists 23 sensitive plant species that have potential to occur in Riparian/Riverine and Vernal Pool habitats. These species are as follows:

1. Brand’s phacelia (*Phacelia stellaris*),
2. California black walnut (*Juglans californica*),
3. California Orcutt grass (*Orcuttia californica*),
4. Coulter’s matilija poppy (*Romneya coulteri*),
5. Engelmann oak (*Quercus engelmannii*),
6. Fish’s milkwort (*Polygala cornuta* var. *fishiae*),
7. graceful tarplant (*Holocarpha virgata* ssp. *elongata*),
8. lemon lily (*Lilium parryi*),
9. Mojave tarplant (*Deinandra mohavensis*),
10. mud nama (*Nama stenocarpum*)
11. ocellated Humboldt lily (*L. humboldtii* ssp. *ocellatum*),
12. Orcutt’s brodiaea (*Brodiaea orcuttii*),
13. Parish’s meadowfoam (*Limnanthes gracilis* var. *parishii*),
14. prostrate navarretia (*Navarretia prostrata*),
15. San Diego button-celery (*Eryngium aristulatum* var. *parishii*),
16. San Jacinto Valley crowscale (*Atriplex coronata* var. *notatior*),
17. San Miguel savory (*Clinopodium chandleri*),

18. Santa Ana River woolly-star (*Eriastrum densifolium* ssp. *sanctorum*),
19. slender-horned spineflower (*Dodecahema leptoceras*),
20. smooth tarplant (*Centromadia pungens* ssp. *laevis*),
21. spreading navarretia (*Navarretia fossalis*),
22. thread-leaved brodiaea (*Brodiaea filifolia*), and
23. vernal barley (*Hordeum intercedens*).

2.2.3.2 Riparian Birds

The project site was assessed for habitat that could support sensitive riparian bird species, such as least Bell's vireo, southwestern willow flycatcher (*Empidonax traillii extimus*), and western yellow-billed cuckoo (*Coccyzus americanus occidentalis*).

2.2.3.3 Invertebrates – Vernal Pool Branchiopods

There are three species of sensitive fairy shrimp that occur in the western County, including Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), and vernal pool fairy shrimp (*Branchinecta lynchi*). The project site was evaluated for suitable habitat, such as vernal pools or ephemeral ponds. Indicators of potential fairy shrimp habitat include, but are not limited to, mima-mound complexes, depressions, road ruts, algal/biotic crusts, and cracked soils.

2.2.3.4 Fish

The Santa Ana sucker (*Catostomus santaanae*) is the only fish included on the MSHCP Riparian/Riverine and Vernal Pool animal species list. The project site was searched for suitable aquatic habitat (i.e., perennial waterways) that could support this species.

2.2.3.5 Amphibians

The MSHCP includes three amphibians on the Riparian/Riverine and Vernal Pool animal species list: arroyo toad (*Anaxyrus californicus*), mountain yellow-legged frog (*Rana muscosa*), and California red-legged frog (*Rana aurora draytonii*). The project site was searched for suitable aquatic habitat (i.e., streams, ponds, reservoirs, etc.) that could support these species.

2.2.4 Narrow Endemic Plant Species Survey Area

The MSHCP requires focused plant surveys to be conducted for projects located within a Narrow Endemic Plant Species Survey Area (NEPSSA). The project site is within NEPSSA 3, which requires a habitat assessment for Munz's onion (*Allium munzii*), San Diego ambrosia, many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia, California Orcutt grass (*Orcuttia californica*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). A habitat assessment was conducted by Ms. Singleton on March 26, 2019 and a focused plant survey was conducted by HELIX biologists Daniel Torres and Matthew Dimson on May 21, 2019 (Table 1). The rare plant survey was conducted in accordance with published agency guidelines (CDFW 2009, CDFW 2000, and USFWS 2000) and during the appropriate flowering period to maximize the detection of those rare plant species with the potential occur on the

project site. Suitable habitat observed on the project site was walked by foot and inspected for the presence of rare plant species.

2.2.5 Criteria Area Species Survey Area

The project site is not located within a Criteria Area Species Survey Area (CASSA) prescribed in the MSHCP. Therefore, surveys applicable to CASSA are not required and were not conducted.

2.2.6 Amphibian Species Survey Area

The project site is not located within the Amphibian Species Survey Area prescribed in the MSHCP. Therefore, surveys for sensitive amphibian species (arroyo toad, California red-legged frog, and mountain yellow-legged frog) are not required and were not conducted.

2.2.7 Burrowing Owl Survey Area

The project site is located within an MSHCP BUOW Survey Area; thus, MSHCP protocol surveys for BUOW are required. In accordance with the County's survey protocol, a Step I-Habitat Assessment for BUOW was conducted Mr. Hogenauer and Ms. Singleton on March 26, 2019, during which suitable habitat for BUOW was observed (Table 1). The Habitat Assessment included the project site and a 150-meter (approximately 500-foot) buffer zone surrounding the periphery of the project site (survey area; County of Riverside [County] 2006).

After completing the habitat assessment and in accordance with the survey protocol, Step II surveys were conducted (Table 1). Step II surveys, consisted of a focused burrow survey (Part A) and four focused BUOW surveys (Part B), to determine whether the survey area supports suitable burrows and/or BUOWs. The focused burrow survey was conducted concurrently with the first focused BUOW survey. Because suitable burrows were observed within the survey area, three additional focused BUOW surveys were conducted. The biologists walked transects spaced no greater than 30 meters apart (approximately 100 feet) to allow for 100 percent visual coverage of all suitable habitat within the survey area. The biologists walked slowly and methodically, closely checking suitable habitat for suitable burrows, BUOW diagnostic sign (e.g., molted feathers, pellets/castings, or whitewash at or near a burrow entrance), and individual BUOWs. Inaccessible areas of the survey area were visually assessed using binoculars. The focused burrow survey and four focused BUOW surveys were conducted by Mr. Dimson, Mr. Hogenauer, Ms. Singleton, and Mr. Torres between March 26 and July 11, 2019. Additional information on the methods employed and survey results are documented in a separate focused survey report (Appendix E, *Burrowing Owl Focused Survey Report*).

2.2.8 Mammal Species Survey Area

The project site is not located within a Mammal Species Survey Area prescribed in the MSHCP. Therefore, focused surveys for sensitive small mammal species (Aguanga kangaroo rat [*Dipodomys merriami collinus*], Los Angeles pocket mouse [*Perognathus longimembris brevinasus*], and San Bernardino kangaroo rat [*Dipodomys merriami parvus*]) are not required and were not conducted.

3.0 RESULTS

This section addresses the results of research and fieldwork conducted as part of the biological resources technical study, including discussions on the existing conditions and sensitive biological resources that occur or have potential to occur on the project site.

3.1 TOPOGRAPHY AND SOILS

The project site encompasses steep hills and rocky outcrops in the northern and eastern portions of the site, with a flat area in the southwestern and western portions. Elevations range from approximately 1,445 feet (440 meters) above mean sea level (AMSL) near the southwestern boundary of the project site to a high of approximately 1,770 feet (539 meters) AMSL near the northern boundary of the project site.

The MSHCP lists nine sensitive soil types that occur within the Plan Area (Dudek 2003). None of the MSHCP sensitive soils occur on or immediately adjacent to the project site. Five soil types are mapped on the project site: Exeter sandy loam (deep, 0 to 2 percent slopes), Greenfield sandy loam (2 to 8 percent slopes, eroded), Hanford coarse sandy loam (2 to 8 percent slopes), Hanford coarse sandy loam (8 to 15 percent slopes, eroded), and Cieneba rocky sandy loam (15 to 50 percent slopes, eroded; U.S. Department of Agricultural 2019).

3.2 GENERAL LAND USES

The site is surrounded by a mixture of agricultural and residential uses to the west, an egg ranch to the south, and undeveloped open space to the north and east. The site is primarily undeveloped; however, a utility line (with poles) span across the western portion of the site, a few dirt access roads/trails meander the site, and the site historically supported a single home site with various ancillary structures (concrete foundations still present on site).

Currently, the site displays evidence of a variety of anthropogenic disturbances (e.g., grading, discing/tilling, mowing, off-road vehicle/bicycle use, trash debris dumping, etc.). Historical aerial imagery shows the site has been graded/disc'd/tilled and worked historically; earliest imagery available is dated 1967 (Historical Aerials 2019).

3.3 VEGETATION COMMUNITIES AND LAND COVER TYPES

Four vegetation communities and land cover types were identified within the project site, including: disturbed land, eucalyptus woodland (ornamental/exotic), non-native grassland, and Riversidean sage scrub (including disturbed form). The acreages mapped within the project site are provided in Table 2, *Vegetation Communities and Land Cover Types*, and the corresponding spatial locations are presented on Figure 6, *Biological Resources*.

Table 2
VEGETATION COMMUNITIES AND LAND COVER TYPES

MSHCP Classification	Acres¹
Disturbed Land	4.1
Eucalyptus Woodland(Ornamental/Exotic)	0.5
Non-native Grassland	27.0
Riversidean Sage Scrub ²	46.5
TOTAL	78.1

¹ Acreage is rounded to the nearest tenth.

² Includes 23.3 acres of disturbed Riversidean sage scrub.

3.3.1 Disturbed Land

Disturbed land includes land cleared of vegetation (e.g., dirt roads), land dominated by non-native plant species such as ornamentals or ruderal exotic species that take advantage of disturbance (previously cleared or abandoned landscaping), or land showing signs of past or present animal usage that removes any capability of providing viable habitat.

Disturbed land comprises a network of dirt roads and trails that occur in the western and southern portions of the project site. Disturbed land where mapped was mostly unvegetated, although a few non-native species associated with disturbance were observed, such as redstem filaree (*Erodium cicutarium*) and short-pod mustard (*Hirschfeldia incana*).

3.3.2 Non-native Grassland

Non-native grassland is a dense to sparse cover of annual grasses, often associated with numerous species of showy-flowered native annual forbs. Characteristic species include oats (*Avena* spp.), brome grasses (*Bromus* spp.), Italian ryegrass (*Festuca perennis*), and mustards (*Brassica* spp.). Most of the annual introduced species within the non-native grassland originated from the Mediterranean region, an area with a long history of agriculture and a climate similar to California. Intensive grazing and agricultural practices combined with severe droughts in California contributed to the successful invasion and establishment of these species and the replacement of native grasslands with annual-dominated non-native grasslands (Jackson 1985).

Non-native grassland was observed in the flat areas in the western portions of the project site and on the hilltops adjacent to the eastern boundary of the project site. These lower and flat areas of the site have been historically graded/disc'd/tilled and worked for agricultural and farming purposes. These areas seem to undergo routine disking/mowing for weed abatement and/or fuel reduction purposes. The dominant species observed included common ripgut grass (*Bromus diandrus*), hare barley (*Hordeum murinum*), oats (*Avena* spp.), red brome (*Bromus madritensis* ssp. *rubens*), redstem filaree, and stinknet (*Oncosiphon piluliferum*). A few native species were also observed, including miniature lupine (*Lupinus bicolor*), rancher's fiddleneck (*Amsinckia intermedia*), and yellowray goldfields (*Lasthenia glabrata*).

3.3.3 Riversidean Sage Scrub (including disturbed form)

Riversidean sage scrub is the most xeric expression of coastal sage scrub south of Point Conception, California. This community occupies xeric sites, such as steep slopes, severely drained soils, or clays that slowly release stored soil moisture. This community is dominated by subshrubs with leaves that are



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deciduous during drought, an adaptation that allows the habitat to withstand the prolonged drought period in the summer and fall. Sage scrub species have relatively shallow root systems and open canopies that allow for the occurrence of a substantial herbaceous (annual plant) component. Typical stands are fairly open and dominated by species such as California sagebrush (*Artemisia californica*), brittlebush (*Encelia farinosa*), and California buckwheat (*Eriogonum fasciculatum*).

Riversidean sage scrub was the dominant community mapped on the project site. This community was observed on the hillsides in the northern and eastern portions of the project site. In addition to California sagebrush and California buckwheat, other native shrubs observed in this community included blue elderberry (*Sambucus nigra* ssp. *caerulea*), monkey-flower (*Diplacus aurantiacus*), white sage (*Salvia apiana*), and wishbone bush (*Mirabilis laevis* ssp. *crassifolia*). The understory was dominated by common ripgut grass and red brome (*Bromus madritensis* ssp. *rubens*) with native annuals also present such as baby blue eyes (*Nemophila menziesii*), caterpillar phacelia (*Phacelia cicutaria* var. *hispida*), rancher's fiddleneck, and shining peppergrass (*Lepidium nitidum*).

Approximately half of the Riversidean sage scrub mapped on the project site was considered disturbed. Disturbed Riversidean sage scrub was mapped where the percent of native plant species cover was less than 50 percent (i.e., between 20 percent to 50 percent cover) and was dominated by non-native species. Disturbed Riversidean sage scrub was observed on the west-facing slopes in the central and northern portions of the site. This community mostly consisted of California buckwheat shrubs, but contributed considerably less cover than observed in the "undisturbed" Riversidean sage scrub areas. Non-native species observed included common ripgut grass, London rocket (*Sisymbrium irio*), oats, red brome, redstem filaree, and short-pod mustard. Additionally, a relatively small stand of blue elderberry and tree tobacco (*Nicotiana glauca*), with a few wild giant rye (*Elymus condensatus*), was observed in a portion of the disturbed Riversidean sage scrub. Intermixed was both native (e.g., common eucrypta, [*Eucrypta chrysanthemifolia* var. *chrysanthemifolia*], Rancher's fiddleneck, and wild cucumber [*Marah macrocarpa*]) and non-native (e.g., red brome, short-pod mustard, and stinknet) annual species.

