Western Riverside County
Multiple Species Habitat Conservation Plan
Consistency Analysis

Temescal Commercial Project

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TABLE OF CONTENTS

TABLE OF CONTENTS (cont.)

FIGURES

TABLES

PHOTOGRAPHS

ATTACHMENTS

Acronyms and Abbreviations

Agencies	Western Riverside County Regional Conservation Authority and California Department of Fish and Wildlife
APN	Assessor's Parcel Numbers
BMP	Best Management Practice
CFGC	California Fish and Game Code
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CRPR	California Rare Plant Rank
FESA	Federal Endangered Species Act
HCP	Habitat Conservation Plan
I-15	Interstate 15
LBVI	least Bell's vireo
MBTA	Migratory Bird Treaty Act
MSHCP	Multiple Species Habitat Conservation Plan
NEPSSA	Narrow Endemic Plant Species Survey Area
project	Temescal Canyon Road Mixed Use Project
RCHCA	Riverside County Habitat Conservation Agency
RECON	RECON Environmental, Inc.
RWQCB	Regional Water Quality Control Board
SWFL	southwestern willow flycatcher
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WRCRCA	Western Riverside County Regional Conservation Authority
YBCU	yellow-billed cuckoo

Executive Summary

The Temescal Canyon Road Mixed Use Project (project) is in the city of Temescal Valley, California and includes four new lots to accommodate light industrial/office and commercial uses on-site. The survey area, consisting of the 22.62-acre project site and a 3.58-acre off-site improvement area, was evaluated to determine the current condition of the biological resources present.

The survey area is not located inside or immediately adjacent to any Criteria Area, Criteria Cell, Public/Quasi-Public lands, or Conservation Area identified for conservation potential by the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) but is located within a MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) and the burrowing owl (*Athene cunicularia hypugaea*) survey area identified in the Western Riverside MSHCP (Western Riverside County Regional Conservation Authority [WRCRCA] 2006).

The project will result in impacts to three vegetation communities/land cover types: Riversidean sage scrub, disturbed Riversidean sage scrub and residential/urban/exotic. To comply with the requirements of the MSHCP, payment of the appropriate fee for impacts will be required prior to the start of construction activities. No sensitive plant species were observed, but one sensitive wildlife species, orange-throated whiptail (*Aspidoscelis hyperythra*), was observed on-site. There is moderate potential for coast horned lizard (*Phrynosoma blainvillii*), northern red diamond rattlesnake (*Crotalus ruber ruber*), Cooper's hawk (*Accipiter cooperii*), coastal California gnatcatcher (*Polioptila californica californica*), burrowing owl (*Athene cunicularia*), California horned lark (*Eremophila alpestris actia*), and San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) to nest/occur on-site due to suitable habitats. Since the project is not intended to be part of the MSHCP Conservation Area (i.e., not located in a Criteria Cell), and complies with the conditions of the MSHCP, any biological impacts that could occur to these plant and wildlife species listed above would be less than significant.

In 2019, a total of four burrowing owl protocol surveys were conducted within the breeding season to determine the potential presence of this species. No burrowing owls or sign (e.g., pellets, whitewash, feathers) were observed during these focused surveys. To ensure no burrowing owls have entered the site, a 30-day pre-construction take avoidance survey in accordance with the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area shall be conducted pursuant with the requirements of the MSHCP (WRCRCA 2006). If burrowing owls have colonized the survey area prior to the initiation of construction, the project proponent should immediately inform the WRCRCA and California Department of Fish and Wildlife (CDFW), collectively referred to as the "Agencies," and would need to prepare a Burrowing Owl Protection and Relocation Plan for approval by the Agencies prior to initiating ground disturbance.

The project may directly impact general nesting birds on-site if grading or construction occurs during the typical bird breeding season (February 1 to September 15). To avoid direct impacts to general nesting and migratory birds, a pre-construction nest survey would be conducted during the typical bird breeding season to determine the presence or absence of breeding birds and ensure no impacts occur to any nesting birds or their eggs, chicks, or nests.

1.0 Introduction

This report describes the results of the biological resource survey conducted for the Temescal Commercial Project (project; Assessor's Parcel Numbers [APNs] 283-180-002, 283-180-021, 283-180-020, 283-180-001, and 283-260-020). The survey occurred within a 25.20-acre survey area, made up of a 22.62-acre project site and 3.58 acres of off-site grading improvement areas, in the city of Temescal Valley (Figure 1). The survey area is located within Section 34, Township 04 South, Range 06 West of the U.S. Geological Survey (USGS) 7.5-minute topographic map, Lake Mathews quadrangle (Figure 2; USGS 1988), and west of Temescal Canyon Road and Interstate 15 (I-15), north and south of undeveloped land, and east of residential development (Figure 3).

This report provides the necessary biological data and background information required for environmental analysis according to guidelines set forth in the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP; Western Riverside County Regional Conservation Authority [WRCRCA] 2003), and the California Environmental Quality Act (CEQA; California Department of Fish and Wildlife [CDFW] 2023a). This report also discusses the project's compliance with the requirements outlined in Volume I, Sections 6.1.2, 6.1.3, 6.1.4, 6.3.2, Information on Other Species, Section 7.5.3, and Appendix C of the MSHCP (WRCRCA 2003).

1.1 Project Description and Area

The project proposes the subdivision of the three existing parcels (APNs 283-180-020, 283-180-021, and 283-180-002) to create four new lots to accommodate light industrial/office and commercial uses onsite. The project will include the construction of a 188,000-square-foot concrete tilt up building (including Tenant Improvements) on one parcel and three sheet graded parcels fronting on Temescal Canyon Road for future retail/restaurant ground lease building pads. The proposed Commercial project is currently zoned C-P-S Scenic Highway Commercial under a Commercial Tourist Land Use which allows a wide range of commercial and retail uses. The three sheet graded parcels at the Temescal Canyon Road frontage will retain the current land use and zoning. The proposed grading largely maintains the current raised elevation above Temescal Canyon Road and steps up approximately 45 feet from the retail parcel elevation to the proposed Light Industrial pad elevation. To facilitate the concrete tilt up building, a General Plan Amendment and Rezone are proposed to revise the land use to Light Industrial and the zoning to Manufacturing - Service Commercial (M-SC). Off-site material storage will occur within the parcels to the west (APNs 283-180-001 and 283-260-020) once these areas are graded.

To serve the new development, off-site improvements include two new proposed streets to be constructed. New proposed Street A will provide access from Temescal Canyon Road extending west to the intersection with newly proposed Street B that extends north terminating at an offset cul-de-sac. The project does not include any construction of or improvements on Covered Roads or covered public access facilities as initiated in the MSHCP.

Currently, the survey area supports one commercial development and undeveloped land, which is dominated by non-native vegetation with small portions of Riversidean sage scrub within the northwestern corner and along the eastern perimeter.

1.2 General Setting

The survey area is relatively flat and contains a south-facing slope in the northwest corner with an ephemeral drainage that runs at the bottom of the slope (see Figure 3). While one mule fat (*Baccharis salicifolia* ssp. *salicifolia*) shrub was found within the drainage, there was not substantial riparian vegetation that occurs on-site or within the drainage. Elevations in the survey area range from 1,024 feet above mean sea level to 1,162 feet above mean sea level. A total of four soil series are mapped within the survey area by the U.S. Department of Agriculture (USDA; 1971): Arbuckle, Garretson, San Emigdio, and Terrace escarpments.

2.0 Reserve Assembly Analysis

An analysis of the project in relation to MSHCP Criteria Areas, Criteria Cells, Conservation Areas, and Public/Quasi-Public lands is discussed in Section 5.6 under Sensitivity Criteria and Regulatory Setting.

3.0 Survey Methodology

Surveys were conducted in 2019, 2022, and 2023 for the survey area and consisted of a general biological survey, a habitat assessment and protocol surveys for burrowing owl, and a habitat suitability assessment for MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) species and riparian and vernal pool species. Survey dates, times, and weather conditions for surveys conducted for this project are summarized in Table 1. Prior to conducting surveys, the APNs for the survey area were entered into the MSHCP Informational Map, provided on the WRCRCA website, to identify the potentially occurring sensitive species on-site. Species occurrence records from the California Natural Diversity Database (CNDDB) were also reviewed from within one mile of the survey area to determine species with a potential to be present on-site (CDFW 2023a).

An initial general biological survey was conducted on March 14, 2019, and two update general biological surveys were conducted on June 2, 2022, and October 10, 2023, to determine the current biological resources present within the survey area. The general biological survey consisted of identification and documentation of all plant and wildlife species apparent at the time of the survey, and evaluation of potential presence of sensitive species or vegetation communities. Vegetation community/land cover types were classified using the MSHCP (WRCRCA 2003) and were mapped on a 1-inch-equals-150-feet aerial photograph of the project vicinity. All plant and wildlife species observed during the surveys were noted. Floral nomenclature for common plants follows the Jepson Online Herbarium (University of California 2023), for ornamental plants Brenzel (2001), and for sensitive plants California Native Plant Society (CNPS; 2023). Zoological nomenclature for birds is in accordance with the American Ornithological Society Checklist (Chesser et al. 2023) and Unitt (2004); for mammals with Baker et al. (2003); and for reptiles with Crother et al. (2017). Determination of the potential occurrence for listed, sensitive, or noteworthy species is based upon known ranges and habitat preferences for the species (Jennings and Hayes 1994; Unitt 2004; CNPS 2023; Reiser 2001), and species occurrence records from the CNDDB (CDFW 2023a).

FIGURE 1
Regional Location

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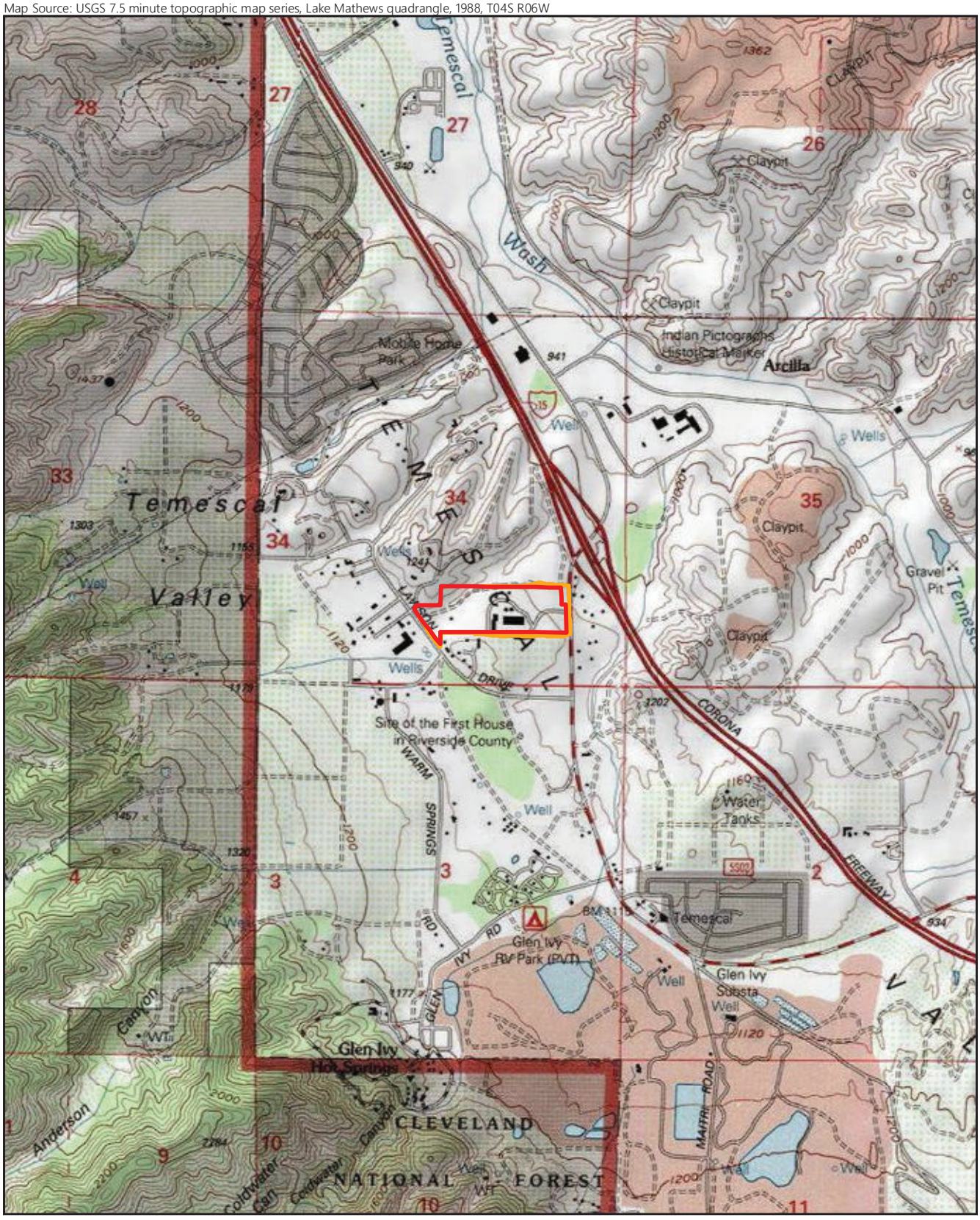
Map Source: USGS 7.5 minute topographic map series, Lake Mathews quadrangle, 1988, T04S R06W



Project Boundary

Off-site Improvements

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FIGURE 2

Project Location on USGS Map

Image Source: NearMap (flown January 2023)

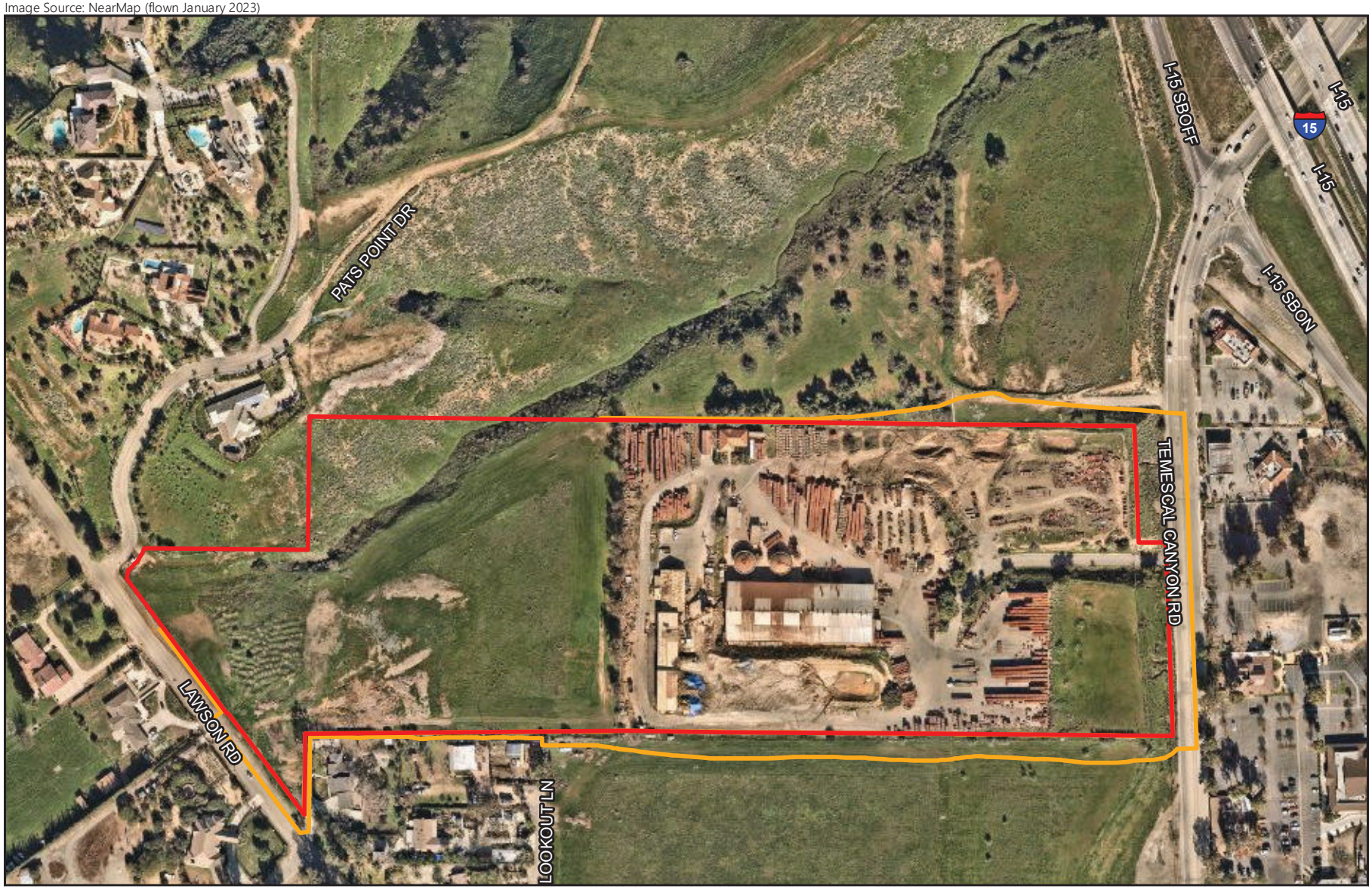

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FIGURE 3

Project Location on Aerial Photograph

Table 1 Survey Dates, Times, and Weather Conditions				
Date	Survey Type	Surveyors	Beginning Conditions	Ending Conditions
3/14/2019	General Biological Survey; NEPSSA Habitat Suitability Assessment; Step I Burrowing Owl Habitat Assessment	B. Procsal; A. Fromer	8:45 a.m.; 53°F; 1-3 mph; 0% cc	11:20 a.m.; 62°F; 0-2 mph; 0% cc
4/2/2019	Step II-Part A Burrow Survey & Step II-Part B Burrowing Owl Survey #1	B. Procsal; A. Fromer	5:09 p.m.; 72°F; 3-5 mph; 3% cc	7:35 p.m.; 61°F; 0-1 mph; 1% cc
4/3/2019	Step II-Part B Burrowing Owl Survey #2	B. Procsal; A. Fromer	6:15 a.m.; 56°F; 0-1 mph, 95% cc	8:25 a.m.; 59°F; 0-1mph; 90% cc
4/15/2019	Step II-Part B Burrowing Owl Survey #3	A. Fromer, K. Chappaz	5:25 p.m.; 73°F; 1-3 mph; 15% cc	8:00 p.m.; 61°F; 0-1 mph; 10% cc
4/16/2019	Step II-Part B Burrowing Owl Survey #4	A. Fromer, K. Chappaz	6:30 a.m.; 60°F; 0-1 mph; 50% cc	8:20 a.m.; 57°F; 1 mph; 75% cc
6/2/2022	Updated General Biological Survey; NEPSSA Habitat Suitability Assessment; Step I Burrowing Owl Habitat Assessment & Step II-Part A Burrow Survey	J. Woll, J.R. Sundberg	11:30am p.m.; 82°F; 1-3 mph; 10% cc	12:45 a.m.; 90°F; 0-2 mph; <5% cc
10/10/2023	Updated General Biological Survey; NEPSSA Habitat Suitability Assessment; Step I Burrowing Owl Habitat Assessment & Step II-Part A Burrow Survey; and Aquatic Resources Delineation	B. Procsal; C. Polevy	9:05 a.m.; 68°F; 0-1 mph; 10% cc	1:45 p.m.; 79°F; 1 mph; 00% cc
N/A = not applicable; °F = degrees Fahrenheit; mph = miles per hour; % = percent, cc = cloud cover.				

Because the project site is located in a burrowing owl survey area identified in the MSHCP, a habitat assessment was conducted on March 14, 2019. Suitable habitat was identified within the project site during the habitat assessments (Step I), and thus focused burrowing owl surveys were conducted in the suitable habitat areas by RECON Environmental, Inc. (RECON) biologists in accordance with the guidelines developed by the County of Riverside in 2019 (WRCRCA 2006). Surveys included a focused burrow survey (Step II–Part A) and four focused burrowing owl surveys (Step II–Part B), which included a 150-meter buffer surrounding the project boundary. Meandering transects were walked through all suitable habitat identified within the project boundary. Portions of suitable habitat within the 150-meter buffer were surveyed using binoculars due to lack of permission to access the adjacent off-site private properties. During the 2022 and 2023 general biological surveys, conditions for burrowing owl were reassessed on-site by conducting an additional habitat assessment and burrow survey.

The habitat suitability assessment for NEPSSA plants was conducted in 2019, 2022, and 2023 within the project boundary according to the procedures outlined in Volume I, Section 6.1.3 of the MSHCP (WRCRCA 2003). NEPSSA species that were evaluated included Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), slender-horned spineflower (*Dodecahema leptoceras*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California orcutt grass (*Orcuttia californica*), San Miguel savory (*Satureja chandleri*), Hammitt's clay-cress (*Sibaropsis hammittii*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). Further discussion of the parameters evaluated during the habitat suitability assessment for riparian/riverine species, vernal pool species, and NEPSSA plants are included in Chapter 5.0, under MSHCP Consistency.

4.0 Vegetation Mapping and Species Compendia

4.1 Vegetation Communities and Land Cover Types

The survey area supports three vegetation communities and land cover types: Riversidean sage scrub disturbed Riversidean sage scrub, and Residential/Urban/Exotic (Figure 4). The acreages of these vegetation communities and land cover types are listed in Table 2 and described below. As stated in Section 1.2, an ephemeral drainage, approximately 1-2 feet wide runs near the northern boundary. This drainage bottom is mostly unvegetated and occurs where Riversidean sage scrub and Residential/Urban/Exotic vegetation meet (Photograph 1).

Table 2
Vegetation Communities and Land Cover Types within the Survey Area
(acres)

Vegetation Communities/ Land Cover Types	Project Site	Off-Site Improvement Areas	Survey Area Total
Riversidean Sage Scrub	0.92	0.55	1.47
Disturbed Riversidean Sage Scrub	0.82	-	0.82
Residential/Urban/Exotic	26.91	3.03	29.94
TOTAL	**28.65**	**3.58**	**32.23**

4.1.1 Riversidean Sage Scrub

This vegetation community occurs within the northwestern and eastern portions of the project site. A majority of Riversidean sage scrub was mapped immediately south of an unvegetated ephemeral drainage that is potentially jurisdictional. Additionally, this vegetation community is found in the off-site improvement area, on a slope immediately adjacent to Temescal Canyon Road (Photographs 2 and 3). This vegetation community is dominated by brittlebush (*Encelia farinosa*), California sagebrush (*Artemisia californica*), fascicled tarweed (*Deinandra fasciculata*), white sage (*Salvia apiana*), and Mojave Desert California buckwheat (*Eriogonum fasciculatum var. polifolium*).

Image Source: NearMap (flown January 2023)

Project Boundary
Off-site Improvements
MSHCP Riverine Feature
Coast Live Oak (*Quercus agrifolia*)

Vegetation Community
Riversidean Sage Scrub
Disturbed Riversidian Sage Scrub
Residential/Urban/Exotic

0 Feet 200

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FIGURE 4
Existing Biological Resources

PHOTOGRAPH 1
View of Disturbed Riversidean Sage Scrub Along Slope North of Ephemeral Drainage, and Riversidean Sage Scrub on the South side of the Ephemeral Drainage, Facing East; Photo Date: October 10, 2023

PHOTOGRAPH 2
View of Riversidean Sage Scrub within the Off-Site Improvements Area on the Slope East of Chain Link Fence, Facing North; Photo Date: June 2, 2022

PHOTOGRAPH 3
View of the Residential/Urban/Exotic Land and Riversidean Sage Scrub along the Slope, Facing West; Photo Date: June 2, 2022

4.1.2 Disturbed Riversidean Sage Scrub

Disturbed Riversidean sage scrub habitat is similar to what occurs in Riversidean sage scrub, including brittlebush and Mojave Desert California buckwheat (see Photograph 1). However, the density of non-native species is much higher in the disturbed community. The understory in disturbed Riversidean sage scrub consists of non-native species including black mustard (*Brassica nigra*) and tocalote (*Centaurea melitensis*).

4.1.3 Residential/Urban/Exotic

The Residential/Urban/Exotic land is the dominant land cover type within the project site and includes an area of industrial development and paved roads within the eastern portion of the survey area. This land cover type occurs throughout the site and consists of scattered non-native weeds, low-lying annual grasses, and bare ground (Photographs 4 and 5). For fire precaution reasons, the Residential/Urban/Exotic land was mowed recently before the October 2023 general biological survey to keep the non-native weeds and grasses down. When vegetation grows in, non-native grass species, such as red brome (*Bromus madritensis*), have been observed in the past 2019 and 2022 surveys. Dominant species include black mustard and short-pod mustard (*Hirschfeldia incana*). Non-native gum trees (*Eucalyptus* sp.) are found in the northeastern portion of the survey area, immediately adjacent to the industrial lot.

4.2 Plants

A total of 67 plant species were identified within the survey area during 2019, 2022, and 2023 (Attachment 1). Of this total, 32 (48 percent) are introduced species and 35 (52 percent) are native to southern California. Sensitive plant species and their potential for occurrence are discussed in Section 5.0, Sensitive Biological Resources.