3.3.4 Eucalyptus Woodland (Ornamental/Exotic)

Although eucalyptus woodland is not a formal vegetation classification described in the MSHCP, this community would fall under the ornamental/exotic community in the MSHCP. Eucalyptus woodland is a dominated by eucalyptus (*Eucalyptus* spp.), an introduced species that has often been planted purposely for wind blocking, ornamental, and hardwood production purposes. Most groves are monotypic with the most common species being either the blue gum (*Eucalyptus globulus*) or red gum (*Eucalyptus camaldulensis*). The understory within well-established groves is usually very sparse due to the closed canopy and allelopathic nature of the abundant leaf and bark litter. If sufficient moisture is available, this species becomes naturalized and can reproduce and expand its range. The sparse understory offers only limited wildlife habitat; however, these woodlands provide excellent nesting sites for a variety of raptors. During winter migrations, a large variety of warblers may be found feeding on the insects that are attracted to the eucalyptus flowers.

One small patch of eucalyptus woodland was mapped in the central-southern portion of the site. Additionally, a few other eucalyptus trees were observed in the far southwest corner of the site, but comprised less than the 0.1-acre mapping unit and were included in the disturbed land mapping. The This plant community on site was dominated by red river gum in addition to two large Peruvian pepper trees (*Schinus molle*). The understory consisted of leaf litter and was devoid of vegetation.

3.4 JURISDICTIONAL WETLANDS AND WATERS

The jurisdictional assessment concluded there is one potentially jurisdictional feature on the project site, composed of a small freshwater spring (Figure 6). This spring is located on a west-facing hillside in the central-southern portion of the site, beneath the stand of blue elderberry and tree tobacco. This spring feature was evaluated on multiple occasions during the field surveys for the project (including after rain events) and it remained an approximate 2-foot by 4-foot pool with no evident changes in the pool size/depth. This spring is a historically natural feature and has no connection to upstream or downstream aquatic resources. This spring is considered potentially jurisdictional as a waters of the State under regulation by RWQCB and CDFW. No areas potentially jurisdictional under USACE were observed on site. The National Wetland Inventory does not show wetlands occurring on or adjacent to the project site (2019b) and a review of historical aerials also did not reflect potential wetlands or waters occurring on site.

Other features on site were evaluated and determined to be non-jurisdictional. A man-made swale occurs along the east side of Briggs Road at the western edge of the site. This swale was engineered (approved by Riverside County Flood Control and Water Conservation District in 2003) and constructed in 2005 as part of the adjacent residential “Menifee Lakes” subdivision (Tract No. 29837) development requirements for the project’s stormwater system. Because this feature is man-made (not for habitat) for stormwater purposes, does not represent a historical wetland/waters feature and was constructed in uplands, and has no natural connection to upstream or downstream resources, it is not considered jurisdictional to USACE, RWQCB, or CDFW. Multiple erosional features were observed on site. These erosional features generally run east to west following the compacted and graded road/trails, but some also extend downslope beyond the road/trail footprint into the lower/flatter non-native grassland where they disappear into the non-compacted sandy soil. These erosional features were closely evaluated on multiple occasions (including after rain events) during the field surveys for the project and were always observed dry with no evidence of recent flow. These features lack a defined bed and bank, lack appropriate vegetation, and other indicators, such as an ordinary high water mark to be classified as potentially jurisdictional. Therefore, these features are not jurisdictional to USACE, RWQCB, or CDFW.

3.5 RIPARIAN/RIVERINE AND VERNAL POOL HABITAT ASSESSMENT

The identification of Riparian/Riverine Areas is based on the potential for onsite habitat to support or contribute to downstream habitat that supports Species Associated with Riparian/Riverine Areas, as identified and defined in MSHCP Section 6.1.2.

Results of the habitat assessment concluded neither Riparian/Riverine nor Vernal Pool habitats exist on the project site. The spring, the manmade swale, and the erosional features described in Section 3.3 above do not meet the definition of MSHCP Riparian/Riverine as discussed below.

The spring does not meet the MSHCP’s definition of a Riparian/Riverine feature because, as previously described, the spring is beneath a canopy of approximately five blue elderberry trees and tree tobacco, with a patch of giant wild rye and an understory of annuals. Although the vegetation adjacent to the spring likely tap into the spring water, these species are most often associated with uplands and do not depend on the soil moisture for survival. Further, all these species were observed scattered elsewhere throughout other areas of the site. Water (approximate 2-foot by 4-foot pool) was present in the spring at the time of the surveys, although the water level remained unchanged and does not flow to other portions of the site. Lastly, the spring does not provide suitable habitat for any of the Riparian/Riverine

or Vernal Pool species discussed below in Sections 3.4.1 and 3.4.2, including fairy shrimp, least Bell's vireo, southwestern willow flycatcher, or western yellow-billed cuckoo, as described below. Thus, this feature does not meet the MSHCP's definition of Riparian/Riverine. This spring is perennial (i.e., holds water year-around) and is not a vernal pool.

The erosional features described previously are also not considered Riparian/Riverine features because they do not meet the MSHCP's definition of Riparian/Riverine. These erosional features are unvegetated and do not contain habitat dominated by trees, shrubs, persistent emergent, emergent mosses and lichens that depend on a water source. Further, as stated previously these erosional features were evaluated repeatedly and no water flow was observed, even directly following rainfall. The manmade swale described previously in Section 3.3 also does not meet the definition of MSHCP Riparian/Riverine as artificially created or constructed features (except for habitat creation or alteration of natural streams) are not considered Riparian/Riverine habitat or Vernal Pools. Lastly, neither the erosional features nor the manmade swale provide suitable habitat for any of the Riparian/Riverine or Vernal Pool species discussed below in Sections 3.4.1 and 3.4.2, including fairy shrimp, least Bell's vireo, southwestern willow flycatcher, or western yellow-billed cuckoo, as described below. Therefore, these features do not meet the MSHCP's definition of Riparian/Riverine; and neither the swale nor the erosional features are considered vernal pools.

MSHCP Riparian/Riverine and Vernal Pool species identified by the MSHCP are discussed in detail below.

3.5.1 Plants

Twenty-three plant species are identified in the MSHCP as potentially occurring in Riparian/Riverine and Vernal Pool habitats. None of the 23 species occur on the project site.

Most of the MSHCP Riparian/Riverine and Vernal Pool plant species occur in habitats that are not present on the project site (e.g., streambeds and vernal pools) or have range distributions well outside of the project site. Of the 23 species, one species was determined to have a potential to occur on the project site based on the species' geographic range, elevation range, preferred habitat, and/or nearby occurrence records, smooth tarplant. However, focused surveys for sensitive plants did not detect this species; thus, is not expected to occur on site. None of the 23 MSHCP Riparian/Riverine and Vernal pool plant species were observed on the project site.

3.5.2 Birds

The least Bell's vireo, southwestern willow flycatcher, and yellow-billed cuckoo are found in riparian vegetation, such as southern willow scrub, cottonwood forest, mule fat scrub, sycamore alluvial woodland, and arroyo willow riparian forest that typically feature dense cover. The project site was searched for riparian vegetation/habitat, but none was observed. Thus, riparian birds are not expected on the project site.

3.5.3 Invertebrates – Vernal Pool Branchiopods

Vernal pool fairy shrimp occurs throughout the Central Valley and in several disjunct populations in the County. This species exists in vernal pools and other ephemeral basins often located in patches of grassland and agriculture interspersed in Diegan coastal sage scrub and chaparral. Riverside fairy shrimp occurs in Riverside, Orange, and San Diego counties, as well as in northern Baja California, Mexico. This

species is typically found in deeper vernal pools and other ephemeral basins that hold water for long periods (30 or more days). Santa Rosa Plateau fairy shrimp are strictly limited to the Santa Rosa Plateau.

The MSHCP requires focused surveys to be conducted for projects that propose impacts to suitable habitat for the three sensitive fairy shrimp species discussed above. 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” (Dudek 2003). Although fairy shrimp generally occur in vernal pools, they can also occur in artificial depressions that have a similar wet-dry regime as vernal pools. These depressions must have a non-permeable layer that prevents water from percolating down into the subsoils. The non-permeable soil layer generally comprises fine silt and/or clay soil particles that poorly drain water. Rather than percolating through the subsoils, water leaves the depressions through evaporation. Due to prolonged submersion, vernal pools and similar artificial depressional areas will develop anaerobic conditions due to lack of oxygen.

The project site was searched for the presence of vernal pools and vernal pool indicators. Clay soils typically associated with vernal pools are not present on the project site; the project site consists of well-drained sandy soils.

Two relatively small depressional areas were observed immediately adjacent to Briggs Road in the southwestern corner of the project site within an area mapped as disturbed lands. These two depressional areas were artificially created due to compaction from vehicles that continuously use the area for parking, dumping of debris, or as a turnout/around. Vehicles can be seen consistently parked in this corner of the site on Google Earth aerials between 2002 and 2016. During the jurisdictional delineation conducted on March 26, 2019, these two depressional areas were filled and held approximately one inch deep of water. The depressional areas were completely dry on the following site visit conducted on April 24, 2019 and did not contain ponded water during any subsequent surveys. Overall, no vernal pools or vernal pool indicator species were observed on site; thus, fairy shrimp are not expected to occur.

3.5.4 Fish

The Santa Ana sucker is restricted to the Santa Ana River watershed with year-round flows. This species generally lives in small shallow streams less than seven meters wide with various current strengths. They require permanent streams with a gravel bottom preferred. They prefer cool, clear water but can tolerate turbid waters. Habitat for this species is not present on the project site; thus, this species is not expected to occur.

3.5.5 Amphibians

Arroyo toad occur in streams that have breeding pools that are shallow with minimal current. Requirements also include sandy banks with area of minimal vegetative cover. Arroyo toad habitat does not occur on the project site. Mountain yellow-legged frog and California red-legged frog are not known to occur on or adjacent to the project site. The mountain yellow-legged frog occurs in mountain streams and is currently only known within the County in the San Jacinto Mountains. The California red-legged frog is only known within the County on the Santa Rosa Plateau. It requires deep water with adjacent

uplands to move between breeding sites. Habitat for these species does not occur on the project site; thus, none of the MSHCP sensitive amphibian species are expected to occur.

3.6 MULTIPLE SPECIES HABITAT CONSERVATION PLAN FOCUSED SURVEYS

3.6.1 Narrow Endemic Plant Species

The project site is located within the NEPSSA 3, as described in the MSHCP. This NEPSSA includes California Orcutt grass, many-stemmed dudleya, Munz's onion, San Diego ambrosia, spreading navarretia, and Wright's trichocoronis. A habitat assessment was conducted on March 26, 2019 by Ms. Singleton and rare plant surveys were conducted on May 21, 2019 by Mr. Dimson and Mr. Torres. The project site does not support suitable habitat for California Orcutt grass, Munz's onion, spreading navarretia, or Wright's trichocoronis due to lack of clay soils and vernal pools. Potential suitable habitat is present on site for many-stemmed dudleya and San Diego ambrosia. However, focused survey for these species was conducted and no NEPSSA species were observed.

3.6.2 Criteria Area Species

The project site is not within a CASSA; therefore, focused surveys were not required.

3.6.3 Amphibian Species

The project site is not located within the Amphibian Species Survey Area; therefore, focused surveys were not required.

3.6.4 Burrowing Owl

Because the project site is located within the BUOW Survey Area, focused BUOW surveys were performed. The BUOW surveys were conducted for the project in accordance with the County's protocol between March 26 and July 7, 2019, as described above in Section 2.2.6 of this report. No BUOWs or sign of BUOW were observed on the project site during the focused surveys (Appendix E).

3.6.5 Mammal Species

The project site is not within the Mammal Species Survey Area; therefore, focused surveys were not required.

3.7 OTHER SENSITIVE SPECIES

A CNDDDB and USFWS sensitive species query within a two-mile radius of the project was conducted along with 1-quadrangle search on CNPS for sensitive plants (CNDDDB 2019a, CNPS 2019). A list of plant and animal species observed or detected on the project site during the field survey is included as Appendices A and B, respectively. Below are discussions of the sensitive plants and animals from the database search.

3.7.1 Sensitive Plants

Based on the database searches, a total of nine sensitive plant species were analyzed for their potential to occur on the project site (Table 3, *Special-Status Plant Species Potential to Occur*). Of these nine species evaluated, two species (Parry's spineflower [*Chorizanthe parryi parryi*] and smooth tarplant) were determined to have potential to occur on the project site. Parry's spineflower and smooth tarplant are not listed as a federal or state endangered or threatened species, are California Rare Plant Rank 1B.1 species, and are conditionally covered under the MSHCP. Because impacts to these species may not be fully covered under the MSHCP, a rare plant survey was conducted in May 2019. These species were not observed during the rare plant survey; thus, they are presumed absent from the project site.