4.3 Wildlife

A total of 23 wildlife species were identified within the survey area during 2019, 2022, and 2023 (Attachment 2). The wildlife species observed on-site are typical of native scrub habitats and disturbed and urban areas in western Riverside County. Attachment 2 provides a complete list of wildlife species observed within the survey area. Sensitive wildlife species and their potential for occurrence are discussed in Section 5.2, Sensitive Biological Resources.

PHOTOGRAPH 4
View of Residential/Urban/Exotic Lands,
Facing East;
Photo Date: October 10, 2023

PHOTOGRAPH 5
View of Residential/Urban/Exotic Lands,
Facing West;
Photo Date: October 10, 2023

5.0 Sensitive Biological Resources

The following CEQA Compliance, summarized in Sections 5.1 through 5.6, provides standards to evaluate the potential for significant environmental impacts from the proposed project and is adapted from Appendix G of the CEQA Guidelines. Additionally, state and federal regulations are discussed below.

Appendix G further indicates that there may be a significant effect on biological resources if the project will:

A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS;

B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW and USFWS;

C. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;

D. 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;

E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or

F. Conflict with the provisions of an adopted Habitat Management Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

5.1 Sensitive Plants

One sensitive plant species, paniculate tarplant (*Deinandra paniculata*), was observed within the survey area during the biological surveys. All sensitive plant species known to occur in the project vicinity (within one mile of the survey area) that are federally and/or state listed threatened or endangered are addressed in Attachment 3. All NEPSSA plant species are also evaluated in Attachment 3.

Paniculate tarplant. Paniculate tarplant is a California Rare Plant Rank (CRPR) 4.2 species (CNPS 2023). This species was observed within the Riversidean sage scrub and the Residential/Urban/Exotic land cover type. Although this species is considered sensitive per CNPS, it is not considered sensitive per Riverside Counties MSHCP.

5.2 Sensitive Wildlife

One sensitive wildlife species, orange-throated whiptail (*Aspidoscelis hyperythra*), was observed within the survey area; and there is moderate potential for coast horned lizard (*Phrynosoma blainvillii*), red-diamond rattlesnake (*Crotalus ruber*), Cooper's hawk (*Accipiter cooperii*), coastal California gnatcatcher (*Polioptila californica californica*), burrowing owl (*Athene cunicularia*), California horned lark (*Eremophila alpestris actia*), and San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), to nest/occur on-site due to suitable habitats. As the project does not include any riparian resources, the project does not support suitable habitat for riparian birds.

All sensitive wildlife species known to occur in the project vicinity (e.g., within one mile of the survey area) that are federally and/or state listed threatened or endangered, considered species of special concern by CDFW, or have potential to occur based on species range are addressed in Attachment 4. Sensitive species observed or with moderate potential to occur within the survey area are discussed in further detail below.

Observed

Orange-throated whiptail. Orange-throated whiptail is a CDFW watch list species and a MSHCP-covered species. This species was observed within areas mapped as Residential/Urban/Exotic within the survey area.

Not Observed

Coast horned lizard. Coast horned lizard is a CDFW species of special concern and a MSHCP-covered species. This species has moderate potential to occur within the survey area due to the presence of Riversidean sage scrub habitat.

Red-diamond rattlesnake. Red-diamond rattlesnake is a CDFW species of special concern and a MSHCP-covered species. This species has moderate potential to occur within the survey area due to the presence of grassland and Riversidean sage scrub and disturbed Riversidean sage scrub habitats.

Cooper's hawk. Cooper's hawk is a CDFW watch list species and has a moderate potential to nest within a stand of Eucalyptus trees in the survey area. The Residential/Urban/Exotic lands within the survey area provide foraging opportunities for this species.

Coastal California gnatcatcher. The coastal California gnatcatcher is federally listed as threatened, a CDFW species of special concern, and a MSHCP-covered species. This species has moderate potential to occur within the survey area due to the presence of Riversidean sage scrub and disturbed Riversidean sage scrub along the slope in the northwestern portion of the survey.

Burrowing owl. The burrowing owl is a CDFW species of special concern and a covered species under the MSHCP. A habitat assessment and four focused burrowing owl surveys were conducted in 2019 in accordance with the guidelines developed by the County of Riverside, to determine the potential presence/absence of this species on-site (RECON 2019). During the habitat assessment, it was determined that suitable habitat is present on-site for burrowing owls. Small-mammal burrows,

including those of California ground squirrel (*Spermophilus beechyi*), were observed throughout the project during focused burrow surveys and subsequent owl surveys. Many burrows appeared to be the appropriate size and shape for burrowing owl use (approximately 4 to 8 inches in width; Photograph 6). However, no burrowing owls were observed during the surveys and no sign of owls (e.g., whitewash, feathers, pellets, or bones) were observed within or adjacent to burrows. This species is considered to have a moderate potential to occur on-site due to the presence of suitable habitats with low-lying vegetation, burrows, and berms that provide opportunities for foraging and nesting.

California horned lark. The California horned lark is a CDFW watch list species and a covered species under the MSHCP. This species has moderate potential to occur on-site. The Residential/Urban/Exotic lands on-site provide suitable nesting habitat for this species due to the presence of bare ground and low-growing vegetative cover.

San Diego black-tailed jackrabbit. The San Diego black-tailed jackrabbit is a MSHCP-covered species. This species has moderate potential to occur within the survey area due to the presence of Residential/Urban/Exotic lands with connectivity to adjacent undeveloped lands.

5.3 Aquatic Resources

All wetland areas, including vernal pools, and non-wetland waters of the U.S. are considered sensitive. Wetlands and non-wetland waters are under the jurisdiction of the U.S. Army Corps of Engineers (USACE). Streambeds and associated wetland vegetation are under the jurisdiction of the CDFW. The Regional Water Quality Control Board (RWQCB) takes jurisdiction over all the same areas as USACE, in addition to most surface waters. One ephemeral streambed occurs within the northwestern portion of the project site. The streambed is ephemeral in nature and was dry during all of the biological surveys.

5.4 Wildlife Movement Corridors

Wildlife movement corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel. Wildlife movement corridors are important because they provide access to mates, food, and water; allow the dispersal of individuals away from high population density areas; and facilitate the exchange of genetic traits between populations (Beier and Loe 1992). Wildlife movement corridors are considered sensitive by resource and conservation agencies.

The survey area is surrounded by commercial and residential development and roads to the west, on the southwest corner, and along the eastern boundary. Undeveloped land is immediately adjacent to the north and south. Although the undeveloped lands within the site may provide a marginal opportunity for localized wildlife movement, the survey area, as a whole, does not constitute a significant wildlife movement corridor. Additionally, the survey area is not located within an identified wildlife corridor or linkage area (i.e., not in the Criteria Area) within the MSHCP.

PHOTOGRAPH 6
View of Appropriately Sized Burrows which May Support Burrowing Owl within the Project Site; No Burrowing Owl Sign Observed;
Facing North
Photo Date: March 14, 2019

5.5 Riverside County Oak Tree Management Guidelines

Riverside County adopted oak tree management guidelines in 1993 to provide standards for projects that support oak trees (County of Riverside 1999). These guidelines provide design guidance for applicants when avoidance of oak trees and their protected zones are not feasible. One small coast live oak (*Quercus agrifolia*) was observed along Ben Garrett Drive on the eastern half of the project No oak woodlands occur on-site.

During site assessments it was determined that the oak tree is approximately five years old and in good health. The diameter of the tree at 4.5 feet above ground is 3 inches and the tree is approximately 6 feet tall, which meets the definition of a native tree under the County of Riverside Oak Tree Management Guidelines.

5.6 Sensitivity Criteria and Regulatory Setting

For purposes of this report, species will be considered sensitive if they are (1) covered species under the MSHCP; (2) listed or proposed to be listed by state or federal agencies as threatened or endangered; (3) on California Rare Plant Rank (CRPR) 1B (considered endangered throughout its range), CRPR 2 (considered endangered in California but more common elsewhere), CRPR 3 (more information about the plant's distribution and rarity needed), and CRPR 4 (plants of limited distribution) of the CNPS Inventory of Rare and Endangered Vascular Plants of California (2023); or (4) considered rare, endangered, or threatened by the CNDDB (CDFW 2023b, 2023c, 2023d, 2023e), or local conservation organizations or specialists. Vegetation community/land cover type sensitivity follows the MSHCP (WRCRCA 2003).

5.6.1 State Regulations

5.6.1.1 California Endangered Species Act

The CDFW administers the California Endangered Species Act (CESA) (California Fish and Game Code [CFGC] Section 2050 et seq.), which prohibits the take of plant and animal species designated by the California Fish and Game Commission as endangered or threatened in California. Under CESA Section 86, "take" is defined as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." CESA Section 2053 stipulates that state agencies may not approve projects that will "jeopardize the continued existence of any endangered species or threatened species or result in the destruction or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available consistent with conserving the species or its habitat which would prevent jeopardy."

5.6.1.2 California Fish and Game Code

The CFGC regulates the taking or possession of birds, mammals, fish, amphibians, and reptiles, as well as natural resources such as wetlands and waters of the State. It includes the CESA (Sections 2050-2115) and Streambed Alteration Agreement regulations (Sections 1600-1616), as well

as provisions for legal hunting and fishing, and tribal agreements for activities involving take of native wildlife. The CFGC also includes protection of birds (Sections 3500 et seq.) and the Native Plant Protection Act (Sections 1900-1913), which directed CDFW to carry out the Legislature's intent to "preserve, protect and enhance rare and endangered plants in this State."

Pursuant to Section 1602 of the CFGC, the CDFW regulates all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake that supports fish or wildlife. A Streambed Alteration Agreement (CFGC Section 1602 et seq.) is required for impacts on jurisdictional resources, including streambeds and associated riparian habitat.

In addition, the CDFW affords protection over the destruction of nests or eggs of native bird species (CFGC Section 3503), and it states that no birds in the orders of Falconiformes or Strigiformes (birds of prey) can be taken, possessed, or destroyed (CFGC Section 3503.5). The project is designed to comply with Sections 3503 and 3503.3 which precludes direct impacts to nesting birds and raptors.

5.6.2 Federal Regulations

5.6.2.1 Migratory Bird Treaty Act

The federal Migratory Bird Treaty Act of 1918 (MBTA) was established to provide protection to the breeding activities of migratory birds throughout the U.S. The MBTA, which is enforced by USFWS, makes it unlawful "by any means or in any manner, to pursue, hunt, take, capture, [or] kill" any migratory bird, or attempt such actions, except as permitted by regulation. The take, possession, import, export, transport, sale, purchase, barter, or offering of these activities is prohibited, except under a valid permit or as permitted in the implementing regulations.

5.6.2.2 Federal Endangered Species Act

The Federal Endangered Species Act (FESA) (16 United States Code 1531 et seq.) is implemented by the USFWS through a program that identifies and provides for protection of various species of fish, wildlife, and plants deemed to be in danger of or threatened with extinction. As part of this regulatory act, the FESA provides for designation of critical habitat, defined in FESA Section 3(5)(A) as specific areas within the geographical range occupied by a species where physical or biological features "essential to the conservation of the species" are found and that "may require special management considerations or protection." Critical habitat may also include areas outside the current geographical area occupied by the species that are nonetheless "essential for the conservation of the species." There is no USFWS critical habitat within the project area (USFWS 2023).

5.6.2.3 Clean Water Act

Under the Clean Water Act Section 404, the USACE is authorized to regulate waters of the U.S. The currently accepted regulations defining waters of the U.S. follow the September 8, 2023, publishment of the final rule: *Revised Definition of "Waters of the U.S.", Conforming*. Notably, this new rule provides a new interpretation of the term "adjacent" whereas wetlands must contain a surface hydrologic connection to other waters of the U.S. to be considered adjacent waters of the U.S. Additionally, this

new rule eliminates the applicability of the significant nexus standard for "non-relatively permanent waters", so ephemeral features are no longer likely to be considered waters of the U.S.

5.6.3 Western Riverside County MSHCP

The MSHCP is a comprehensive multi-jurisdictional habitat conservation plan focusing on the conservation of species and their associated habitats in western Riverside County. It is one of several large multi-jurisdictional habitat-planning efforts in southern California with the overall goal of maintaining biological and ecological diversity within a rapidly urbanizing region. The MSHCP allows the County of Riverside and its cities to better control local land use decisions and maintain a strong economic climate in the region while addressing the requirements of the federal Endangered Species Act (WRCRCA 2003). The MSHCP plan area encompasses 1.26 million acres (1,966 square miles), including all unincorporated Riverside County land west of the crest of the San Jacinto Mountains to the Orange County line, as well as the cities of Temecula, Murrieta, Lake Elsinore, Canyon Lake, Norco, Corona, Riverside, Moreno Valley, Banning, Beaumont, Calimesa, Perris, Hemet, Menifee, and San Jacinto.

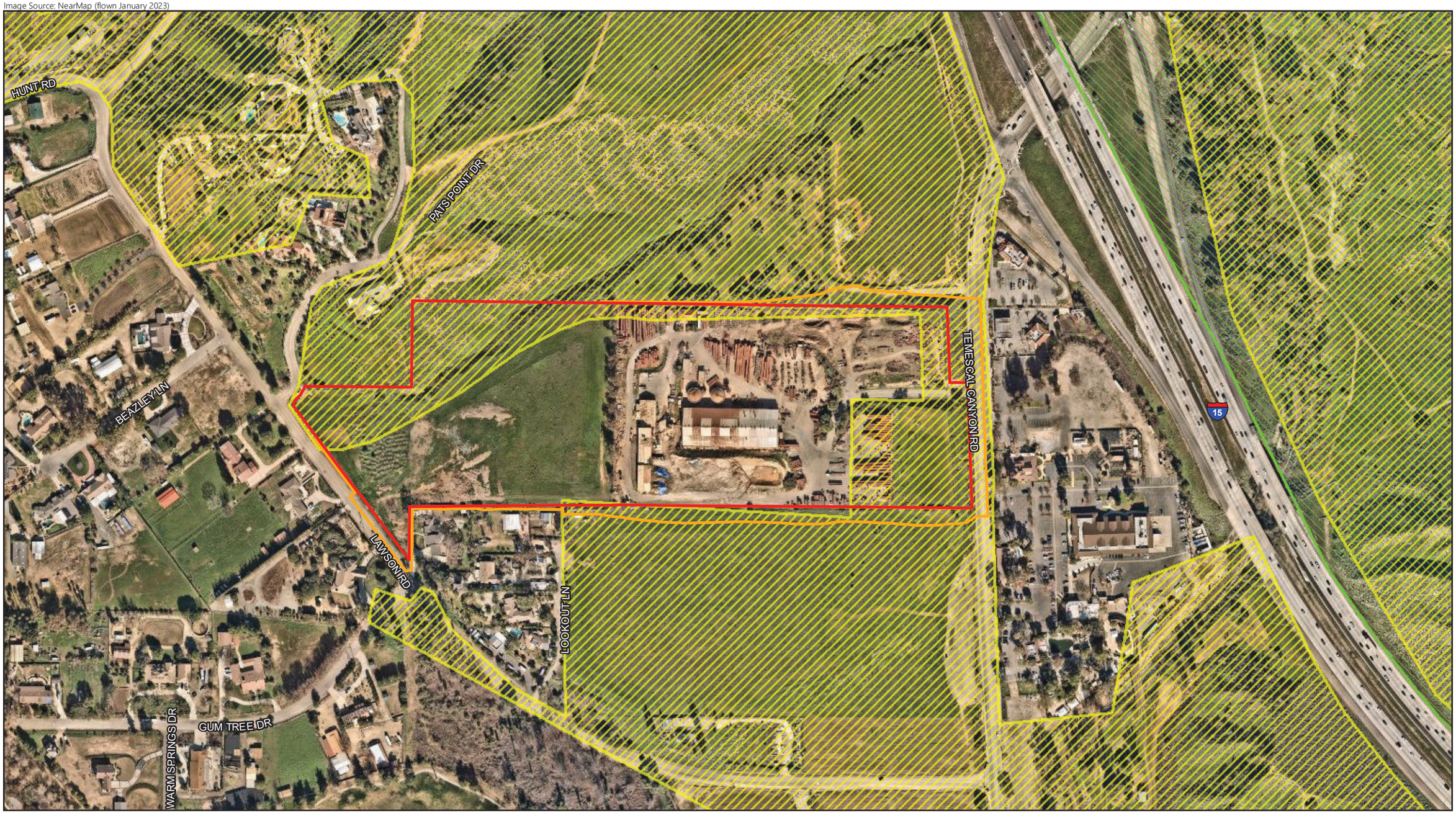
The MSHCP serves as a habitat conservation plan pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act of 1973, as amended, as well as a Natural Community Conservation Plan under the Natural Community Conservation Planning Act of 2001. The jurisdictions participating in the MSHCP assemble and manage habitat within the coordinated MSHCP Criteria Area. In exchange for this preservation, the U.S. Fish and Wildlife Service (USFWS) and CDFW have granted these jurisdictions "Take Authorization" for otherwise lawful actions, such as public and private development, that incidentally take or harm species or their habitat outside the MSHCP Criteria Area (WRCRCA 2003).

A total of 146 sensitive plant and wildlife species receive some level of coverage under the MSHCP. Of that total, the majority of these species have no additional survey/conservation requirements, and 16 plant species are classified as "narrow endemic species" based on their limited distributions in the region. These narrow endemics are sensitive biological resources; some are also federally or state listed as threatened or endangered. The habitat that supports a narrow endemic species is also considered a sensitive biological resource.

5.6.3.1 Reserve Assembly Analysis

The survey area is located outside any Criteria Area, Criteria Cell, or Conservation Area identified for conservation potential by the MSHCP but is located within a MSHCP NEPSSA survey area and a MSHCP burrowing owl survey area. As such, the project would be required to comply with the survey requirements identified in the MSHCP (Figure 5; WRCRCA 2003).

Image Source: NearMap (flown January 2023)



Burrowing Owl Survey Area
Stephens' Kangaroo Rat Plan Area
Project Boundary
Off-site Improvements

0 Feet 300

RECON

M:\JOBS5\8622\common_gis\fig5_bio.mxd 11/20/2023 bma

FIGURE 5
Project in Relation to MSHCP
Study Areas for Sensitive Species

5.6.3.2 Public Quasi-Public Lands Analysis

The MSHCP provides 347,000 acres of open space, in addition to other areas, for the 146 covered species known as Public/Quasi-Public lands which occur within public/private ownership. As such, projects within and adjacent to Public/Quasi-Public lands require an analysis of effects to public/quasi-public lands. The survey area is not within or adjacent to public/quasi-public lands; therefore, no analysis is required (see Figure 5).

5.6.4 Stephens' Kangaroo Rat Habitat Conservation Plan

In 1996, USFWS approved a long-term Habitat Conservation Plan (HCP) for Stephens' kangaroo rat and granted an incidental take permit for Riverside County covering an estimated 30,000 acres of occupied habitat within portions of unincorporated Riverside County and 10 member cities: Perris, Temecula, Murrieta, Lake Elsinore, Corona, Riverside, Moreno Valley, Perris, Hemet, and Wildomar (Riverside County Habitat Conservation Agency [RCHCA] 1996). The Stephens' Kangaroo Rat HCP authorizes the incidental take of half of the occupied habitat remaining in the HCP plan area while using development fees to implement the plan, purchase private property, and create a reserve system. The Stephens' Kangaroo Rat HCP and corresponding permits are in effect for areas covered by the MSHCP; however, the Stephens' Kangaroo Rat HCP and the MSHCP remain separate. The Stephens' Kangaroo Rat Fee Areas are subject to mandatory conservation measures as outlined in the Stephens' Kangaroo Rat HCP (RCHCA 1996) and as subsequently modified.

The survey area occurs within the Stephens' Kangaroo Rat HCP Plan Area but is outside the Stephens' Kangaroo Rat Fee Areas (see Figure 5; RCHCA 1996) and is not part of a Stephens' kangaroo rat core reserve. Therefore, the survey area would not be subject to Stephens' kangaroo rat surveys identified in the Stephens' Kangaroo Rat HCP.

6.0 MSHCP Consistency

This section demonstrates the compliance of the proposed project with respect to biological aspects of the MSHCP. More specifically, the project was evaluated in respect to 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), and Section 6.3.2 (Additional Survey Needs and Procedures) of the MSHCP. Additional information about other species, construction guidelines, and best management practices is available below.

6.1 Protection of Species Associated with Riparian/ Riverine Areas and Vernal Pools (Section 6.1.2)

6.1.1 Methods

Riparian/Riverine and Riparian Birds

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

The project site was also evaluated for suitable habitat to support least Bell's vireo [LBVI; *Vireo bellii pusillus*], southwestern willow flycatcher [SWFL; *Empidonax traillii extimus*], or yellow-billed cuckoo [YBCU; *Coccyzus americanus*]). As the project site does not support riparian vegetation, these avian species are not expected to occur in the survey area, and thus, no additional protocol surveys were required to be conducted.

There are no riparian resources on-site, but the project site supports one unvegetated, ephemeral drainage that traverses the northwest portion of the site. This 2-foot-wide drainage crosses the survey area in a northeasterly direction and empties into a culvert off-site, which flows beneath I-15, then into an aboveground Eucalyptus-lined drainage to the east of I-15, and eventually empties into Temescal Wash approximately 0.65 mile northeast of the project site. Therefore, the drainage is considered a Riverine feature pursuant to the MSHCP. No sensitive riverine wildlife species or other sensitive riparian plant or wildlife species were detected on-site.

Vernal Pools and Fairy Shrimp

The presence of vernal pools as defined by the MSHCP was evaluated during the biological surveys conducted by RECON in March 2019, June 2022, and October 2023. Biologists surveyed the project site for depressions characteristic of vernal habitat and evidence of ponding areas such as cracked soils, tire ruts, or wetland or vernal pool plant species.

Per Section 6.1.2 of the MSHCP, Vernal Pools are defined as "seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season.

Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season. The determination that an area exhibits vernal pool characteristics, and the definition of the watershed supporting vernal pool hydrology, must be made

on a case-by-case basis. Such determinations should consider the length of the time the area exhibits upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records" (WRCRCA 2003).

Soil profiles present on the project site, which included Arbuckle gravelly loam, 2 to 8 percent slopes, Garretson very fine sandy loam, 2 to 8 percent slopes, San Emigdio loam, 2 to 8 percent slopes, and Terrace escarpments, were also evaluated for drainage ability. Soils associated with vernal pools include ones that drain poorly and consist of clay or clay subsoils.

No vernal pools were observed in the survey area. No areas that have the potential to support fairy shrimp species were observed on the project site.

6.1.2 Results and Impacts

Riparian/Riverine and Riparian Birds

No riparian habitats were detected on-site. Therefore, no impacts to riparian resources, or sensitive wildlife, such as LBVI, SWFL, or YBCU, that would nest within riparian vegetation will occur due to the project implementation.

One MSHCP Riverine feature (ephemeral drainage) was observed on-site during the general biological survey; however, no impacts to this ephemeral drainage are anticipated (Figure 6). This Riverine feature will be protected during the construction phase of this project by the implementation of measures 10 (biological construction monitoring) and 14 (silt fencing and other appropriate BMPs at the limits of grading) as stated in Section 6.7 of this report. Implementation of these measures will preclude impacts to the Riverine feature and a deed restriction for the remainder of APN 283-180-001 will not be necessary.

It should be noted that a residential project may be proposed for these parcels immediately to the west in the future and would occur over the entire APN 283-180-001. This residential project would require a separate environmental review and any impacts to the Riverine feature would be addressed at that time. If this residential project does not occur, then the Riverine feature will not be impacted.

Vernal Pools and Fairy Shrimp

No vernal pools or depressions characteristic of vernal pool habitat and no evidence of ponding areas such as cracked soils, tire ruts, or wetland or vernal pool plant species were observed within or immediately adjacent to the project site. Additionally, the four soil series on-site consist of well-drained soils and ones that are typically associated with farming of irrigated crops, truck crops, and alfalfa, dryland grain and pastures (USDA 1971), which are not suitable conditions for vernal pool habitat. Thus, no potential fairy shrimp habitat was observed, and fairy shrimp are not expected to occur within the project site.

Image Source: NearMap (flown January 2023)

- Project Boundary
- Off-site Improvements
- Project Impacts
- MSHCP Riverine Feature
- Coast Live Oak (*Quercus agrifolia*)

Vegetation Community

- Riversidean Sage Scrub
- Disturbed Riversidian Sage Scrub
- Residential/Urban/Exotic

0 Feet 200

RECON

M:\JOBS5\8622\common_gis\fig6_bio.mxd 07/31/2024 bma

FIGURE 6

Impacts to Biological Resources

6.1.3 Mitigation and Equivalency

Riparian/Riverine and Riparian Birds

The project is consistent with the Protection of Riparian/Riverine Habitat and Riparian Birds as defined in MSHCP Section 6.1.2; therefore, no further surveys or mitigation would be required.

Vernal Pools and Fairy Shrimp

No project-specific impacts to vernal pools and fairy shrimp are anticipated and no mitigation would be required. Thus, the project is consistent with the Protection of Vernal Pools as defined in MSHCP Section 6.1.2, and no further surveys or mitigation would be required.