Table 3
SPECIAL-STATUS PLANT SPECIES POTENTIAL TO OCCUR

Scientific Name	Common Name	Sensitivity Status ¹	Habitat	Status or Potential to Occur
<i>Allium munzii</i>	Munz's onion	FE/ST CRPR 1B.1 MSHCP Conditionally Covered ²	Perennial herb (bulb). Grows on clay soils in openings within chaparral, foothill woodland, pinyon juniper woodland, and valley grassland communities. Flowering: April to May. Elevation: 1,150 to 3,510 feet (350 to 1,070 meters).	None. Appropriate clay soils and vegetation communities are not present on the project site
<i>Brodiaea filifolia</i>	thread-leaved brodiaea	FT/SE CRPR 1B.1 MSHCP Conditionally Covered ³	Medium perennial herb. Occurs in clay soils within vernal-moist grasslands and vernal pool periphery are typical locales. Flowering March to June. Elevation: 82 to 2,822 feet (25 to 860 meters).	None. The project site does not support clay soils or vernal-moist areas.
<i>Centromadia pungens</i> ssp. <i>laevis</i>	smooth tarplant	--/-- CRPR 1B.1 MSHCP Conditionally Covered ³	Annual herb. Occurs within valley and foothill grasslands, particularly near alkaline locales. Flowering: April to September. Elevation: 165 to 2,885 feet (50 to 880 meters).	Presumed Absent. The project site does not support alkaline soils, but does support marginal suitable habitat. This species was not observed during the focused rare plant survey.

Table 3 (cont.)
SPECIAL-STATUS PLANT SPECIES POTENTIAL TO OCCUR

Scientific Name	Common Name	Sensitivity Status ¹	Habitat	Status or Potential to Occur
<i>Chorizanthe parryi</i> var. <i>parryi</i>	Parry's spineflower	--/-- CRPR 1B.1 MSHCP Conditionally Covered ⁴	Annual herb. Occurs in sandy or rocky openings within chaparral and coastal sage scrub. Flowering: May to June. Elevation: 950 to 3,775 feet (290 to 1,150 meters).	Presumed Absent. The project site supports suitable sandy habitat and Riversidean sage scrub habitats. This species was not observed during the focused plant survey.
<i>Chorizanthe polygonoides</i> var. <i>longispina</i>	long-spined spineflower	--/-- CRPR 1B.2 MSHCP Covered	Annual herb. Occurs on clay soils in meadows within chaparral, coastal sage scrub, and valley grassland communities. Flowering: April to June. Elevation: 360 to 5,280 feet (110 to 1,610 meters).	None. Appropriate clay and meadow habitat are not present on the project site.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Coulter's goldfields	--/-- CRPR 1B.1 MSHCP Conditionally Covered ³	Medium annual herb. Occurs in coastal salt marsh, upper end of tidal inundation areas, and vernal pools. Flowering: April to May. Elevation: 0 to 3,280 feet (0 to 1,000 meters).	None. The project site does not support coastal habitat or vernal pools.
<i>Myosurus minimus</i> ssp. <i>apus</i>	little mousetail	--/-- CRPR 3.1 MSHCP Conditionally Covered ³	Small annual herb. Vernal pools and alkaline marshes. This cryptic species typically grows in the deeper portions of vernal pool basins, sprouting immediately after the surface water has evaporated. Flowering: March to June. Elevation: 66 to 2,100 feet (20 to 640 meters).	None. The project site does not support vernal pool or marsh habitat.

Table 3 (cont.)
SPECIAL-STATUS PLANT SPECIES POTENTIAL TO OCCUR

Scientific Name	Common Name	Sensitivity Status ¹	Habitat	Status or Potential to Occur
<i>Navarretia fossalis</i>	spreading navarretia	FT/-- CRPR 1B.1 MSHCP Conditionally Covered ²	Small annual herb. Occurs in vernal pools, vernal swales, or natural roadside depressions. Population size is strongly correlated with rainfall. Depth of pool appears to be a significant factor as this species is rarely found in shallow pools. Flowering: April to June. Elevation: 98 to 4,260 feet (30 to 1,300 meters).	None. The project site does not support suitable vernally wet habitat. This species was not observed during the focused plant survey.
<i>Orcuttia californica</i>	California Orcutt grass	FE/SE CRPR 1B.1 MSHCP Conditionally Covered ²	Small annual herb. Occurs in or near vernal pools. This species tends to grow in wetter portions of the vernal pool basin but does not show much growth until the basins become somewhat desiccated. Flowering: April to August. Elevation: 0 to 2,300 feet (0 to 700 meters).	None. The project site does not support vernally wet areas or roadside depressions.

¹ Refer to Appendix D for an explanation of MSHCP designation and sensitivity status codes.

² Surveys may be required for these species within Narrow Endemic Plant Species Survey Area (MSHCP Section 6.1.3).

³ Surveys may be required for these species within Criteria Area Species Survey Area (MSHCP 6.3.2).

⁴ These species will be considered to be Covered Species Adequately Conserved when conservation requirements identified in species-specific conservation objectives have been met (MSHCP Table 9-3).

3.7.2 Sensitive Animals

A total of 22 sensitive animal species were analyzed for their potential to occur within the project site (Table 4, *Special-Status Animal Species Potential to Occur*). Three species (quino checkerspot butterfly [*Euphydryas editha quino*], Riverside fairy shrimp [*Streptocephalus woottoni*], and San Bernardino kangaroo rat [*Dipodomys merriami parvus*]) were considered to have no potential to occur on the project site due to lack of suitable habitat and one species (golden eagle [*Aquila chrysaetos*]) is not expected to occur due to lack of suitable habitat for residence and/or breeding, but may disperse through or across the project site.

Table 4
SPECIAL-STATUS ANIMAL SPECIES POTENTIAL TO OCCUR

Scientific Name	Common Name	Sensitivity Status ¹	Habitat	Status on Project Site
INVERTEBRATES				
Crustaceans				
<i>Streptocephalus woottoni</i>	Riverside fairy shrimp	FE/-- MSHCP Conditionally Covered ²	Typically deep vernal pools and seasonal wetlands at least 30 centimeters deep.	None. The project site does not support vernal pools or seasonal wetlands.
Insects				
<i>Euphydryas editha quino</i>	Quino checkerspot butterfly	FE/-- MSHCP Covered	Open areas, sparse vegetation, and flowers. Host plants are <i>Plantago</i> spp., <i>Antirrhinum coulterianum</i> , and <i>Cordylanthus rigidus</i> .	None. No host plants were observed on the project site.
VERTEBRATES				
Amphibians				
<i>Spea hammondi</i>	western spadefoot	--/SSC MSHCP Covered	Grassland, sage scrub, or occasionally chaparral; standing water, puddles, and vernal pools approximately 18 to 24 inches deep needed for reproduction.	Low. The spring may provide suitable breeding habitat for this species, although the potential is low since the vegetation is less open than this species prefers. The depressional areas located in the southwest corner of the project site are too shallow for this species to breed in. This species was recorded in CNDDDB in 2004, approximately 1.2 miles to the southwest of the project site.
Reptiles				
<i>Aspidoscelis hyperythra</i>	orange-throated whiptail	--/WL MSHCP Covered	Chaparral, sage scrub, grassland, woodland, and riparian areas.	High. The Riversidean sage scrub habitat provides suitable habitat for this species. This species was recorded in CNDDDB in 1997, less than one mile southeast of the project site.

Table 4 (cont.)
SPECIAL-STATUS ANIMAL SPECIES POTENTIAL TO OCCUR

Scientific Name	Common Name	Sensitivity Status ¹	Habitat	Status on Project Site
VERTEBRATES (cont.)				
Reptiles (cont.)				
<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	--/SSC MSHCP Covered	Open coastal sage scrub, chaparral, and woodlands. Frequently found along the edges of dirt roads traversing its habitats.	High. The Riversidean sage scrub habitat provides suitable habitat for this species. This species was recorded in CNDDDB in 1997, approximately 0.5 mile to the east of the project site.
<i>Crotalus ruber</i>	red-diamond rattlesnake	--/SSC MSHCP Covered	Heavy brush, boulders, can use a variety of habitats; prey density determining factor.	High. The Riversidean sage scrub habitat and rock outcrops provide suitable habitat for this species. This species was recorded in CNDDDB in 1997, approximately 2 miles to the southeast of the project site.
<i>Phrynosoma blainvillii</i>	coast horned lizard	--/SSC MSHCP Covered	Coastal sage scrub and open areas in chaparral, oak woodlands, and coniferous forests with sufficient basking sites, adequate scrub cover, and areas of loose soil; require native ants, especially harvester ants (<i>Pogonomyrmex</i> spp.).	High. The Riversidean sage scrub habitat provides suitable habitat for this species. This species was recorded in CNDDDB in 1997, approximately 1.8 miles to the east of the project site.
Birds				
<i>Aimophila ruficeps canescens</i>	southern California rufous-crowned sparrow	--/WL MSHCP Covered	Hillsides, with grassland, sage scrub, or chaparral.	Observed. Two individuals were heard calling in the Riversidean sage scrub in the northern portion of the project site.
<i>Aquila chrysaetos</i>	golden eagle	--/SFP MSHCP Covered	Typical foraging habitat includes grassy and open, shrubby habitats. Generally nests on remote cliffs; requires areas of solitude at a distance from human habitation.	Not Expected. The project site does not support suitable cliff habitat for nesting. Fossorial mammals living on the project site may provide feeding opportunities for individuals passing through the area.

Table 4 (cont.)
SPECIAL-STATUS ANIMAL SPECIES POTENTIAL TO OCCUR

Scientific Name	Common Name	Sensitivity Status ¹	Habitat	Status on Project Site
VERTEBRATES (cont.)				
Birds (cont.)				
<i>Artemisiospiza belli</i>	Bell's sage sparrow	--/WL MSHCP Covered	Evenly spaced sage scrub or chaparral.	High. The project site supports hillsides with Riversidean sage scrub habitat. This species was recorded in CNDDDB in 2002, less than one mile east of the project site.
<i>Athene cunicularia</i>	burrowing owl	--/SSC MSHCP Conditionally Covered ³	Grasslands, fallow agriculture, or areas of sparse perennial cover with burrows (preferably from fossorial mammals).	Presumed Absent. Although the project site supports suitable habitat and burrows, no burrowing owls were observed during focused surveys conducted for the project in 2019.
<i>Buteo regalis</i>	ferruginous hawk	--/WL MSHCP Covered	Winter resident of open grasslands and agricultural land.	High. The project site supports suitable non-native grassland habitat for foraging. This species was recorded in CNDDDB in 2008, approximately 0.5 mile to the north of the project site.
<i>Eremophila alpestris actia</i>	California horned lark	--/WL MSHCP Covered	Grassland, agriculture fields, and disturbed fields.	Observed. A flock of individuals were observed within the non-native grassland in the western portion of the site.
<i>Lanius ludovicianus</i>	loggerhead shrike	--/SSC MSHCP Covered	Nests in dense, often thorny shrubs or trees. Will nest within brush piles or tumbleweeds when trees or shrubs are not present. Feeds on a wide variety of animals, including arthropods, amphibians, reptiles, small mammals, and small songbirds within open habitats such as grasslands, agricultural fields, pastures, shrublands, and ruderal areas with adequate perching locations.	High. The project site supports a number of shrubs and trees suitable for nesting well as adjacent foraging habitat. This species was recorded in CNDDDB approximately 1.5 miles to the north of the project site in 2007.

Table 4 (cont.)
SPECIAL-STATUS ANIMAL SPECIES POTENTIAL TO OCCUR

Scientific Name	Common Name	Sensitivity Status ¹	Habitat	Status on Project Site
VERTEBRATES (cont.)				
Birds (cont.)				
<i>Poliophtila californica californica</i>	coastal California gnatcatcher	FT/SSC MSHCP Covered	Mature coastal sage and other scrub varieties.	Observed. Two adults were observed in the Riversidean sage scrub in the southeastern portion of the project site.
Mammals				
<i>Chaetodipus californicus femoralis</i>	Dulzura pocket mouse	--/SSC	Primarily associated with mature chaparral. It has been trapped in mule fat scrub and is known to occur in coastal sage scrub.	Low. The project site does not support this species' preferred habitat (mature chaparral), although Riversidean sage scrub could provide suitable habitat for this species. Small mammal burrows were observed throughout the project site. This species was recorded in CNDDDB in 1993, approximately 2.0 miles to the north of the project site.
<i>Chaetodipus fallax fallax</i>	northwestern San Diego pocket mouse	--/SSC MSHCP Covered	Herbaceous openings within coastal sage scrub, chaparral, grasslands, and desert scrub. Often associated with sandy, rocky, or gravelly substrates.	High. The Riversidean sage scrub on the rocky slopes in the northern and eastern portions of the project site provide suitable habitat for this species. Small mammal burrows were observed throughout the project site. This species was recorded in CNDDDB in 1992, adjacent to the northwest corner of the project site.
<i>Dipodomys merriami parvus</i>	San Bernardino kangaroo rat	FE/SSC MSHCP Conditionally Covered ³	Sagebrush, shadscale, and creosote bush desert scrubs, in a variety of soil types. Generally associated with alluvial fans and flood plains.	None. Although the project site supports Riversidean sage scrub plant communities, alluvial fan and flood plain habitats are absent from the project site.