6.2 Protection of Narrow Endemic Plant Species (Section 6.1.3)

6.2.1 Methods

The survey area is located within a MSHCP NEPSSA with a requirement for evaluating the following nine species: Munz's onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis. A habitat suitability assessment was conducted for these species within the project site boundary in 2019, 2022, and 2023 according to the habitat suitability assessment procedure described in Volume I, Section 6.1.3 of the MSHCP. A description of each species and the results of the habitat suitability assessment are described below:

- Munz's onion (*Allium munzii*). This perennial bulbiferous herb is known to occur within mesic exposures or seasonally moist microsites in grassy openings in coastal sage scrub, chaparral, juniper woodland, valley and foothill grasslands in clay soils or pyroxenite outcrops. The blooming period for this species is May to July. Within the MHSCP Plan Area, this species is associated with clay and cobbly clay soils which include the following series: Altamont, Auld, Bosanko, Claypit, and Porterville. This species does not currently occur on-site and is not expected to occur as the survey area lacks suitable mesic coastal sage scrub, chaparral, juniper woodland, and grassland habitat in clay soils or pyroxenite outcrops. Additionally, the survey area is not mapped within Altamont, Auld, Bosanko, Claypit, and Porterville soils (USDA 1971).

- San Diego ambrosia (*Ambrosia pumila*). This perennial rhizomatous herb is known to occur in sparse non-native grassland or ruderal habitat in association with river terraces, vernal pools, and alkali playas. The blooming period for this species is not listed in the MHSCP; however, Jepson eFlora lists the blooming period as April-July (University of California 2023). Within the MSHCP Plan Area, this species is only known from three locations in the Riverside Lowlands Bioregion: in the vicinity of Alberhill, Nichols Road, and Skunk Hollow. This species was not detected on-site during biological surveys, and there are no records of its occurrence in the vicinity (CDFW 2023c). It is not expected to occur on-site as the disturbed vegetation is not associated with river terraces,

vernal pools, or alkali playas. Additionally, this species is a perennial herb that would likely have been apparent at the time the habitat assessment was conducted.

- Slender-horned spineflower (*Dodecahema leptoceras*). This annual herb is predominantly found within sandy soils in association with mature alluvial scrub, floodplains, stream terraces, washes, and sandy beaches in San Bernardino and Riverside Counties. Areas supporting the slender-horned spineflower include the Arroyo Seco and Kolb Creeks, Indian Wash along Temescal Canyon, central Bautista Creek, Vail Lake and the upper San Jacinto River near Valle Vista and Hemet (WRCRCA 2003; CDFW 2023b). The blooming period for this species is April to June. This species was not detected on-site and is not expected to occur as the survey area lacks the mature alluvial scrub required for this species. The nearest record of this species is in Indian Wash, approximately 3 miles southeast of the survey area (CDFW 2023).

- Many-stemmed dudleya (*Dudleya multicaulis*). This perennial herb is associated with clay soils in barren, rocky places and ridgelines and thinly vegetated openings in chaparral, coastal sage scrub, and grasslands underlain by clay soils. The blooming period for this species is March to June. Within the MSHCP Plan Area, this species is associated with clay and cobbly clay soils of the following series: Altamont, Auld, Bosanko, Claypit, and Porterville. This species was not detected on-site and is not expected to occur due to lack of suitable clay or cobbly clay soils. Additionally, the survey area is not mapped within Altamont, Auld, Bosanko, Claypit, and Porterville soils (USDA 1971).

- Spreading navarretia (*Navarretia fossalis*). This species is known to occur within vernal pools and areas historically supporting vernal pools, with saline-alkaline soils. The blooming period for this species is May to June. Within the MSHCP Plan Area, this species is primarily restricted to the alkali floodplains of the San Jacinto River, Mystic Lake, and Salt Creek in association with Willows, Domino and Traver soils. This species was not detected on-site and is not expected to occur due to lack of suitable vernal pool or historic vernal pool habitat with saline-alkaline soils to support this species. Additionally, the survey area is not mapped within Willows, Domino, and Traver soils (USDA 1971).

- California Orcutt grass (*Orcuttia californica*). This annual herb is known to occur in vernal pool habitats with alkaline soils or southern basaltic claypan. The blooming period for this species is April to June. Within the MSHCP Plan Area, this species is restricted to the southern basaltic claypan vernal pools at the Santa Rosa Plateau and alkaline vernal pools at Skunk Hollow and at Salt Creek west of Hemet. This species was not observed and is not expected to occur on-site as the survey area lacks vernal pools with claypan or alkaline soils and is not located within the vicinity of these known locations.

- San Miguel savory (*Clinopodium* [=*Satureja*] *chandleri*). This perennial herb is primarily restricted to rocky, gabbroic, and metavolcanic substrates in coastal sage scrub, chaparral, cismontane woodland, riparian woodland, and valley and foothill grasslands (between 394 and 3,297 feet). The blooming period for this species is March to May. Within the MSHCP Plan Area, this species population occurs within the Santa Rosa Plateau and the Santa Ana Mountains. This species was not observed and is not expected to occur on-site as the survey area lacks suitable habitats and rocky, gabbroic soils, and is not located within the vicinity of these known locations.

- Hammitt's clay-cress (*Sibaropsis hammittii*). This annual herb is known to occur within coastal sage scrub, chaparral, and peninsular juniper woodland on clay soils between 984 and 3,280 feet in the Santa Ana Mountains and Riverside Lowlands bioregions. The blooming period for this species is March to April. This species was not observed on-site and is not expected to occur as the survey area lacks suitable clay soils. Additionally, the survey area is not located within the vicinity of the Santa Ana Mountains and Riverside Lowlands bioregions.

- Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). This annual herb is primarily restricted to the alkali floodplains of the San Jacinto River in association with Willows, Domino, and Traver soils. The blooming period for this species is May to September. Within the MSHCP Plan Area, this species occurs in alkali playa, alkali annual grassland, and alkali vernal pool habitats. This species was not observed on-site and is not expected to occur as the survey area lacks alkali floodplains and is not located within the vicinity of the San Jacinto River. Additionally, the survey area is not mapped within Willows, Domino, and Traver soils (USDA 1971).

6.2.2 Results/Impacts and Mitigation

Due to the lack of suitable habitat and soil types for these NEPSSA plants, site-specific surveys for NEPSSA species were not conducted. As no impacts are anticipated, no mitigation is required. Thus, the project is consistent with requirements for the Protection of Narrow Endemic Plant Species in Section 6.1.3 of the MSHCP.

6.3 Guidelines Pertaining to the Urban/Wildland Interface (Section 6.1.4)

As discussed in Section 5.6.3 of this report, the project is not located within or adjacent to a MSHCP Criteria Area, Criteria Cell, Public/Quasi-Public lands, or Conservation Area. Therefore, mitigation measures for indirect effects, as addressed in the Urban/Wildland Interface Guidelines, are not required and the project will be in compliance with Section 6.1.4 of the MSHCP.

6.4 Additional Survey Needs and Procedures (Section 6.3.2)

Burrowing Owl

The survey area is located within the MSHCP survey area for the burrowing owl. As described above, a Step I Habitat Assessment and Step II, Part A Focused Burrow Survey were conducted in March and April 2019 pursuant to the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (see Attachment 5; WRCRCA 2003). Additional habitat assessments were conducted in June 2022 and October 2023 to assess the current conditions on-site and suitability for burrowing owl.

Suitable habitat was identified within the project site and surrounding 150-meter buffer during the Step I Habitat Assessments. Surveying of the buffer was done at the property limits as no access to

other private properties was granted. The suitable habitat on-site primarily consists of low-lying vegetation and areas of bare ground. The developed land is not considered suitable for burrowing owl.

Multiple burrows were detected within the project site, although no sign of burrowing owl use was noted. As stated above in Section 5.2, because there is presence of other burrows and fossorial mammals, and the project site is within the burrowing owl survey area, a pre-construction burrowing owl survey would be conducted within 30 days prior to work within all areas of suitable habitat. As a result, the proposed project would be consistent with MSHCP Volume I, Section 6.3.2.

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

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

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

6.5 Information on Other Species

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

6.6 Construction Guidelines (Section 7.5.3)

The project is outside of any Criteria Area and Public/Quasi-Public lands and does not include any covered facilities. To remain in compliance with MSHCP Section 7.5.3., the project will avoid grading and construction activities during the bird breeding season dates of February 1 to September 15.

6.7 Best Management Practices (Volume I, Appendix C)

The project also commits to implementing the following Standard Best Management Practices (BMPs) as required in MSHCP Volume I, Appendix C, as applicable:

1. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.
2. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
3. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
4. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
5. Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
6. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.
7. When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.
8. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, USFWS, and CDFG [CDFW], RWQCB, and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

9. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
10. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.
11. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
12. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
13. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
14. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow-screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.
15. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.

7.0 Project Impacts

The biological impacts of the project were assessed in accordance with the MSHCP. Mitigation is required for impacts that are considered significant pursuant to CEQA and based on applicable policies set forth in MSHCP Sections 6.1.2, 6.1.3, and 6.3.2. Table 3 evaluates the project per the CEQA thresholds of significance per the MSHCP's Section 4.3.1.

Table 3 CEQA Thresholds of Significance	
Thresholds Per MSHCP Section 4.3.1	Significant Impact (Yes/No)
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species (including species listed as threatened or endangered) in local or regional plans, policies, or regulations, or by the CDFW or USFWS;	No
Have a substantial adverse effect on any wetlands or other sensitive natural vegetation community identified in local or regional plans, policies, or regulations or by the CDFW or the USFWS;	No
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites, or obstruct genetic flow for identified planning species;	No
Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, either within the MSHCP Plan Area or in the surrounding region;	No
Introduce land use within an area immediately adjacent to the MSHCP Conservation Area that would result in substantial edge effects; or	No
Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Yes

7.1 Vegetation Communities/Land Cover Types

Project implementation would impact a total of 26.20 acres consisting of 22.62 acres within the project site, including 3.58 acres of off-site improvement areas (Table 4; see Figure 6).

Table 4 Direct Impacts to Vegetation Communities/Land Cover Types within the Survey Area (acres)					
Land Cover Types	Existing in Project Site	Existing in Off-Site Improvement Areas	Impacts On-Site	Impacts Off-Site	Total Impacts
Riversidean Sage Scrub	0.92	0.55	0.35	0.55	0.90
Disturbed Riversidean Sage Scrub	0.82	-	-	-	-
Residential/Urban/Exotic	26.91	3.03	22.27	3.03	25.3
TOTAL	**28.65**	**3.58**	**22.62**	**3.58**	**26.20**

Project impacts of 26.20 acres within the survey area would require mitigation fees as required by the MSHCP. A Local Development Mitigation Fee will be required to be paid no later than at the issuance of a building permit (WRCRCA 2021). The project would not impact any sensitive plant species; therefore, no mitigation would be required.

As described in Section 5.5, one native tree was identified within the project. Impacts to this tree are considered significant and would require mitigation.

7.2 Wildlife Species

General wildlife. The project may result in direct impacts to small mammals and reptiles with low mobility. Large mammal species and most birds will be able to move out of the way during grading. These impacts to general wildlife are considered less than significant and, therefore, would not require mitigation.

Migratory and nesting birds. The project has potential to result in direct impacts to migratory or nesting birds within the survey area if vegetation removal and/or project grading occurs during the general bird breeding season (February 1 to September 15). Direct impacts to nesting and migratory birds would be considered significant and require mitigation.

Burrowing owl. Impacts to burrowing owl could result from project grading within the residential/urban/exotic lands, which provide suitable nesting and foraging habitat for this species. Direct impacts to this species would be significant and require mitigation as outlined in the MSHCP (WRCRCA 2003).

Other MSHCP-covered species. Impacts to the following MSHCP-covered species may result from vegetation removal and/or project grading: coast horned lizard, orange-throated whiptail, northern red diamond rattlesnake, Cooper's hawk, coastal California gnatcatcher, California horned lark, and San Diego black-tailed jackrabbit. Since these species are considered adequately covered by the MSHCP and take is authorized outside Criteria Cells, any potential impacts to these species are not expected to reduce the overall populations below self-sustaining levels. Thus, project impacts to these species would be considered less than significant and no mitigation for impacts would be required.

7.3 Aquatic Resources

Aquatic resources with the potential to be jurisdictional under USACE, CDFW, and RWQCB include the ephemeral drainage that occurs on and adjacent to the project site. This aquatic (Riverine) resource is considered sensitive under CEQA and the MSHCP and impacts to it are considered significant. No impacts to this Riverine feature are anticipated as described in the MSHCP Compliance Section 5.1.

8.0 Mitigation

Mitigation is required for impacts that are considered significant under CEQA and the MSHCP (WRCRCA 2003), including impacts to sensitive species. The project has been designed to avoid or minimize impacts to sensitive biological resources to the maximum extent feasible. Mitigation for potential impacts is discussed in further detail below.