Table 4 (cont.)
SPECIAL-STATUS ANIMAL SPECIES POTENTIAL TO OCCUR

Scientific Name	Common Name	Sensitivity Status ¹	Habitat	Status on Project Site
VERTEBRATES (cont.)				
Mammals (cont.)				
<i>Dipodomys stephensi</i>	Stephens' kangaroo rat	FE/ST MSHCP Covered	Open grassland and scrub areas with sparse perennial cover and loose soil.	High. The Riversidean sage scrub and non-native grasslands provide suitable habitat for the species. This species was recorded in CNDDDB in 1992, in a non-specific area that includes the project site.
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	--/SSC MSHCP Covered	Grassland, agriculture with nearby shrubs for cover.	High. The non-native grassland provides foraging habitat for this species and the adjacent Riversidean sage scrub provides cover habitat. This species was recorded in CNDDDB in 1997, approximately 1.8 miles to the east of the project site.
<i>Onychomys torridus ramona</i>	southern grasshopper mouse	--/SSC	Sandy valley floors within desert scrub and chenopod scrub habitats with low to moderate shrub cover and friable soils; also found in coastal scrub and chaparral habitats.	Low. The project site does not support this species' preferred habitat (desert scrub/chenopod scrub), although the project site does support suitable coastal scrub and chaparral habitats. There is a historical CNDDDB record of this species from 1932, approximately 1.5 miles to the northwest of the project site.
<i>Perognathus longimembris brevinasus</i>	Los Angeles pocket mouse	--/SSC MSHCP Conditionally Covered ³	Sandy, gravelly, or stony soils within coastal scrub, alluvial sage scrub, and grassland habitats.	High. The project site supports suitable sandy soils within the Riversidean sage scrub and non-native grassland habitats. Small mammal burrows were observed throughout the project site. This species was recorded in CNDDDB in 1993, approximately 2.0 miles to the north of the project site.

¹ Please refer to Appendix D for an explanation of MSHCP designation and sensitivity status codes.

² Surveys may be required for these species as part of wetlands mapping (MSHCP Section 6.1.2).

³ Surveys may be required for these species within locations shown on survey maps (MSHCP Section 6.3.2)

The remaining 18 species were determined to have potential to occur or were observed on the project site. Three of these species have a low potential to occur due to the presence of low-quality habitat and a lack of recent observations within the immediate vicinity of the project site, which include Dulzura pocket mouse (*Chaetodipus californicus femoralis*), southern grasshopper mouse (*Onychomys torridus ramona*), and western spadefoot (*Spea hammondi*). The remaining eleven of these species have a high potential to occur due to high-quality habitat and fairly recent observations within the project site or in the vicinity. These species include Bell's sage sparrow (*Artemisiospiza belli belli*), coast horned lizard (*Phrynosoma blainvillii*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), ferruginous hawk (*Buteo regalis*), loggerhead shrike (*Lanius ludovicianus*), Los Angeles pocket mouse (*Perognathus longimembris brevinasus*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), orange-throated whiptail (*Aspidoscelis hyperythra*), red-diamondback rattlesnake (*Crotalus ruber*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), and Stephens' kangaroo rat (*Dipodomys stephensi*). Three of these species listed above were observed on the project site during site visits, including coastal California gnatcatcher (*Poliophtila californica californica*), horned lark (*Eremophila alpestris actia*), and rufous-crowned sparrow (*Aspidoscelis hyperythra*). The BUOW is presumed absent from the project site due to negative focused surveys (Appendix E, *Burrowing Owl Focused Survey Report*). All but 4 of the 18 species listed above are fully covered species under the MSHCP. The BUOW and Los Angeles pocket mouse are conditionally covered species while Dulzura pocket mouse and southern grasshopper mouse are not covered under the MSHCP.

4.0 REGULATORY CONTEXT

4.1 FEDERAL REGULATIONS

Administered by the USFWS, the Federal Endangered Species Act (FESA) provides the legal framework for the listing and protection of species (and their habitats) identified as being endangered or threatened with extinction. Actions that jeopardize endangered or threatened species and the habitats upon which they rely are considered a "take" under the FESA. Section 9(a) of the FESA defines take as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." "Harm" and "harass" are further defined in federal regulations and case law to include actions that adversely impair or disrupt a listed species' behavioral patterns.

Sections 4(d), 7, and 10(a) of the FESA regulate actions that could jeopardize endangered or threatened species. Section 7 describes a process of federal interagency consultation for use when federal actions may adversely affect listed species. A biological assessment is required for any major construction activity if it may affect listed species. In this case, take can be authorized via a letter of Biological Opinion, issued by the USFWS for non-marine related listed species issues. A Section 7 consultation is required when there is a nexus between federally listed species' use of the site and impacts to USACE jurisdictional areas. Section 10(a) allows the issuance of permits for "incidental" take of endangered or threatened species. The term "incidental" applies if the taking of a listed species is incidental to and not the purpose of an otherwise lawful activity. The MSHCP includes a Section 10(a) permit for this portion of the County, including the subject project site.

All migratory bird species that are native to the United States or its territories are protected under the Migratory Bird Treaty Act (MBTA), as amended under the MBTA of 2004 (Federal Register [FR] Doc. 05 5127). This law is generally protective of migratory birds from the direct physical take of the species.

Federal wetland regulation (non-marine issues) is guided by the Rivers and Harbors Act of 1899 and the Clean Water Act (CWA). The Rivers and Harbors Act deals primarily with discharges into navigable waters, while the purpose of the CWA is to restore and maintain the chemical, physical, and biological integrity of all waters of the U.S. Permitting for projects filling waters of the U.S. (including wetlands and vernal pools) is overseen by the USACE under Section 404 of the CWA. Projects may be permitted on an individual basis or may be covered under one of several approved Nationwide Permits. Individual Permits are assessed individually based on the type of action, amount of fill, etc. A CWA Section 401 Water Quality Certification, which is administered by the RWQCB, must be issued prior to any 404 Permit. Impacts to waters of the U.S. would result in a need for both a USACE 404 permit and a RWQCB 401 certification.

4.2 STATE REGULATIONS

The California Endangered Species Act (CESA) is similar to the FESA in that it contains a process for listing of species and regulating potential impacts to listed species. Section 2081 of the CESA authorizes the CDFW to enter into a memorandum of agreement for the take of listed species for scientific, educational, or management purposes. The MSHCP is the regional 2081 for this portion of the County, including the subject property.

State Fully Protected species may not be taken or possessed at any time and no state licenses or permits may be issued for their take except for collecting these species necessary for scientific research and relocation of the bird species for the protection of livestock (CFG Code Sections 3511, 4700, 5050, and 5515).

The Native Plant Protection Act (NPPA) enacted a process by which plants are listed as rare or endangered. The NPPA regulates the collection, transport, and commerce of listed plants.

CESA follows the NPPA and covers both plants and animals that are determined to be endangered or threatened with extinction. Plants listed as rare under NPPA were designated threatened under CESA.

CFG Code Sections 1600 et seq. requires an agreement with CDFW for projects affecting riparian and wetland habitats through the issuance of a Streambed Alteration Agreement. The CFG Code Sections 3503, 3503.5, and 3800 prohibit the take or possession of birds, their nests, or eggs. Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered a take. Such a take would also violate federal law protecting migratory birds. Incidental Take Permits are required from the CDFW for projects that may result in the incidental take of species listed by the state as endangered, threatened, or candidate species. The wildlife agencies require that impacts to protected species be minimized to the extent possible and mitigated to a level of insignificance.

The California Natural Community Conservation Planning Act of 1991 is designed to conserve habitat-based natural communities at the ecosystem scale while accommodating compatible land uses in coordination with CESA. The CDFW is the principal state agency implementing the Natural Community Conservation Planning (NCCP) program. The Act established a process to allow for comprehensive, long-term, regional, multi-species, and habitat-based planning in a manner that satisfies the requirements of CESA and FESA (through a companion regional habitat conservation plan). The NCCP program has provided the framework for innovative efforts by the state, local governments, and private interests to plan for the protection of regional biodiversity and the ecosystems upon which they depend. The NCCP

program seek to ensure the long-term conservation of multiple species, while allowing for compatible and appropriate economic activity to proceed. The MSHCP was prepared as part of regional planning pursuant to the NCCP Act.

4.3 LOCAL REGULATIONS

4.3.1 Western Riverside Multiple Species Habitat Conservation Plan

The MSHCP is a comprehensive multi-jurisdictional effort that includes the western County and multiple cities throughout the western County. Rather than address sensitive species on an individual basis, the MSHCP focuses on the conservation of 146 species, proposing a reserve system of approximately 500,000 acres and a mechanism to fund and implement the reserve system (Dudek 2003). Most importantly, the MSHCP allows participating entities to issue take permits for listed species so that individual applicants need not seek their own permits from the USFWS and/or CDFW. The MSHCP was adopted on June 17, 2003, by the County Board of Supervisors. The Incidental Take Permit was issued by both the USFWS and CDFW on June 22, 2004.

As noted previously, the project is located within the Harvest Valley/Winchester Area Plan of the MSHCP. The property is not within a criteria cell or cell group and, therefore, also not within a subunit of the Harvest Valley/Winchester Area Plan. The site is required to show MSHCP compliance through specific habitat assessments, applicable biological surveys, and the provision of an MSHCP compliance analysis.

Additionally, the property is not within a cell and is, therefore, not targeted for conservation that would contribute to the assembly of the MSHCP reserve.

4.3.2 Stephens' Kangaroo Rat Habitat Conservation Plan

The SKRHCP describes the conservation, mitigation, and monitoring measures that are implemented within core reserves. Within the SKRHCP, there are seven core reserves totaling 41,221 acres for conservation of Stephens' kangaroo rat and associated habitat. The SKRHCP provides a 30-year incidental take authorization for Stephens' kangaroo rat on lands within its boundaries, which includes 533,954 acres within the County and the Cities of Corona, Hemet, Lake Elsinore, Moreno Valley, Murrieta, Perris, Riverside, and Temecula.

The project site is within the SKRHCP, but are not located within any of the core reserves. The project would be required to pay a Stephens' kangaroo rat mitigation fee per development requirements under the SKRHCP.

5.0 IMPACTS

This section describes potential direct and indirect impacts associated with the proposed project. Direct impacts immediately alter the affected biological resources such that those resources are eliminated temporarily or permanently. For purposes of this impact analysis, direct impact areas are considered 100 percent lost. Indirect impacts consist of secondary effects (i.e., edge effects) of a project including but not limited to: noise, decreased water quality (e.g., through sedimentation, urban contaminants, or fuel release), fugitive dust, colonization of non-native plant species, animal behavioral changes, and

night lighting. The magnitude of an indirect impact can be the same as a direct impact; however, the effect can be short-term (via construction) or long-term (project operation).

According to Appendix G of the CEQA Guidelines, project impacts to biological resources would be considered significant if they would:

- Have a substantial adverse effect, either directly or through habitat modifications, on any special status species in local or regional plans, policies, or regulations, or by the CDFW and or USFWS.
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Conflict with the provisions of an adopted Habitat Conservation Plan, NCCP, or other approved local, regional, or state habitat conservation plan.

5.1 VEGETATION COMMUNITIES

The project proposes to directly impact approximately 26.2 acres of the site. The majority of proposed project impacts (21.6 acres; 82 percent) are to non-native grassland that is routinely disced each year within the flat portions of the project site. The Riversidean sage scrub on site will be mostly avoided (avoidance of 45.2 acres; 97 percent). The project impacts are presented on Figures 7, *Project Impacts* and the corresponding acreages are provided below in Table 5, *Project Impacts to Vegetation Communities and Land Cover Types*.

Table 5
PROJECT IMPACTS TO VEGETATION COMMUNITIES AND
LAND COVER TYPES

Community/Type	Existing (acres) ¹	Direct Permanent Impacts (acres) ¹
Disturbed Land	4.1	2.8
Eucalyptus Woodland (Ornamental/Exotic)	0.5	0.5
Non-native Grassland	27.0	21.6
Riversidean Sage Scrub	46.5 ²	1.3 ³
TOTAL	78.1	26.2

¹ Acreage is rounded to the nearest tenth.

² Includes 23.3 acres of disturbed Riversidean sage scrub.

³ Includes 0.5 acre of disturbed Riversidean sage scrub.

Disturbed land, eucalyptus woodland, non-native grassland, and Riversidean sage scrub are not considered sensitive communities by CDFW (2018); therefore, project impacts to these vegetation communities are not considered significant and do not require mitigation pursuant to CEQA or the MSHCP.

5.2 SENSITIVE PLANT AND ANIMAL SPECIES

No sensitive plant species were observed on the project site during focused surveys and none are expected to occur on site; therefore, no impacts would occur.

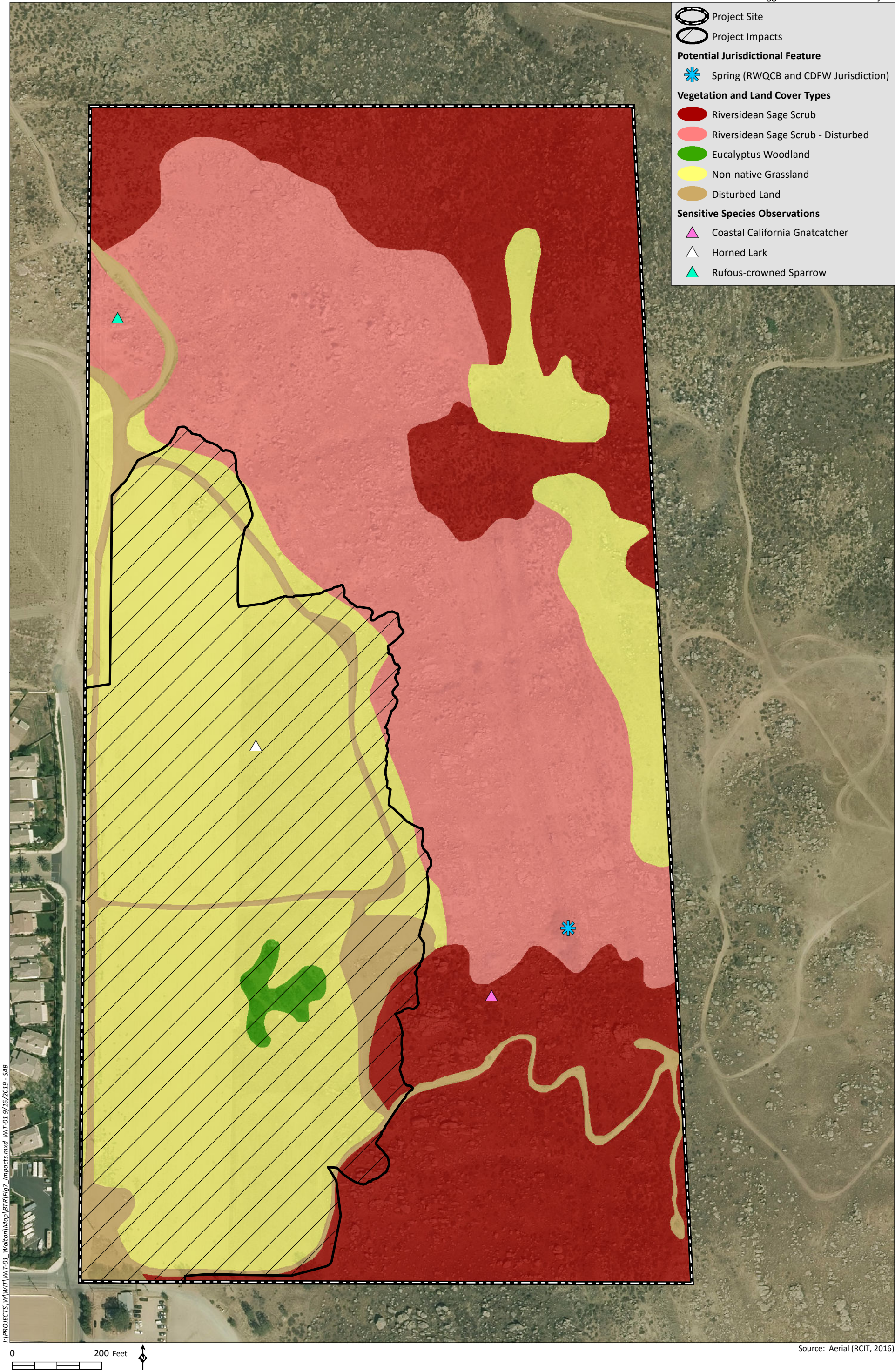
Of the 22 sensitive animal species that were recorded within the 2-mile vicinity of the project site, 18 species were considered to have a potential to occur on the project site or were observed during field surveys. Fourteen (14) of these species are fully covered under the MSHCP, including Bell's sage sparrow, coast horned lizard, coastal California gnatcatcher, coastal whiptail, ferruginous hawk, horned lark, loggerhead shrike, northwestern San Diego pocket mouse, orange-throated whiptail, red-diamond rattlesnake, rufous-crowned sparrow, San Diego black-tailed jackrabbit, Stephens' kangaroo rat, and western spadefoot. The majority of these species are likely to occur in the Riversidean sage scrub, which 97 percent (45.2 acres) will be avoided by the project. With payment of the MSHCP Local Development Mitigation Fee (LDMF), no additional mitigation is required for potential impacts to these species. See Section 6.3 below for a more detailed discussion. In addition, the project site is located within the SKRHCP and is required to pay a Stephens' kangaroo rat mitigation fee for incidental take authorization under the SKRHCP. See Section 6.4 below for a more detailed discussion.

The remaining four species that are not fully covered under the MSHCP include BUOW and Los Angeles pocket mouse, which are conditionally covered species under the MSHCP, and southern grasshopper mouse and Dulzura pocket mouse, which are not covered under the MSHCP. The BUOW is presumed absent from the project site based on negative focused surveys. However, since the project site supports suitable BUOW habitat, the MSHCP requires a survey to be conducted 30 days prior to commencement of construction to confirm absence of BUOW on the project site. The MSHCP requires focused surveys for Los Angeles pocket mouse if a project is located in a Mammal Species Survey Area. Since the project site is not located within the survey area, any impacts to this species would be considered covered under the MSHCP with payment of the LDMF. Although Dulzura pocket mouse and southern grasshopper mouse are not covered species under the MSHCP, the project would limit direct impacts to only a relatively small area of suitable Riversidean sage scrub habitat (1.3 acres) compared to the suitable habitat avoided (97 percent, 45.2 acres). Additionally, these species are not federal or state listed species. Therefore, minor impacts to suitable habitat for Dulzura pocket mouse and southern grasshopper mouse would not be considered significant and no mitigation would be required.

The MSHCP does not cover impacts to nesting birds that are protected under the MBTA. Impacts to birds protected under the MBTA are considered significant and discussed below.

5.2.1 Nesting Birds

Development of the proposed project could disturb or destroy active migratory bird nests including eggs and young, if construction is implemented during the bird breeding season (January 15 to September 15). Disturbance to or destruction of migratory bird eggs, young, or adults is in violation of the MBTA and CFG Code; such impacts would be considered significant.



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5.3 JURISDICTIONAL WATERS AND WETLANDS

The project site supports a spring that is considered potentially under the jurisdiction of the RWQCB and CDFW. The project does not propose impacts to the spring and the nearest such impacts would be approximately 400 feet to the west, downslope from the spring. (Figure 7); therefore, no regulatory permits or mitigation would be required.

5.4 WILDLIFE CORRIDORS AND NURSERY SITES

The project site not part of a regional corridor and does not serve as a nursery site. The site is not identified by the MSHCP (Dudek 2003) as being part of a local or regional corridor or linkage. The project site is constrained by a residential development to the west and an egg ranch to the south. Wildlife moving through the area would be expected to mainly traverse the project site through the Riversidean sage scrub on the hillsides since this area provides the most cover. The hillside in the eastern portion of the project site connects to undeveloped land to the north and east of the project site. Because the proposed development will avoid 97 percent of the Riversidean sage scrub on the project, the majority of high-quality habitat on the project site will be avoided and wildlife movement through the area will be mostly unimpeded. Although implementation of the proposed project may result in some disturbance to local wildlife movement, the project would have a less than significant impact to wildlife movement (including wildlife nursery sites) and no mitigation measures would be required.

5.5 MSHCP CONSISTENCY ANALYSIS

The purpose of this section is to provide an analysis of the project with respect to compliance with biological resources aspects of the MSHCP.

The project was evaluated for consistency with the following MSHCP issue areas:

- MSHCP Reserve Assembly requirements;
- Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools);
- Section 6.1.3 (Protection of Narrow Endemic Plant Species);
- Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface);
- Section 6.3.2 (Additional Survey Needs and Procedures); and
- Section 6.4 (Fuels Management).

The discussions below provide a summary demonstrating how the project is consistent with MSHCP requirements for each of the above-listed issue areas.

5.5.1 MSHCP Reserve Assembly Requirements

The project site is not located within a Cell or Cell Group and does not have target goals for conservation. The project site does not include land conservation requirements to contribute to the MSHCP reserve assembly. No sensitive species were determined to occupy the site that would warrant conservation by virtue of those species' occupancy alone. Therefore, the project would not conflict with the MSHCP reserve assembly.

5.5.2 MSHCP Section 6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

Section 6.1.2, Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, states:

“The purpose of the procedures described in this section is to ensure that the biological functions and values of these areas throughout the MSHCP Plan Area are maintained such that Habitat values for species inside the MSHCP Conservation Area are maintained.”

The project site does not support Riparian/Riverine Areas or Vernal Pools. Suitable Riparian/Riverine and Vernal Pool habitat for bird, invertebrate, fish, or amphibian species is not present within the project site. The project site does not support suitable habitat for 22 of the 23 Riparian/Riverine species. The remaining plant species, smooth tarplant, was not observed during the focused survey. Therefore, no impacts would occur to Riparian/Riverine Areas or Vernal Pools or associated species and the proposed project would not conflict with Section 6.1.2 of the MSHCP.

5.5.3 MSHCP Section 6.1.3 Protection of Narrow Endemic Plant Species

The project site is within NEPSSA 3 and supports suitable habitat for many-stemmed dudleya and San Diego ambrosia. However, these species were not observed on the project site during the rare plant survey. The project site does not support suitable habitat for any other NEPSSA species and no NEPSSA species were observed during the rare plant survey. Therefore, no NEPSSA species would be impacted and the proposed project is consistent with Section 6.1.3 of the MSHCP.

5.5.4 MSHCP Section 6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

Section 6.1.4 of the MSHCP addresses potential indirect impacts to MSHCP Conservation Area lands via the Urban/Wildlands Interface Guidelines (UWIG). The project site does not occur adjacent to an MSHCP Conservation Area; the nearest Conservation Areas is Constrained Linkage B (Salt Creek) located approximately 0.5 mile to the north. The project site is not located within an MSHCP Criteria Cell. The MSHCP UWIG guidelines discussed below are to demonstrate how the project would prevent and/or reduce potential impacts to on-site areas proposed for open space and off-site Conservation Areas to ensure consistency with Section 6.1.4 of the MSHCP.

Drainage

Although the project does not directly drain into an MSHCP Conservation Area, storm water flows from the site could ultimately reach a downstream Conservation Area. The project would adhere to the Construction Guidelines in Section 7.5.3 of the MSHCP and would incorporate measures, including general construction Best Management Practices and those required through the National Pollutant Discharge Elimination System to ensure that the quantity and quality of runoff discharged off-site is not altered in an adverse way when compared with existing conditions. The project shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes downstream from the project site.

Toxics

The project does not propose toxic impacts to sensitive species habitats. Land uses that use chemicals or generate bio-products that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge into downstream waters. Measures such as those employed to address drainage issues would be implemented by the proposed project to avoid the potential impacts of toxics.

Lighting

The project does not occur close (i.e., within 500 linear feet) to a conservation area; therefore, this does not apply.

Invasives

The project shall not use invasive plants for erosion control, landscaping, wind rows, or other purposes. The project will comply with the MSHCP and avoid the use of invasive, non-native plants in accordance with MSHCP Table 6-2.

Barriers

The project does not occur close (i.e., within 500 linear feet) to a conservation area; therefore, this does not apply.

Grading/Land Development

The project does not occur close (i.e., within 500 linear feet) to a conservation area; therefore, this does not apply.

5.5.5 MSHCP Section 6.3.2 Additional Survey Needs and Procedures

The project site is not located in a CASSA, Amphibian Species Survey Area, or Mammal Species Survey Area. Therefore, project impacts to CASSA species or sensitive amphibian or mammal species are not anticipated. The project is located within a BUOW Survey Area and project compliance with the MSHCP is discussed below.

Burrowing Owl

The MSHCP requires a habitat assessment and focused surveys if suitable BUOW habitat occurs on the project site. The project site was determined to support suitable habitat for BUOW; and as such, protocol BUOW survey were conducted in accordance with County survey protocol (County 2006). No BUOW or sign of the species was detected during the survey. According to CNDDb, the nearest record of BUOW is from 2005 directly to the southwest of the project site. Although the focused BUOW surveys were negative, a 30-day pre-construction survey is required in accordance with MSHCP requirements. Therefore, the proposed project would be consistent with Section 6.3.2 of the MSHCP.

5.5.6 MSHCP Section 6.4 Fuels Management

The project site is not adjacent to an MSHCP Conservation Area. Therefore, fuel modification impacts would not extend into a Conservation Area. The project is consistent with Section 6.4 of the MSHCP.

6.0 AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES

Proposed mitigation measures listed below shall reduce potential significant impacts to a level below significant.

6.1 SENSITIVE SPECIES

6.1.1 Burrowing Owl

Within 30 days prior to initiating ground-disturbance activities, the Project Proponent shall retain a qualified biologist to complete a pre-construction avoidance survey, in accordance with the MSHCP guidelines. If the pre-construction survey is negative and BUOW is confirmed absent, then ground-disturbing activities shall be allowed to commence and no further mitigation would be required.

If BUOWs have colonized the project site prior to initiation of construction, the Project Proponent shall immediately inform RCA and the wildlife agencies (CDFW and USFWS). Preparation and implementation of a BUOW Protection and Relocation Plan prior to initiating ground disturbance may be required by the RCA and/or the wildlife agencies.

6.1.2 Nesting Birds

Vegetation clearing for the project shall be conducted outside the avian nesting season, which is generally defined as January 15 to September 15. If vegetation clearing must take place during the nesting season, a qualified biologist shall perform a pre-construction Nesting Bird Survey no more than seven days prior to vegetation impacts. Results of the survey shall be submitted to the County for review and approval prior to initiating impacts during the breeding season.

If active bird nests are confirmed to be present during the pre-construction survey, the project biologist shall delineate a buffer of up to 300 feet (500 feet for raptors and other protected species) around each nest. Construction activities within the buffer shall not be permitted until nesting behavior has ceased, nests have failed, or young have fledged. The project biologist may modify the buffer or propose other recommendations in order to minimize disturbance to nesting birds.