8.1 Mitigation for Impacts to Wildlife Species

Burrowing owl. Although no burrowing owls or occupied burrows were observed on-site, suitable habitat and many suitable burrows were identified during the MSHCP protocol level surveys completed for the survey area. As a result, a pre-construction take avoidance survey for this species would be required within 30 days prior to disturbance within all suitable habitat located inside the burrowing owl survey area. This pre-construction survey shall be conducted following the protocol established by the WRCRCA (2006). Take of active nests shall be avoided. If burrowing owls are detected, the WRCRCA and CDFW shall be notified within 48 hours and a burrowing owl relocation plan for active or passive relocation would be developed for review and approval by WRCRCA and CDFW.

Migratory and nesting birds. To remain in compliance with MBTA and the California Fish and Game Code 3503 and 3503.5, no direct impacts shall occur to any nesting birds, their eggs, chicks, or nests during the breeding season as mentioned above. If vegetation removal activities must occur during the bird breeding season of February 1 to September 15, then a pre-construction survey would be necessary to confirm the presence or absence of breeding birds within the grasses and trees existing on-site. If nests or breeding activities are located on the survey area, then an appropriate buffer area around the nesting site shall be maintained until the young have fledged. If no nesting birds are detected during the pre-construction survey, no mitigation would be required.

8.2 Mitigation for Impacts to Oak Trees

Impacts to the one oak tree on-site would be mitigated at a 2:1 ratio. The project's landscape plans will include at least two oak trees to mitigate for the one native tree that will be impacted as a result of the project implementation. The two replacement oak trees will be no smaller than one gallon.

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ATTACHMENTS

ATTACHMENT 1

Plant Species Observed

Attachment 1 Plant Species Observed			
Scientific Name	Common Name	Habitat	Origin
GYMNOSPERMS			
CUPRESSACEAE	CYPRESS FAMILY		
Juniperus sp.	juniper	RUE	I
PINACEAE	PINE FAMILY		
Pinus sp.	pine	RUE	I
ANGIOSPERMS: MONOCOTS			
POACEAE (GRAMINEAE)	GRASS FAMILY		
Avena sp.	oats	NNG, RUE, RSS	I
Bromus diandrus	ripgut grass	NNG, RUE, RSS	I
Bromus madritensis ssp. *rubens*	red brome	NNG, RUE, RSS	I
Festuca [=*Vulpia*] *myuros*	rattail sixweeks grass	NNG	I
Hordeum brachyantherum	meadow barley	NNG, RUE	N
Hordeum murinum	wall barley	RUE	I
THEMIDACEAE	BRODIAEA FAMILY		
Bloomeria crocea	common goldenstar	RSS	N
Dichelostemma capitatum	blue dicks	RUE	N
ANGIOSPERMS: DICOTS			
ADOXACEAE	ADOXA FAMILY		
Sambucus nigra ssp. *caerulea*	blue elderberry	RUE, RSS	N
ANACARDIACEAE	SUMAC OR CASHEW FAMILY		
Malosma laurina	laurel sumac	RUE	N
Schinus molle	Peruvian pepper tree	RUE	I
Schinus terebinthifolius	Brazilian pepper tree	RUE	I
APIACEAE (UMBELLIFERAE)	CARROT FAMILY		
Daucus pusillus	rattlesnake weed	RUE	N
ASTERACEAE	SUNFLOWER FAMILY		
Acourtia microcephala	purple-head, sacapellote	RSS	N
Artemisia californica	California sagebrush	RUE, RSS	N

Attachment 1 Plant Species Observed			
Scientific Name	Common Name	Habitat	Origin
Baccharis salicifolia ssp. *salicifolia*	mule fat, seep-willow	RUE	N
Baccharis sarothroides	broom baccharis	RUE	N
Centaurea melitensis	tocalote, Maltese star-thistle	RUE, RSS	I
Corethrogyne filaginifolia	California-aster, San Diego sand aster, San Dieguito sand aster	RUE	N
Deinandra sp.	tarplant	RUE	N
Deinandra fasciculata	fascicled tarweed	RSS	N
Deinandra paniculata	paniculate tarplant	RUE, RSS	N
Dittrichia graveolens	stinkwort	RUE	I
Encelia farinosa	brittlebush, incienso	NNG, RUE, RSS	N
Ericameria palmeri var. *brachylepis*	Palmer's goldenbush	RSS	N
Erigeron canadensis	horseweed	RUE	N
Lasthenia gracilis	common goldfields	NNG	N
Matricaria discoidea	pineapple weed, rayless chamomile	RUE	N
Oncosiphon piluliferum	stinknet, globe chamomile	RUE	I
Pseudognaphalium	California everlasting, green everlasting	NNG, RUE	N
Psilocarphus tenellus	slender woolly-marbles	RUE	N
Sonchus asper ssp. *asper*	prickly sow thistle	RUE	I
Sonchus oleraceus	common sow thistle	RUE	I
BORAGINACEAE	BORAGE FAMILY		
Amsinckia menziesii	common fiddleneck, small-flowered fiddleneck, rancher's fireweed	NNG, RUE, RSS	N
Nemophila menziesii var. *menziesii*	Menzies' baby blue-eyes	NNG	N
Pectocarya sp.	pectocarya	RUE	N
Phacelia cicutaria var. *hispida*	caterpillar phacelia	RUE	N
Plagiobothrys acanthocarpus	adobe popcornflower	RUE	N
Plagiobothrys tenellus	slendar popcornflower	NNG, RUE	N
BRASSICACEAE (CRUCIFERAE)	MUSTARD FAMILY		
Brassica tournefortii	Sahara mustard	RUE	I
Brassica rapa	turnip, field mustard	RUE	I
Capsella bursa-pastoris	shephard's purse	NNG	I

Attachment 1 Plant Species Observed			
Scientific Name	Common Name	Habitat	Origin
Hirschfeldia incana	short-pod mustard	RUE, RSS	I
Lepidium nitidum	shining peppergrass	RUE	N
Raphanus sativus	radish	RUE	I
Sisymbrium altissimum	tumble mustard, Jim Hill mustard	RUE	I
Sisymbrium irio	London rocket	NNG, RUE	I
CARYOPHYLLACEAE	PINK FAMILY		
Silene gallica	small-flower catchfly, windmill pink	RUE	I
Stellaria media	common chickweed	RUE	I
CHENOPODIACEAE	GOOSEFOOT FAMILY		
Atriplex suberecta	Peregrine saltbush	RUE	I
Chenopodium murale	nettle-leaf goosefoot	RUE	I
Salsola tragus	Russian thistle, tumbleweed	RUE	I
CONVOLVULACEAE	MORNING-GLORY FAMILY		
Calystegia macrostegia	morning-glory	RSS	N
CRASSULACEAE	STONECROP FAMILY		
Crassula connata	pygmy-weed	RUE	N
EUPHORBIACEAE	SPURGE FAMILY		
Croton setiger	turkey-mullein, dove weed	RUE	N
Euphorbia albomarginata	rattlesnake sandmat	RUE	N
Euphorbia peplus	petty spurge	RUE	I
Euphorbia serpens	matted sandmat	RUE	I
Ricinus communis	castor bean	NNG, RUE	I
FABACEAE (LEGUMINOSAE)	LEGUME FAMILY		
Acmispon glaber	deerweed, California broom	RSS	N
Lupinus sp.	miniature lupine	NNG	N
Lupinus truncatus	collar lupine	NNG, RUE	N
Medicago polymorpha	California burclover	NNG, RUE	I
Melilotus indicus	sourclover	NNG, RUE	I
Trifolium willdenovii	tomcat clover	RUE	N

Attachment 1 Plant Species Observed			
Scientific Name	Common Name	Habitat	Origin
FAGACEAE	**OAK FAMILY**		
Quercus agrifolia	coast live oak, encina	RUE	N
GERANIACEAE	**GERANIUM FAMILY**		
Erodium cicutarium	redstem filaree	NNG, RUE, RSS	I
LAMIACEAE	**MINT FAMILY**		
Lamium amplexicaule	henbit	NNG, RUE	I
Marrubium vulgare	horehound	RUE	I
Salvia apiana	white sage	RUE, RSS	N
Salvia columbariae	chia	NNG	N
MALVACEAE	**MALLOW FAMILY**		
Malva parviflora	cheeseweed, little mallow	NNG	I
MONTIACEAE	**MONTIA FAMILY**		
Calandrinia menziesii	red maids	NNG, RUE	N
MYRTACEAE	**MYRTLE FAMILY**		
Eucalyptus sp.	gum tree	RUE	I
MYRSINACEAE	**MYRSINE FAMILY**		
Lysimachia arvensis	scarlet pimpernel	RUE	I
OLEACEAE	**OLIVE FAMILY**		
Olea europaea	olive	RUE	I
OROBANCHACEAE	**BROOM-RAPE FAMILY**		
Castilleja exserta ssp. *exserta*	purple owl's-clover	NNG	N
PLANTAGINACEAE	**PLANTAIN FAMILY**		
Keckiella antirrhinoides var. *antirrhinoides*	yellow bush penstemon	RSS	N
POLYGONACEAE	**BUCKWHEAT FAMILY**		
Eriogonum fasciculatum	California buckwheat	RUE, RSS	
Eriogonum fasciculatum var. *polifolium*	Mojave Desert California buckwheat	RUE	N
Rumex crispus	curly dock	RUE	I
POLEMONIACEAE	**PHLOX FAMILY**		
Navarretia hamata	hooked navarretia	RUE	N

Attachment 1 Plant Species Observed			
Scientific Name	Common Name	Habitat	Origin
RUBIACEAE	**MADDER FAMILY**		
Galium sp.	bedstraw, cleavers	RUE	N
SOLANACEAE	**NIGHTSHADE FAMILY**		
Solanum americanum	white nightshade	RUE	N
URTICACEAE	**NETTLE FAMILY**		
Urtica urens	dwarf nettle	RUE	I
VERBENACEAE	**VERVAIN FAMILY**		
Verbena lasiostachys	western vervain	RUE	N

Notes: Scientific and common names were primarily derived from the Jepson Online Interchange (University of California 2023). In instances where common names were not provided in this resource, common names were obtained from Rebman and Simpson (2014). Additional common names were obtained from the USDA maintained database (USDA 2013) or the *Sunset Western Garden Book* (Brenzel 2001) for ornamental/horticultural plants.

HABITATS

NNG = Non-native grassland
RUE = Residential/Urban/Exotic
RSS = Riversidean sage scrub

ORIGIN

N = Native to locality
I = Introduced species from outside locality

ATTACHMENT 2

Wildlife Species Observed

Attachment 2 Wildlife Species Observed				
Scientific Name	Common Name	Occupied Habitat	On-Site Abundance/ Seasonality (Birds Only)	Evidence of Occurrence
INVERTEBRATES (Nomenclature for butterflies from San Diego Natural History Museum 2002)				
NYMPHALIDAE	**BRUSH-FOOTED BUTTERFLIES**			
Vanessa cardui	painted lady	NNG		O
BIRDS (Nomenclature from Chesser et. al 2023 and Unitt 2004)				
FALCONIDAE	**FALCONS & CARACARAS**			
Falco sparverius sparverius	American kestrel	FO	F / Y	O
COLUMBIDAE	**PIGEONS & DOVES**			
Streptopelia decaocto	Eurasian collared-dove (I)	RUE	C / Y	O, V
Zenaida macroura marginella	mourning dove	NNG, RUE	C / Y	O, V
STRIGIDAE	**TYPICAL OWLS**			
Bubo virginianus	great horned owl	RUE	U / Y	O
APODIDAE	**SWIFTS**			
Aeronautes saxatalis	white-throated swift	FO	F / Y	O, V
TROCHILIDAE	**HUMMINGBIRDS**			
Calypte anna	Anna's hummingbird	NNG, RUE	C / Y	O, V
Calypte costae	Costa's hummingbird	NNG, RUE	F / S	O, V
TYRANNIDAE	**TYRANT FLYCATCHERS**			
Sayornis nigricans semiatra	black phoebe	NNG, RUE	C / Y	O, V
Sayornis saya	Say's phoebe	NNG, RUE	F / W	O, V
Tyrannus verticalis	western kingbird	NNG, RUE	F / S	O, V
HIRUNDINIDAE	**SWALLOWS**			
Stelgidopteryx serripennis	northern rough-winged swallow	RUE	U / S	O, V
Petrochelidon pyrrhonota	cliff swallow	RUE	F/ S	O

Attachment 2 Wildlife Species Observed				
Scientific Name	Common Name	Occupied Habitat	On-Site Abundance/ Seasonality (Birds Only)	Evidence of Occurrence
TROGLODYTIDAE	**WRENS**			
Salpinctes obsoletus obsoletus	rock wren	RUE	F / Y	V
TURDIDAE	**THRUSHES**			
Turdus migratorius	American robin	RUE	F / W	O, V
MIMIDAE	**MOCKINGBIRDS & THRASHERS**			
Mimus polyglottos polyglottos	northern mockingbird	NNG, RUE	C / Y	O, V
PASSERELLIDAE	**NEW WORLD PASSERINES**			
Melozone [=*Pipilo*] *crissalis*	California towhee	NNG, RUE, RSS	C / Y	O, V
CARDINALIDAE	**CARDINALS & GROSBEAKS**			
Passerina amoena	lazuli bunting	RUE	U / C	O
ICTERIDAE	**BLACKBIRDS & NEW WORLD ORIOLES**			
Icterus bullockii	Bullock's oriole	RUE	U / S	O
FRINGILLIDAE	**FINCHES**			
Spinus [=*Carduelis*] *psaltria hesperophilus*	lesser goldfinch	NNG, RUE	F / Y	O, V
Haemorhous [=*Carpodacus*] *mexicanus frontalis*	house finch	NNG, RUE	C / Y	O, V
MAMMALS (Nomenclature from Baker et al. 2003)				
LEPORIDAE	**RABBITS & HARES**			
Sylvilagus audubonii	desert cottontail	NNG, RUE		O
SCIURIDAE	**SQUIRRELS & CHIPMUNKS**			
Spermophilus beecheyi	California ground squirrel	NNG, RUE		O, B

(I) = Introduced species

HABITATS **ABUNDANCE** (birds only; based on Garrett and Dunn 1981)

NNG = Non-native grassland
RUE = Residential/Urban/Exotic
RSS = Riversidean sage scrub

C = Common to abundant; almost always encountered in proper habitat, usually in moderate to large numbers
F = Fairly common; usually encountered in proper habitat, generally not in large numbers
U = Uncommon; occurs in small numbers or only locally

Attachment 2 Wildlife Species Observed				
Scientific Name	Common Name	Occupied Habitat	On-Site Abundance/ Seasonality (Birds Only)	Evidence of Occurrence

SEASONALITY (birds only)

A = Accidental; species not known to occur under normal conditions; may be an off-course migrant
M = Migrant; uses site for brief periods of time, primarily during spring and fall months
S = Spring/summer resident; probable breeder on-site or in vicinity
T = Transient; uses site regularly but unlikely to breed on-site
V = Rare vagrant
W = Winter visitor; does not breed locally
Y = Year-round resident; probable breeder on-site or in vicinity

EVIDENCE OF OCCURRENCE

B = Burrow
O = Observed
V = Vocalization

ATTACHMENT 3

Sensitive Plant Species Observed or with the Potential to Occur

Attachment 3 Sensitive Plant Species Observed or with the Potential to Occur						
Species' *Scientific Name* Common Name	State/Federal Status	CNPS Rank	MSHCP	Habitat/Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
ASTERACEAE SUNFLOWER FAMILY						
Ambrosia pumila San Diego ambrosia	–/FE	1B.1	NE	Perennial herb (rhizomatous); chaparral, coastal sage scrub, valley and foothill grasslands, creek beds, vernal pools, often in disturbed areas; blooms May–September; elevation less than 1,400 feet. Many occurrences extirpated in San Diego County.	No	No individuals were observed within the survey area during the biological surveys. This species would have been blooming during the time of the surveys; therefore, this species has a low potential to occur within the survey area.
Deinandra [=*Hemizonia*] *paniculata* Paniculate tarplant	–/–	4.2		Annual herb; coastal scrub, valley and foothill grassland, vernal pools; blooms (March)April-November; elevation 80–3,100 feet.	Yes	This species was observed on-site within areas mapped as Riversidean Sage Scrub and Residential/Urban/Exotic.
Symphyotrichum defoliatum San Bernardino aster	–/–	1B.2	–	Perennial rhizomatous herb; near ditches, streams, springs; cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, valley and foothill grasslands (vernally mesic); blooms July–November; elevation less than 7,000 feet. California endemic. Known from San Diego, Imperial, Riverside, Orange, Los Angeles, Kern, San Bernardino counties.	No	This species was not observed and would have been blooming during the time of the surveys; therefore, this species has a low potential to occur within the survey area. No individuals were observed within the survey area during the biological surveys. This species has been known to occur within one mile of the survey area (CDFW 2023c).

Attachment 3 Sensitive Plant Species Observed or with the Potential to Occur						
Species' *Scientific Name* Common Name	State/Federal Status	CNPS Rank	MSHCP	Habitat/Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
Trichocoronis wrightii var. wrightii Wright's trichocoronis	–/–	2B.1	NE; Covered	Alkaline; Meadows and seeps; marshes and swamps; riparian forest; vernal pools.	No	This species is not expected to occur within the survey area due to a lack of suitable habitats. No individuals were observed within the survey area.
BORAGINACEAE BORAGE FAMILY						
Phacelia stellaris Brand's star phacelia	–/–	1B.1	NE, Covered	Annual herb; coastal scrub coastal dunes; blooms March–June; elevation less than 1,300 feet. Known from approximately 10 occurrences in San Diego, Riverside, San Bernardino, Los Angeles (presumed extirpated), and Orange counties. Additional populations occur in Baja California, Mexico.	No	This species is not expected to occur within the survey area due to a lack of suitable habitats. No individuals were observed within the survey area during the biological surveys.
BRASSICACEAE MUSTARD FAMILY						
Sibaropsis hammittii Hammitt's clay-cress	–/–	1B.2	NE	Annual herb; openings in chaparral, valley and foothill grasslands; clay soils; blooms March–April; elevation 2,300–3,500 feet. California endemic. Known from San Diego and Riverside counties.	No	This species is not expected to occur within the survey area due to a lack of extensive clay soils. No individuals were observed within the survey area.
Boechera johnstonii [=Arabis johnstonii] Johnston's rock cress	–/–	1B.2	NE	Chaparral; lower montane coniferous forest; often on eroded clay.	No	This species is not expected to occur within the survey area due to a lack of suitable habitats and extensive clay soils. No individuals were observed within the survey area.

Attachment 3 Sensitive Plant Species Observed or with the Potential to Occur						
Species' *Scientific Name* Common Name	State/Federal Status	CNPS Rank	MSHCP	Habitat/Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
CRASSULACEAE STONECROP FAMILY						
Dudleya multicaulis many-stemmed dudleya	–/–	1B.2	NE	Chaparral; coastal scrub; valley and foothill grassland.	No	Although marginally suitable Riversidean sage scrub vegetation is present, this species was not detected during biological surveys. This perennial species would likely have been apparent if present. This species has been known to occur within one mile of the survey area (CDFW 2023c).
LAMIACEAE MINT FAMILY						
Clinopodium [=*Satureja*] *chandleri* San Miguel savory	–/–	1B.2	NE; Covered	Perennial shrub; chaparral, cismontane woodland, coastal sage scrub, riparian woodland, valley and foothill grasslands; blooms March–May; elevation less than 3,500 feet.	No	This perennial species would have likely been apparent during surveys and was not observed, within the survey area. Although native grassland is not present on-site, marginally suitable non-native grassland is available giving this species has a low potential to occur within the survey area.

Attachment 3 Sensitive Plant Species Observed or with the Potential to Occur						
Species' *Scientific Name* Common Name	State/Federal Status	CNPS Rank	MSHCP	Habitat/Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
POLEMONIACEAE PHLOX FAMILY						
Navarretia fossalis spreading navarretia [=prostrate navarretia]	–/FT	1B.1	NE, Covered	Annual herb; vernal pools, marshes and swamps, chenopod scrub; blooms April–June; elevation 100–4,300 feet.	No	This species is not expected to occur within the survey area due to a lack of vernal pool and marsh habitats within the survey area. No individuals were observed during the biological surveys.
POLYGONACEAE BUCKWHEAT FAMILY						
Dodecahema leptoceras slender-horned spine flower	FE/CE	1B.1	NE; Covered	Chaparral; cismontane woodland; coastal scrub (alluvial fan); sandy.	No	This species is not expected to occur within the survey area due to lack suitable habitats within the survey area. No individuals were observed during the biological surveys.
RUBIACEAE MADDER FAMILY						
Galium angustifolium ssp. jacinticum San Jacinto Mountains bedstraw	–/–	1B.3	NE	Lower montane coniferous forest	No	This species is not expected to occur within the survey area due to a lack of lower montane coniferous forest habitat within the survey area. No individuals were observed during the biological surveys.

Attachment 3 Sensitive Plant Species Observed or with the Potential to Occur						
Species' *Scientific Name* Common Name	State/Federal Status	CNPS Rank	MSHCP	Habitat/Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
ANGIOSPERMS: MONOCOTS						
ALLIACEAE ONION OR GARLIC FAMILY						
Allium marvinii Yucaipa onion	–/–	1B.2	NE	Chaparral (clay openings).	No	This species is not expected to occur within the survey area due to a lack of chaparral habitat and clay soils within the survey area. No individuals were observed during the biological surveys.
Allium munzii Munz's onion	FE/CT	1B.1	NE	Chaparral; cismontane woodland; coastal scrub; pinyon and juniper woodland; valley and foothill grassland; mesic clay.	No	No individuals were observed within the survey area during the biological surveys. This species would have been blooming during the time of the surveys; therefore, this species has a low potential to occur within the survey area.
LILIACEAE LILY FAMILY						
Calochortus palmeri var. *munzii* San Jacinto mariposa lily =[Munz's mariposa lily]	–/–	1B.2	NE	Chaparral; lower montane coniferous forest; meadows and seeps.	No	This species is not expected to occur within the survey area due to lack suitable habitats within the survey area. No individuals were observed during the biological surveys.

Attachment 3 Sensitive Plant Species Observed or with the Potential to Occur						
Species' *Scientific Name* Common Name	State/Federal Status	CNPS Rank	MSHCP	Habitat/Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential
POACEAE GRASS FAMILY						
Orcuttia californica California Orcutt grass	CE/FE	1B.1	NE, Covered	Annual herb; vernal pools; blooms April–August; elevation 50–2,200 feet.	No	This species is not expected to occur within the survey area due to a lack of vernal pool and marsh habitats within the survey area. No individuals were observed during the biological surveys.

FEDERAL CANDIDATES AND LISTED PLANTS

FE = Federally listed endangered
FT = Federally listed threatened
FC = Federal candidate for listing as endangered or threatened

STATE LISTED PLANTS

CE = State listed endangered
CR = State listed rare
CT = State listed threatened

CALIFORNIA NATIVE PLANT SOCIETY (CNPS): CALIFORNIA RARE PLANT RANKS (CRPR)

1A = Species presumed extinct.
1B = Species rare, threatened, or endangered in California and elsewhere. These species are eligible for state listing.
2A = Plants presumed extirpated in California, but more common elsewhere.
2B = Species rare, threatened, or endangered in California but more common elsewhere. These species are eligible for state listing.
3 = Species for which more information is needed. Distribution, endangerment, and/or taxonomic information is needed.
4 = A watch list of species of limited distribution. These species need to be monitored for changes in the status of their populations.
.1 = Species seriously threatened in California (over 80% of occurrences threatened; high degree and immediacy of threat).
.2 = Species fairly threatened in California (20-80% occurrences threatened; moderate degree and immediacy of threat).
.3 = Species not very threatened in California (<20% of occurrences threatened; low degree and immediacy of threat or no current threats known).
CBR = Considered but rejected

MSHCP

NE = Narrow endemic
Covered = Multiple Species Habitat Conservation Program covered species

ATTACHMENT 4

Sensitive Wildlife Species Occurring or with the Potential to Occur

Attachment 4 Sensitive Wildlife Species Occurring or with the Potential to Occur					
Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
INVERTEBRATES (Nomenclature from San Diego Natural History Museum 2002)					
NYMPHALIDAE **BRUSH-FOOTED BUTTERFLIES**					
Quino checkerspot *Euphydryas editha quino*	FE; MSHCP	Open, dry areas in foothills, mesas, lake margins. Larval host plant *Plantago erecta*. Adult emergence mid-January through April.	No	Low	This species was not observed and has a low potential to occur on-site. Though the survey area supports suitable open habitat for this species, the site lacks the larval host plant for the species, dot-seed plantain (*Plantago erecta*).
FISHES (Nomenclature from Page et al. 2013)					
SALMONIDAE **SALMON & TROUT**					
Southern steelhead - southern California Distinct Population Segment *Oncorhynchus mykiss irideus*	FE	Freshwater streams and rivers.	No	Not expected	This species was not observed and not expected to occur on-site due to the lack of a perennial stream or river. This species has been known to occur within one mile of the survey area (CDFW 2023a).