6.2 NON-NATIVE INVASIVE SPECIES RESTRICTIONS

In accordance with Section 6.1.4 of the MSHCP, no species listed in Table 6-2 of the MSHCP (Appendix C of the MSHCP) shall be used on the project site, including hydroseed mix used for interim erosion control.

6.3 MSHCP LOCAL DEVELOPMENT MITIGATION FEE

Because the project is within an area (unincorporated County) participating in the MSHCP, the Project Proponent is required to pay a LDMF to finance the acquisitions of conservation areas to provide habitat for MSHCP covered species (County 2003). The LDMF must be paid prior to issuance of a building permit. The applicant would pay the LDMF as determined through coordination with the County. The fee schedule is adjusted annually by the RCA and was recently adjusted. The LDMF for residential developments is based on a fee per dwelling unit. The final LDMF shall be an amount determined in coordination with the County.

6.4 STEPHENS' KANGAROO RAT HABITAT CONSERVATION PLAN FEES

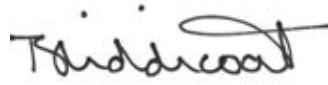
Because the project is within the SKRHCP area, the Project Proponent is required to pay a Stephens' kangaroo rat mitigation in accordance with the SKRHCP. The SKRHCP fee for the project shall be an amount determined in coordination with the County.

7.0 CERTIFICATION/QUALIFICATION

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: October 21, 2019

SIGNED: _____



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Appendix A

Plant Species Observed

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Appendix A Plant Species Observed

Family	Scientific Name	Common Name
ANGIOSPERMS – EUDICOTS		
Adoxaceae	<i>Sambucus nigra</i> ssp. <i>caerulea</i>	blue elderberry
Anacardiaceae	<i>Schinus molle</i> *	Peruvian pepper tree
Apiaceae	<i>Daucus pusillus</i>	rattlesnake weed
Apocynaceae	<i>Funastrum cynanchoides</i> var. <i>hartwegii</i>	Hartweg's milkvine
Asteraceae	<i>Acourtia microcephala</i>	sacapellote
	<i>Artemisia californica</i>	California sagebrush
	<i>Bebbia juncea</i> var. <i>aspera</i>	sweetbush
	<i>Brickellia californica</i>	brickellbrush
	<i>Centaurea melitensis</i> *	totalote
	<i>Deinandra fasciculata</i>	fascicled tarplant
	<i>Encelia farinosa</i>	brittlebush
	<i>Ericameria nauseosa</i>	rubber rabbitbrush
	<i>Erigeron canadensis</i>	horseweed
	<i>Erigeron foliosus</i> var. <i>foliosus</i>	leafy daisy
	<i>Eriophyllum confertiflorum</i>	golden-yarrow
	<i>Lactuca serriola</i> *	wild lettuce
	<i>Lasthenia glabrata</i>	yellowray goldfields
	<i>Oncosiphon piluliferum</i> *	stinknet
	<i>Pseudognaphalium biolettii</i>	bicolor cudweed
	<i>Pseudognaphalium californicum</i>	California everlasting
	<i>Pseudognaphalium canescens</i>	everlasting
	<i>Rafinesquia californica</i>	California chicory
	<i>Stephanomeria virgata</i>	virgate wreath-plant
	<i>Uropappus lindleyi</i>	silver puffs
Boraginaceae	<i>Amsinckia intermedia</i>	rancher's fiddleneck
	<i>Amsinckia menziesii</i>	Menzies' fiddleneck
	<i>Cryptantha intermedia</i>	nievitas
	<i>Cryptantha muricata</i>	cryptantha
	<i>Emmenanthe penduliflora</i>	whispering bells
	<i>Eucrypta chrysanthemifolia</i> var. <i>chrysanthemifolia</i>	common eucrypta
	<i>Nemophila menziesii</i>	baby blue-eyes
	<i>Phacelia cicutaria</i> var. <i>hispida</i>	caterpillar phacelia
	<i>Phacelia minor</i>	wild Canterbury-bell
	<i>Plagiobothrys collinus</i> var. <i>californicus</i>	California popcorn flower
Brassicaceae	<i>Hirschfeldia incana</i> *	short-pod mustard
	<i>Lepidium nitidum</i>	shining peppergrass
	<i>Raphanus sativus</i> *	wild radish
	<i>Sisymbrium irio</i> *	London rocket
	<i>Sisymbrium orientale</i> *	hare's ear cabbage
Cactaceae	<i>Cylindropuntia californica</i>	California cholla
Chenopodiaceae	<i>Amaranthus blitoides</i>	prostrate amaranth
	<i>Atriplex rosea</i> *	redscale
	<i>Salsola tragus</i> *	Russian thistle
Convolvulaceae	<i>Calystegia macrostegia</i>	morning-glory
	<i>Cuscuta</i> sp.	dodder
Crassulaceae	<i>Crassula connata</i>	pygmy-weed
Cucurbitaceae	<i>Cucurbita foetidissima</i>	calabazilla
	<i>Marah macrocarpa</i>	wild cucumber

Appendix A (cont.) Plant Species Observed

Family	Scientific Name	Common Name
Euphorbiaceae	<i>Croton setigerus</i>	dove weed
Fabaceae	<i>Acmispon glaber</i>	deerweed
	<i>Lupinus bicolor</i>	miniature lupine
Geraniaceae	<i>Erodium cicutarium</i> *	redstem filaree
	<i>Erodium moschatum</i> *	greenstem filaree
Lamiaceae	<i>Salvia apiana</i>	white sage
	<i>Salvia columbariae</i>	chia
Malvaceae	<i>Malva parviflora</i> *	cheeseweed
Myrtaceae	<i>Eucalyptus camaldulensis</i> *	river red gum
Nyctaginaceae	<i>Mirabilis laevis</i> ssp. <i>crassifolia</i>	wishbone bush
Oleaceae	<i>Olea europaea</i> *	olive
Onagraceae	<i>Camissoniopsis bistorta</i>	California sun cup
	<i>Eulobus californicus</i>	false-mustard
Phrymaceae	<i>Diplacus aurantiacus</i>	monkey-flower
Plantaginaceae	<i>Antirrhinum nuttallianum</i>	Nuttall's snapdragon
	<i>Keckiella antirrhinoides</i>	chaparral beard-tongue
Polygonaceae	<i>Eriogonum fasciculatum</i>	buckwheat
Ranunculaceae	<i>Delphinium parryi</i> ssp. <i>parryi</i>	Parry's larkspur
Rubiaceae	<i>Galium angustifolium</i> ssp. <i>angustifolium</i>	narrow-leaved bedstraw
Solanaceae	<i>Datura wrightii</i>	jimson weed
	<i>Nicotiana glauca</i> *	tree tobacco
	<i>Solanum xanti</i>	purple nightshade
ANGIOSPERMS – MONOCOTS		
Liliaceae	<i>Calochortus splendens</i>	lilac mariposa lily
Poaceae	<i>Avena barbata</i> *	slender oat
	<i>Avena fatua</i> *	wild oats
	<i>Bromus diandrus</i> *	common ripgut grass
	<i>Bromus madritensis</i> ssp. <i>rubens</i> *	red brome
	<i>Elymus condensatus</i>	giant wild rye
	<i>Festuca myuros</i> *	fescue
	<i>Hordeum murinum</i> *	hare barley
	<i>Lamarckia aurea</i> *	goldentop
	<i>Polypogon monspeliensis</i> *	annual beardgrass
	<i>Schismus barbatus</i> *	Mediterranean grass
Themidaceae	<i>Dichelostemma capitatum</i>	blue dicks

* Non-native species

Appendix B

Animal Species Observed or Detected

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Appendix B

ANIMAL SPECIES OBSERVED OR DETECTED

Order	Family	Scientific Name	Common Name
Invertebrates			
Coleoptera	Tenebrionidae	<i>Eleodes</i> sp.	darkling beetle
Lepidoptera	Nymphalidae	<i>Vanessa cardui</i>	painted lady
Reptiles			
Squamata	Boidae	<i>Lichanura trivirgata</i>	rosy boa
Birds			
Accipitriformes	Accipitridae	<i>Buteo jamaicensis</i>	red-tailed hawk
Anseriformes	Anatidae	<i>Branta canadensis</i>	Canada goose
Apodiformes	Trochilidae	<i>Calypte anna</i>	Anna's hummingbird
Charadriiformes	Charadriidae	<i>Charadrius vociferus</i>	killdeer
Columbiformes	Columbidae	<i>Streptopelia decaocto</i>	Eurasian collared-dove
		<i>Zenaida macroura</i>	mourning dove
Falconiformes	Falconidae	<i>Falco sparverius</i>	American kestrel
Cuculiformes	Cuculidae	<i>Geococcyx californianus</i>	Greater Roadrunner
Galliformes	Odontophoridae	<i>Callipepla californica</i>	California Quail
Passeriformes	Aegithalidae	<i>Psaltirparus minimus</i>	bushtit
	Alaudidae	<i>Eremophila alpestris</i> †	horned lark
	Corvidae	<i>Aphelocoma californica</i>	California scrub-jay
		<i>Corvus brachyrhynchos</i>	American Crow
		<i>Corvus corax</i>	common raven
	Fringillidae	<i>Haemorhous mexicanus</i>	house finch
		<i>Spinus psaltria</i>	lesser goldfinch
	Hirundinidae	<i>Petrochelidon pyrrhonota</i>	cliff swallow
		<i>Stelgidopteryx serripennis</i>	northern rough-winged swallow
	Icteridae	<i>Agelaius phoeniceus</i>	red-winged blackbird
		<i>Sturnella neglecta</i>	western meadowlark
	Mimidae	<i>Mimus polyglottos</i>	northern mockingbird
	Parulidae	<i>Setophaga coronata</i>	yellow-rumped warbler
	Passerellidae	<i>Aimophila ruficeps</i> †	rufous-crowned sparrow
		<i>Melospiza melodia</i>	song sparrow
		<i>Melospiza crissalis</i>	California towhee
		<i>Passerculus sandwichensis</i>	savannah sparrow
		<i>Pipilo maculatus</i>	spotted towhee
		<i>Zonotrichia leucophrys</i>	white-crowned sparrow
	Passeridae	<i>Passer domesticus</i>	house sparrow
	Poliophtilidae	<i>Poliophtila californica californica</i> †	coastal California gnatcatcher
	Sturnidae	<i>Sturnus vulgaris</i>	European starling
	Troglodytidae	<i>Catherpes mexicanus</i>	canyon wren
		<i>Thryomanes bewickii</i>	Bewick's wren
		<i>Troglodytes aedon</i>	house wren
	Tyrannidae	<i>Sayornis nigricans</i>	black phoebe
		<i>Sayornis saya</i>	Say's phoebe
		<i>Tyrannus verticalis</i>	western kingbird
		<i>Tyrannus vociferans</i>	Cassin's kingbird
Pelecaniformes	Ardeidae	<i>Ardea alba</i>	great egret

Appendix B (cont.)
ANIMAL SPECIES OBSERVED OR DETECTED

Order	Family	Scientific Name	Common Name
Mammals			
Carnivora	Canidae	<i>Canis latrans</i>	coyote
Lagomorpha	Leporidae	<i>Sylvilagus audubonii</i>	desert cottontail
Rodentia	Sciuridae	<i>Otospermophilus beecheyi</i>	California ground squirrel

† Sensitive species

Appendix C

Site Photographs

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Photo 1. View of the disturbed land along one of the dirt trails on the project site. This photo was taken in the southeastern portion of the project site, facing west.



Photo 2. View of the non-native grassland community in the foreground and the eucalyptus woodland community in the background. This photo was taken near the center of project site, facing southeast.



Photo 3. View of the non-native grassland community in the foreground and the Riversidean sage scrub community in the background. This photo was taken near the center of the project site along the western boundary, facing north.



Photo 4. View of the non-native grassland community on the ridgeline of the hillside. This photo was taken near center of the project site along the eastern boundary, facing east.

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Photo 5. View of Riversidean sage scrub community. This photo was taken in the northwestern corner of the project site, facing north.



Photo 6. View of the disturbed form the Riversidean sage scrub community. This photo was taken near the center of the project site, facing east.



Photo 7. View of Spring. Photo facing north.



Photo 8. View of Spring. Photo facing northeast.

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Appendix D

Explanation of Status Codes for Plant and Animal Species

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Appendix D

Explanation of Status Codes for Plant and Animal Species

U.S. FISH AND WILDLIFE SERVICE (USFWS)

BCC	Birds of Conservation Concern
FE	Federally listed endangered
FT	Federally listed threatened

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW)

SE	State listed endangered
ST	State listed threatened
SSC	State species of special concern
WL	Watch List
FP	Fully Protected

MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP) COVERED

MSHCP Covered indicates that the species is part of a proposed list of species (146 total) considered at this time to be adequately conserved by the Western Riverside MSHCP, provided that participants meet all conditions listed in the Final MSHCP.

CALIFORNIA NATIVE PLANT SOCIETY (CNPS) CODES

Lists	List/Threat Code Extensions
1A = Presumed extinct.	.1 = Seriously endangered in California (over 80 percent of occurrences threatened/high degree and immediacy of threat)
1B = Rare, threatened, or endangered in California and elsewhere. Eligible for state listing.	.2 = Fairly endangered in California (20 to 80 percent occurrences threatened)
2 = Rare, threatened, or endangered in California but more common elsewhere. Eligible for state listing.	.3 = Not very endangered in California (less than 20 percent of occurrences threatened, or no current threats known)
3 = Distribution, endangerment, ecology, and/or taxonomic information needed. Some eligible for state listing.	A CA Endemic entry corresponds to those taxa that only occur in California.
4 = A watch list for species of limited distribution. Needs monitoring for changes in population status. Few (if any) eligible for state listing.	All List 1A (presumed extinct in California) and some List 3 (need more information; a review list) plants lacking threat information receive no threat code extension. Threat Code guidelines represent only a starting point in threat level assessment. Other factors, such as habitat vulnerability and specificity, distribution, and condition of occurrences are considered in setting the Threat Code.

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Appendix E

Burrowing Owl Focused Survey Report

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August 16, 2019

WIT-01

Mr. Ed Hadley
Walton California, LLC
14614 North Kierland Boulevard, Suite 120
Scottsdale, AZ 85254

Subject: 2019 Burrowing Owl (*Athene cunicularia*) Survey Report for the Briggs Road Residential Project

Dear Mr. Hadley:

This letter report presents the results of the 2019 focused burrowing owl (*Athene cunicularia*; BUOW) survey conducted by HELIX Environmental Planning, Inc. (HELIX) for the Briggs Road Residential Project (project) located in unincorporated Riverside County (County), California. The survey was conducted in accordance with the County's Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP; County of Riverside [County] 2006). This survey was conducted to meet applicable conditions under the MSHCP, which was approved in 2003 (Dudek and Associates [Dudek] 2003). The MSHCP is a comprehensive planning effort that includes the County of Riverside and multiple cities. As part of the MSHCP implementation, enrolled jurisdictions are required to impose terms of the MSHCP, including appropriate surveys in accordance with Volume 1, Section 6. The project site is located within the MSHCP BUOW Survey Area; therefore, surveys are required if suitable habitat is present (County 2006). This letter report describes the methods used to perform the survey and the survey results.

PROJECT SITE LOCATION

The approximately 78-acre project site is located northeast of the intersection of Old Newport Road and Briggs Road in unincorporated County, California (Figure 1, *Regional Location*). The project site is situated on the U.S. Geological survey (USGS) 7.5-minute Romoland quadrangle map in Section 31, Township 5 South, Range 2 West (Figure 2, *USGS Topography*). The project site is surrounded by a mixture of agricultural and residential uses to the west, an egg ranch to the south, and open space to the north and east (Figure 3, *Aerial Photograph*).

PROJECT DESCRIPTION

The proposed project is a residential development consisting of 101 single-family residential homes on 22.7 acres, recreation uses on 1.2 acres, open space uses on 53.9 acres, and a water quality detention basin on 1.4 acres. Per the County, the project would also be conditioned to provide offsite improvements to Briggs Road along the frontage the proposed development (outside of the property)

and a secondary access route (outside the property) to the project site by extending Briggs Road north to Domenigoni Parkway. The Briggs Road improvements include but are not limited to undergrounding a man-made swale currently east of Briggs Road and installing new curb, sidewalks, and gutters, between Old Newport Road and approximately 330 feet north of Angler Lane. The secondary access would extend north from the limits of the Briggs Road improvements and would consist of a 32-foot wide road located within the planned future build-out alignment of Briggs Road. The environmental surveys and processes for the Briggs Road improvements and the ultimate build-out of Briggs Road was conducted previously and approved under the entitlements for Tract Nos. 29837 and 32101 (respectively); thus, these offsite areas are not included in the survey herein.

PROJECT SITE DESCRIPTION

The project site encompasses steep hills and rocky outcrops in the northern and eastern portions of the site, with a flat area in the southwestern and western portions. Four vegetation communities and land cover types were identified within the project site, including disturbed land, eucalyptus woodland (ornamental/exotic), non-native grassland, and Riversidean sage scrub (including disturbed form). Elevations range from approximately 1,445 feet (440 meters) above mean sea level (AMSL) near the southwestern boundary of the project site to a high of approximately 1,770 feet (539 meters) AMSL near the northern boundary of the project site.

The site is primarily undeveloped; however, a utility line (with poles) span across the western portion of the site, a few dirt access roads/trails meander the site, and the site historically supported a single home site with various ancillary structures (concrete foundations still present on site). Currently, the site displays evidence of a variety of anthropogenic disturbances (e.g., grading, discing/tilling, mowing, off-road vehicle/bicycle use, trash debris dumping, etc.). Historical aerial imagery shows the site has been graded/disc'd/tilled and worked historically; earliest imagery available is dated 1967 (Historical Aerials 2019).

Representative photographs of the project site are provided in Attachment A, *Representative Site Photographs*.

METHODS

A Step I Habitat Assessment and Step II Locating Burrows and Burrowing Owls were conducted on the project site by HELIX biologists Matthew Dimson, Robert Hoganauer, Lauren Singleton, Daniel Torres between March 26 and July 11, 2019, in accordance with the County's survey protocol (County 2006). The specific survey information is provided in Table 1, *Survey Information*. The habitat assessment and focused burrow and BUOW surveys are described in detail below.

Table 1
SURVEY INFORMATION

Site Visit	Survey Date	Biologist	Start/Stop Time	Start/Stop Weather Conditions	Survey Results
1 ¹	03/26/19	Robert Hoganauer Lauren Singleton	0630-0845	50°F, wind 2-3 mph, 100% clouds 54°F, wind 0-1 mph, 100% clouds	Suitable burrows observed; no BUOW detected.
2	04/24/19	Robert Hoganauer Lauren Singleton	0545-0810	52°F, wind 0-1 mph, 0% clouds 60°F, wind 0-1 mph, 0% clouds	No BUOW detected.
3	05/30/19	Matthew Dimson Daniel Torres	0545-0740	52°F, wind 0-1 mph, 0% clouds 61°F, wind 0-1 mph, 0% clouds	No BUOW detected.
4	07/11/19	Matthew Dimson Daniel Torres	0600-0740	63°F, wind 0-1 mph, 0% clouds 69°F, wind 0-1 mph, 0% clouds	No BUOW detected.

¹ This visit included the habitat assessment, focused burrow survey, and first focused burrowing owl survey.

Step I – Habitat Assessment

The project site is located within an MSHCP BUOW survey area; therefore, a Step I Habitat Assessment was conducted to determine whether the project site supports suitable BUOW habitat. The habitat assessment was conducted prior to commencement of the Step II surveys described below. The habitat assessment was conducted on the project site and within a 150-meter (approximately 500-foot) buffer zone around the periphery of the project site (survey area). The survey area was slowly walked and assessed for suitable BUOW habitat, including:

- disturbed low-growing vegetation within grassland and shrublands (less than 30 percent canopy cover);
- gently rolling or level terrain;
- areas with abundant small mammal burrows, especially California ground squirrel burrows (*Otospermophilus beecheyi*);
- fence posts, rocks, or other low perching locations; and
- man-made structures, such as earthen berms, debris piles, and cement culverts.

Inaccessible areas of the survey area and buffer zone were visually assessed using binoculars.

Step II – Locating Burrows and Burrowing Owls

Because suitable habitat was observed during the habitat assessment, Step II surveys were conducted within the survey area. Step II surveys, which consist of a focused burrow survey (Part A) and four focused BUOW surveys (Part B), were conducted to determine whether the survey area supports suitable burrows and/or BUOW. The focused burrow survey was conducted concurrently with the first BUOW survey.

All potential burrows were checked for signs of recent owl occupation. Signs of occupation include:

- pellets/casting (regurgitated fur, bones, and/or insect parts);
- white wash (excrement); and/or
- feathers.

Because suitable burrows were observed within the survey area, three additional BUOW surveys were conducted. The biologists walked transects spaced no greater than 30 meters apart (approximately 100 feet) to allow for 100 percent visual coverage of all suitable habitat within the survey area. The biologists walked slowly and methodically, closely checking suitable habitat within the survey area for suitable burrows, BUOW diagnostic sign (e.g., molted feathers, pellets/castings, or whitewash at or near a burrow entrance), and individual BUOW. Inaccessible areas of the survey area were visually assessed using binoculars. All suitable burrows, burrow surrogates, BUOW sign, and/or BUOW observations were recorded using a handheld Global Positioning System unit (Figure 4, *Suitable Burrows and Transects*).

RESULTS

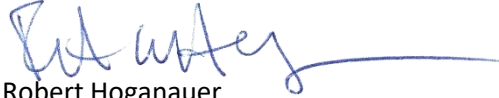
Suitable BUOW habitat was observed within the survey area, including disturbed land and non-native grassland (Attachment A). Suitable burrows that could potentially be used by BUOW were observed within and adjacent to the project site. No BUOW or sign of BUOW occupation were observed during the four focused surveys. Therefore, BUOW does not currently occupy the project site. Observed burrow locations and transects walked are shown on Figure 4.

CONCLUSION

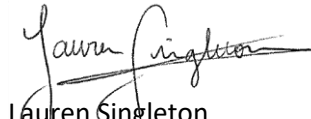
No BUOWs were observed or detected within the project site during the focused surveys. Burrows with potential to support BUOW were noted in the project site, but no sign of BUOW occupation was observed. A pre-construction survey is required 30 days prior to ground disturbance pursuant to the County's survey protocol (County 2006). If ground-disturbing activities are delayed more than 30 days after the pre-construction survey has been completed, the project site must be resurveyed.

Please call Thomas Liddicoat at (619) 462-1515 should you have any questions about this report.

Sincerely,



Robert Hoganauer
Biologist



Lauren Singleton
Biologist



Daniel Torres
Biologist



Matthew Dimson
Biologist

Enclosures:

- Figure 1: Regional Location
- Figure 2: USGS Topography
- Figure 3: Aerial Photograph
- Figure 4: Suitable Burrows and Transects
- Attachment A: Representative Site Photographs

REFERENCES

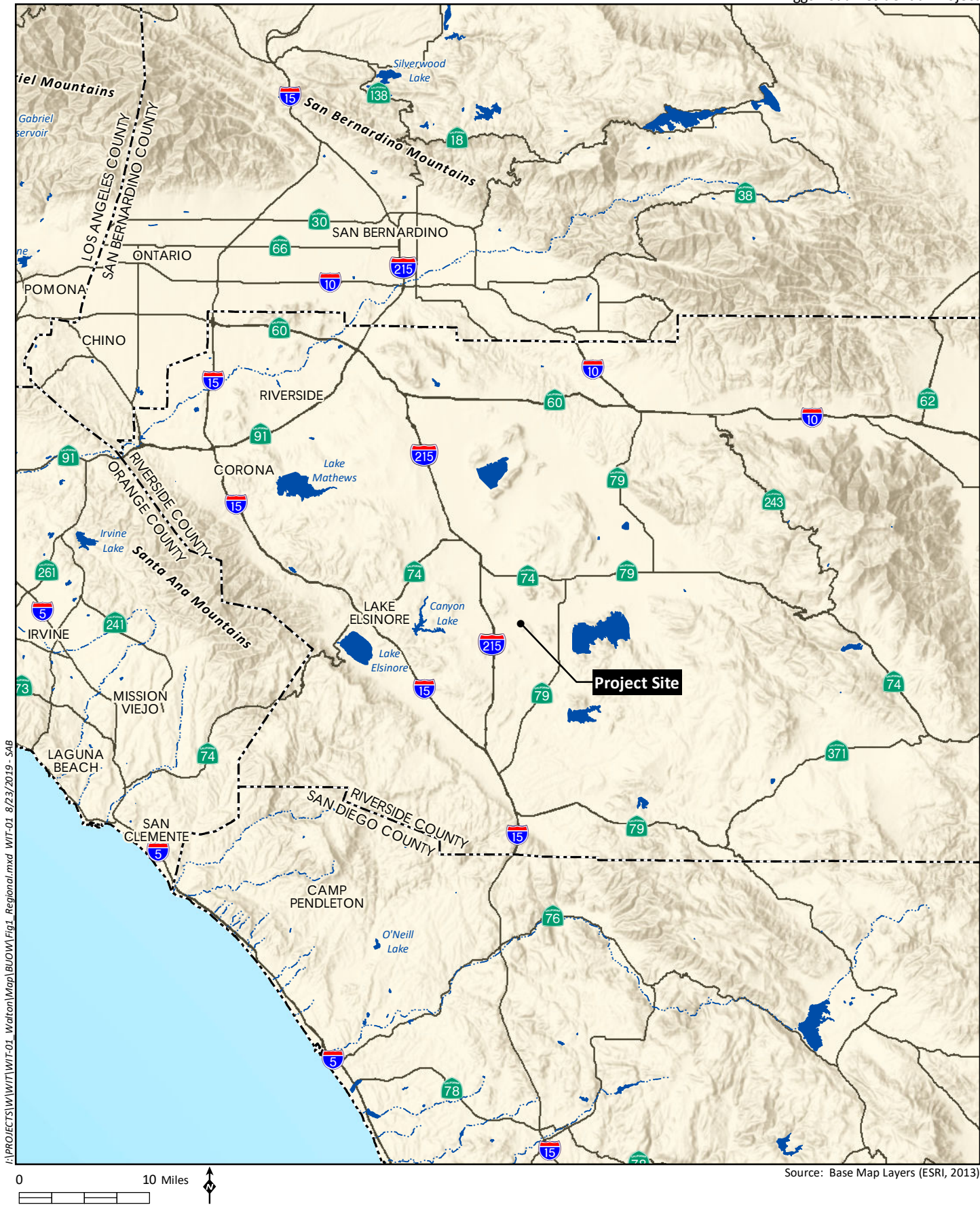
Dudek and Associates. 2003. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Final MSHCP Volume I. Prep. for County of Riverside, Transportation and Land Management Agency.

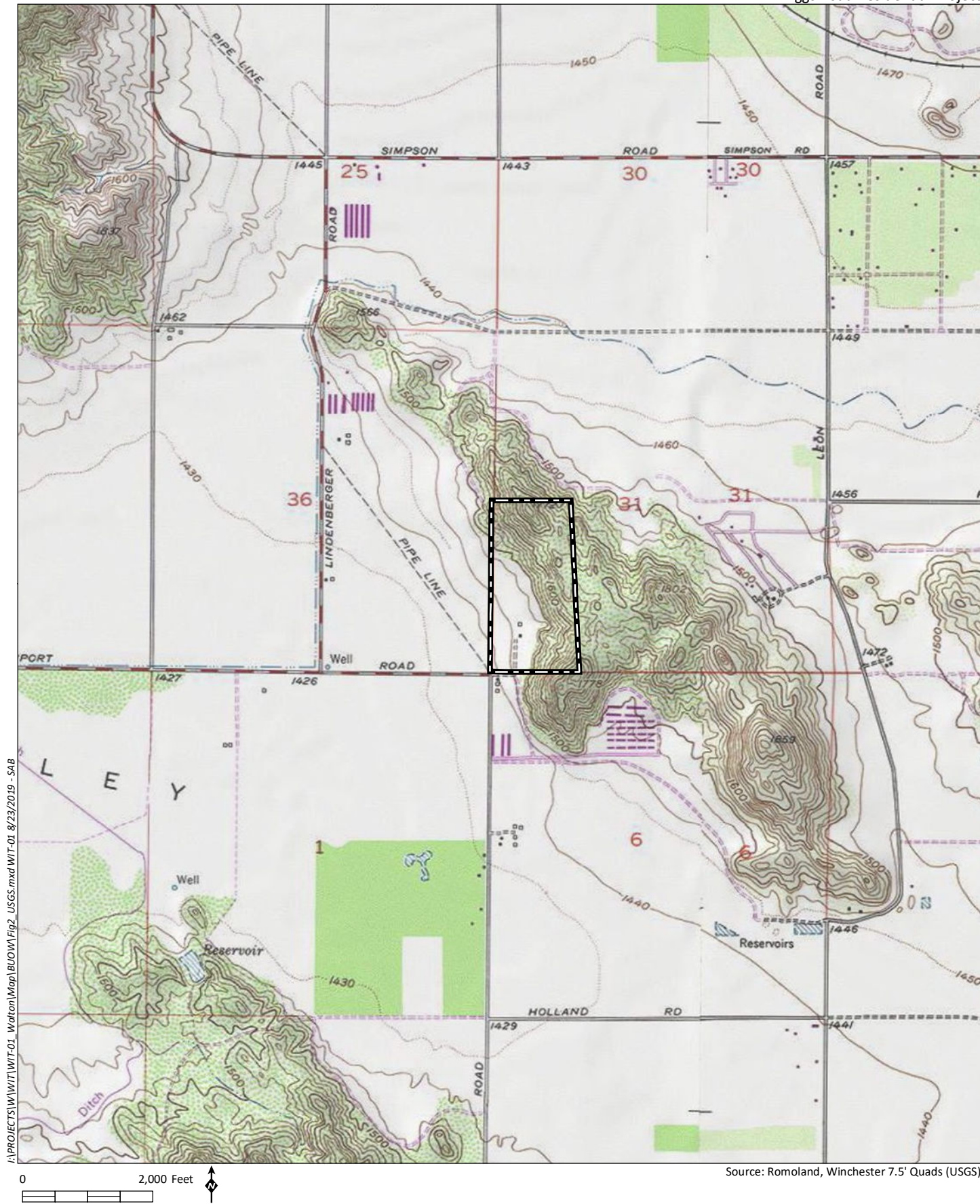
Historical Aerials. 2019. Available at: <https://www.historicaerials.com/viewer>. Accessed March.

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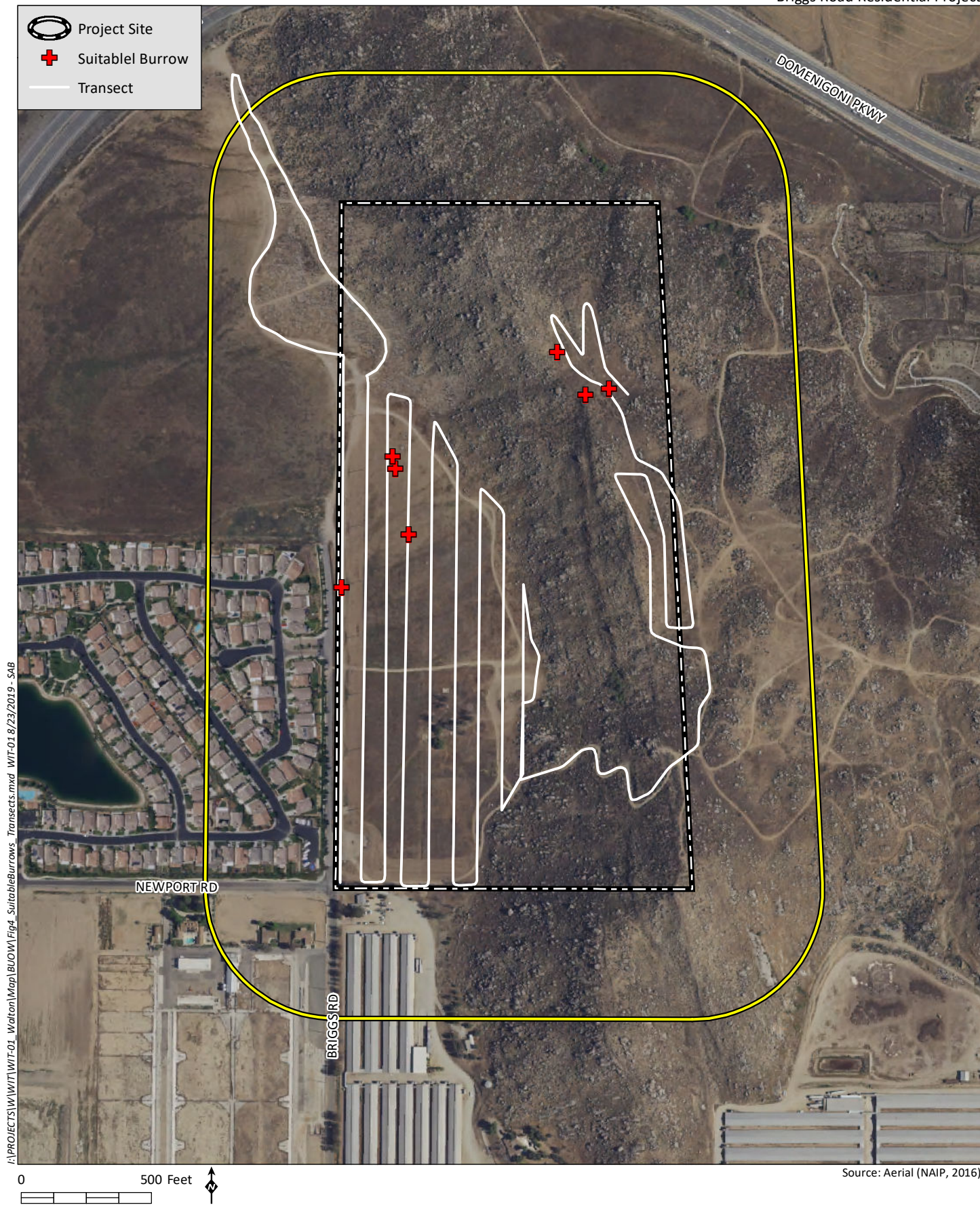
Figures

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Attachment A

Representative Site Photographs

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Photo 1. View of the non-native grassland community from the base of the hills. This photo was taken in the northern part of the project site facing west.



Photo 2. View of the non-native grassland community from the center of the project site, facing south.

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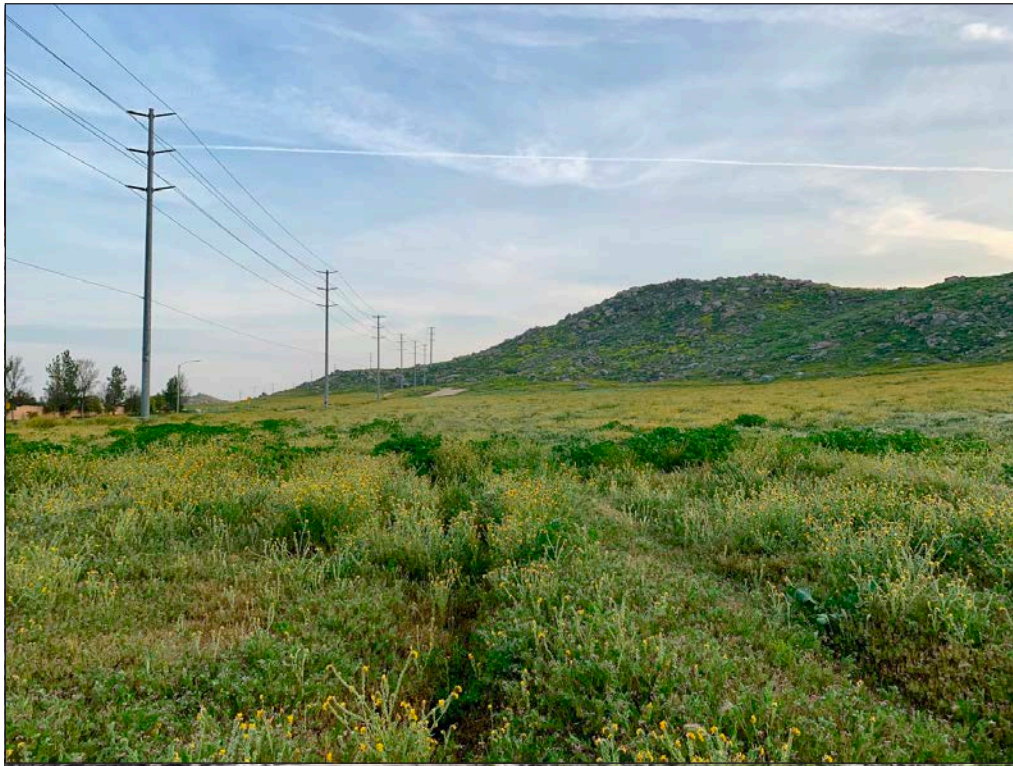


Photo 3. View of the non-native grassland community in the foreground and the Riversidean sage scrub community in the background. This photo was taken near the center of the project site along the western boundary, facing north.

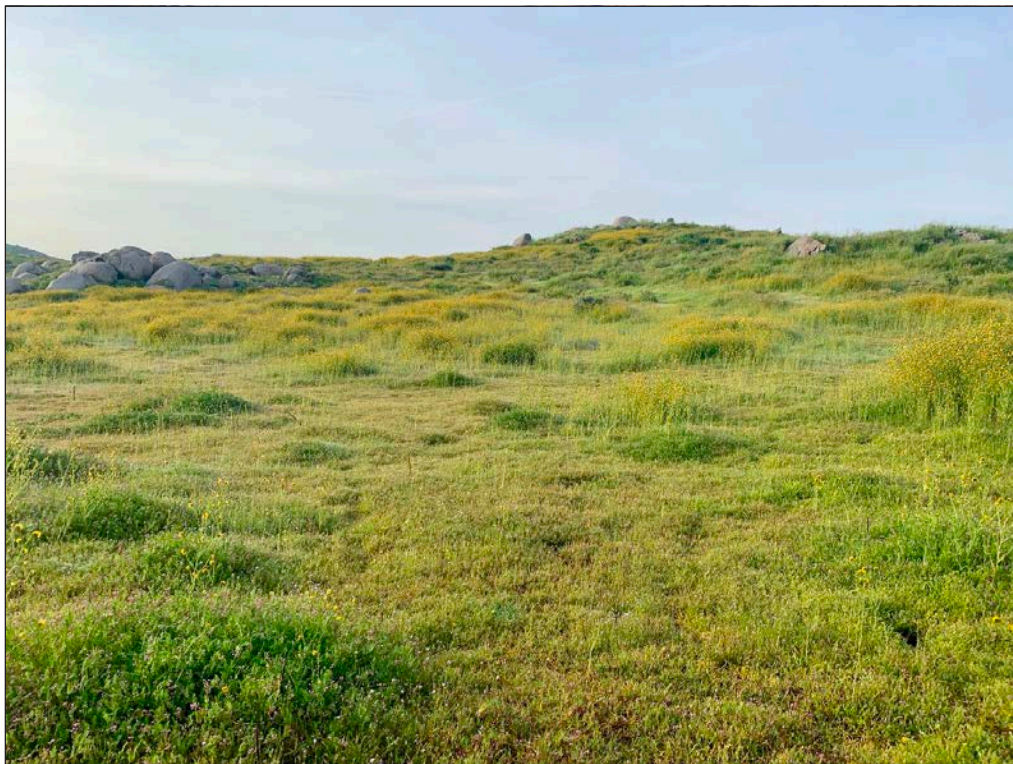


Photo 4. View of the non-native grassland community on the ridgeline of the hillside. This photo was taken near center of the project site along the eastern boundary, facing east.

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