Attachment 4 Sensitive Wildlife Species Occurring or with the Potential to Occur					
Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
REPTILES (Nomenclature from Crother et al. 2017)					
IGUANIDAE **IGUANID LIZARDS**					
Coast horned lizard *Phrynosoma blainvillii* [= *P. coronatum* coastal population]	CSC, MSHCP	Coastal sage scrub, annual grassland, chaparral, oak woodland, riparian woodland and coniferous forest. Partially dependent on harvester ants for forage. Fine, loose soils.	No	Moderate	This species was not observed and has a moderate potential to occur within the survey area. Though the survey area supports suitable annual grassland and Riversidean sage scrub habitats, no harvester ants, the primary food source for this species, were observed on-site. Additionally, this habitat is small and isolated. This species has been known to occur within one mile of the survey area (CDFW 2023a).
TEIIDAE **WHIPTAIL LIZARDS**					
Orange-throated [=Belding's orange-throated] whiptail *Aspidoscelis hyperythra*	CSC, MSHCP	Chaparral, non-native grassland, (Riversidean) coastal sage scrub, juniper woodland and oak woodland.	Yes	Observed	This species was observed within the areas mapped as Residential/Urban/Exotic. This species has been known to occur within one mile of the survey area (CDFW 2023a).

Attachment 4 Sensitive Wildlife Species Occurring or with the Potential to Occur					
Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
CROTALIDAE **RATTLESNAKES**					
Northern red diamond rattlesnake *Crotalus ruber ruber*	CSC; MSHCP	Desert scrub, coastal sage scrub, and dense chaparral. Heavy brush with large rocks or boulders	No	Moderate	This species has moderate potential to occur within the survey area within the Riversidean sage scrub habitat. This species has been known to occur within one mile of the survey area (CDFW 2023a).
BIRDS (Nomenclature from (Chesser et al. 2019 and Unitt 2004)					
ACCIPITRIDAE **HAWKS, KITES, & EAGLES**					
Cooper's hawk (nesting) *Accipiter cooperii*	WL, MSHCP	Mature forest, open woodlands, wood edges, river groves. Parks and residential areas.	No	Moderate	This species was not observed but has a moderate potential to nest on-site due to the presence of eucalyptus trees.
STRIGIDAE **TYPICAL OWLS**					
Burrowing owl (burrow sites) *Athene cunicularia*	CSC, MSHCP	Grassland, agricultural land, coastal dunes. Require rodent burrows. Declining resident.	No	Moderate	This species has a moderate potential to occur on-site due the presence of suitable habitats with low-lying vegetation and burrows and berms that provide opportunities for foraging and nesting.

Attachment 4 Sensitive Wildlife Species Occurring or with the Potential to Occur					
Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
VIREONIDAE **VIREOS**					
Least Bell's vireo (nesting) *Vireo bellii pusillus*	FE, CE, MSHCP	Willow riparian woodlands. Summer resident.	No	Not expected	This species was not observed and not expected to occur due to the absence of riparian woodland habitat. This species has been known to occur within one mile of the survey area (CDFW 2023a).
ALAUDIDAE **LARKS**					
California horned lark *Eremophila alpestris actia*	WL, MSHCP	Sandy shores, mesas, disturbed areas, grasslands, agricultural lands, sparse creosote bush scrub.	No	Moderate	This species was not observed but has a moderate potential to occur due to the presence of non-native grassland and disturbed lands.
POLIOPTILIDAE **GNATCATCHERS**					
Coastal California gnatcatcher *Polioptila californica californica*	FT, CSC, MSHCP	Coastal sage scrub, maritime succulent scrub. Resident.	No	Moderate	This species has moderate potential to occur within the project site. The northwestern corner of the project site supports suitable Riversidean sage scrub habitat. This species has been known to occur within one mile of the survey area (CDFW 2023a).

Attachment 4 Sensitive Wildlife Species Occurring or with the Potential to Occur					
Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
MAMMALS (Nomenclature from Baker et al. 2003)					
LEPORIDAE **RABBITS & HARES**					
San Diego black-tailed jackrabbit *Lepus californicus bennettii*	MSHCP	Open areas of scrub, grasslands, and agricultural fields.	No	Moderate	This species was not observed but has a moderate potential to occur due to the presence of non-native grassland habitat.
HETEROMYIDAE **POCKET MICE & KANGAROO RATS**					
Stephens' kangaroo rat *Dipodomys stephensi*	FE, CT, MSHCP, SKRHCP	Grassland and open areas with less than 50% cover. Prefers areas dominated by filaree (*Erodium* spp.) and annual brome grasses (*Bromus* spp). Well-drained and friable (easy to dig) soils.	No	Low	This species has low potential to occur on-site. Though the survey area contains suitable habitat with small burrows, the survey area does not support friable soils and is also located outside of the core areas for this species identified by the MSHCP (2003). This species has been reported within one mile of the project area (CDFW 2023a).

(I) = Introduced species

STATUS CODES

Listed/Proposed

FE = Listed as endangered by the federal government
FT = Listed as threatened by the federal government
CE = Listed as endangered by the state of California
CT = Listed as threatened by the state of California

Other

CSC = California Department of Fish and Wildlife species of special concern
WL = California Department of Fish and Wildlife watch list species
MSHCP = Western Riverside Multiple Species Habitat Conservation Program covered species
SKRHCP = Stephens' Kangaroo Rat Habitat Conservation Plan

ATTACHMENT 5

2019 Habitat Assessment and Burrowing Owl Focused Survey Results for the Temescal Commercial Project

RECON

An Employee-Owned Company

May 29, 2019

Mr. Mark Freed
Landmark Development Services, Inc.
3450 Third Avenue, Suite 205
San Diego, CA 92103

Reference: Habitat Assessment and Burrowing Owl Focused Survey Results at Temescal Commercial Project (RECON Number 8622)

Dear Mr. Freed:

This letter summarizes the results of the 2019 focused surveys for the western burrowing owl (*Athene cunicularia*) conducted within the Temescal Commercial Project (project site; Assessor Parcel Numbers 283-260-020, 283-280-020, 283-180-002, 283-180-020, and 283-180-021). The project site is in the Temescal Valley, in western Riverside County, California (Figures 1, 2, and 3). The project site is in the U.S. Geological Survey (USGS) Lake Mathews quadrangle, Township 4 South, Range 6 West, Section 34 (USGS 1988; see Figure 2).

RECON biologists conducted focused burrowing owl surveys during the species' breeding season (March 1-August 31) in suitable habitat in accordance with the guidelines developed by the County of Riverside (Riverside County Transportation & Land Management Agency [RCTLMA] 2006). Step I, Step II–Part A, and Step II–Part B were conducted to determine the presence or absence of this species. For the purposes of this report, the "survey area" includes the project's proposed ground disturbance footprint (project site) and a 150-meter buffer (Figure 4). No burrowing owl individuals or any sign of burrowing owl activity were detected within the survey area. A discussion of the results of the survey conducted is provided below.

Survey Methods

RECON biologists Beth Procsal, Alex Fromer, and Katy Chappaz conducted burrowing owl surveys in accordance with the guidelines developed by the County of Riverside (RCTLMA 2006). Surveys included a habitat assessment (Step I), a focused burrow survey (Step II, Part A), and four focused burrowing owl surveys (Step II, Part B). Meandering transects were walked through all suitable habitat identified within the project site. The 150-meter buffer was surveyed using binoculars, as access onto private property was not granted. All wildlife species observed during the surveys were noted. Survey dates, times, and weather conditions are provided in Table 1.

Table 1
Survey Information

Date	Survey Type	Surveyors	Beginning Conditions	Ending Conditions
3/14/2019	Step I Habitat Assessment	B. Procsal, A. Fromer	8:45am p.m.; 53ºF; 0-1 mph; 0% cc	11:20 a.m.; 62ºF; 1-2 mph; 0% cc
4/2/2019	Step II–Part A Burrow Survey Step II–Part B Owl Survey #1	B. Procsal, A. Fromer	5:09 p.m.; 72ºF; 3-5 mph, gusts to 18 mph; 3% cc	7:35 p.m.; 61ºF; 0–1 mph, gusts to 9 mph; 1% cc
4/3/2019	Step II–Part B Owl Survey #2	B. Procsal, A. Fromer	6:15 a.m.; 56ºF; 0-1 mph; 95% cc	8:25 a.m.; 59ºF; 0-1 mph; 90% cc
4/15/2019	Step II–Part B Owl Survey #3	A. Fromer, C. Chappaz	5:25 p.m.; 73ºF; 1-3 mph; 15% cc	8:00 p.m.; 61ºF; 0-1 mph; 10% cc
4/16/2019	Step II–Part B Owl Survey #4	A. Fromer, C. Chappaz	6:30 a.m.; 60ºF; 0–1 mph; 50% cc	8:20 a.m.; 57ºF; 0–1 mph; 75% cc

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

Habitat Assessment (Step I) Results

Existing Conditions

A burrowing owl habitat assessment was conducted for the project on March 14, 2019. The project site consists of five parcels that are made up of undeveloped land and commercial development. The project site is surrounded by undeveloped land to the north and south, commercial development and Interstate 15 to the east, and residential development to the west (see Figure 4). Four soil types occur within the project site: Garretson very fine sandy loam, 2 to 8 percent slopes, Terrace escarpments, Arbuckle gravelly loam, 2 to 8 percent slopes, and San Emigdio loam, 2 to 8 percent slopes (U.S. Department of Agriculture 1973). Elevation range is approximately 1040-1114 feet above sea level.

Suitable Burrowing Owl Habitat

The project site supports three vegetation communities/land cover types: non-native grassland (6.9 acres), disturbed land (7.4 acres), and developed land (14.3 acres) (Figure 5; Photographs 1-4). The developed land consists of paved roads and commercial development within the eastern portion of the project site. The non-native grassland and disturbed land is considered suitable habitat for burrowing owl, and is discussed in further detail below.

The non-native grassland is dominated by ripgut grass (*Bromus diandrus*) and wall barley (*Hordeum murinum*), and California burclover (*Medicago polymorpha*), common fiddleneck (*Amsinckia menziesii*), and redstem filaree (*Erodium cicutarium*) are also present. The disturbed land predominantly consists of bare ground, within scattered non-native weeds, native wildflowers, and low-lying annual grasses. Dominant species include redstem filaree, black mustard (*Brassica nigra*), red brome (*Bromus madritensis*), and short-pod mustard (*Hirschfeldia incana*). The disturbed land also includes open areas with mulch and soil piles. Potential sites for burrows were investigated in sparsely vegetated areas in both habitats.

Non-native grassland, dominated by ripgut grass and wall barley, and disturbed land also occurs within the 150-meter buffer. The disturbed land consists of undeveloped dirt lots.

Focused Burrow Survey (Step II, Part A) Results

A focused burrow survey was conducted concurrently with the first focused survey throughout the project site and within the 150-meter buffer, via binoculars. Small-mammal burrows were present throughout the non-native grassland and disturbed land (see Figure 5). Burrows are likely from California ground squirrel (*Spermophilus beechyi*), which was observed during the focused burrow survey and subsequent owl surveys.

No sign of active burrows used by burrowing owls were detected during the focused burrow survey. Although many burrows appeared to be the appropriate size and shape for burrowing owl use, many burrows appeared abandoned due to the presence of leaf litter, desiccated grass, and cobwebs. No sign, such as whitewash, feathers, pellets, or bones, were observed within or adjacent to burrows.

Focused Burrowing Owl Surveys (Step II, Part B) Results

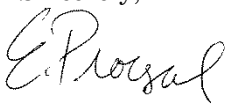
Focused burrowing owl surveys were conducted on four separate dates: April 2, 3, 15, and 16, 2019. The first and third surveys were conducted between two hours before sunset and one hour after sunset. The second and final survey was conducted between one hour before sunrise and two hours after sunrise. Meandering transects were walked through all suitable habitat identified within the project site. The 150-meter buffer was surveyed using binoculars as no access was granted. No burrowing owls or sign (e.g., whitewash, feathers, pellets, or bones within or adjacent to burrows) were observed during these focused surveys.

Pre-construction Survey Requirement

A pre-construction survey will be required within 30 days prior to ground disturbance to ensure no burrowing owls have entered the site to avoid direct take of species and any active nests, if present. The survey will include all areas where suitable habitat is present within the survey area (RCTLMA 2006).

If you have any questions concerning the contents of this letter, please contact me at (619) 308-9333, extension 111.

Sincerely,



Beth Procsal
Associate Biologist

EAP:sh

References Cited

Riverside County Transportation & Land Management Agency (RCTLMA)
2006 Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area. http://www.rctlma.org/epd/documents/survey_protocols/burrowing_owl_survey_instructions.pdf.

U.S. Geological Survey
1988 7.5-minute topographic map, Lake Mathews, California quadrangle.

FIGURE 1
Regional Location

RECON

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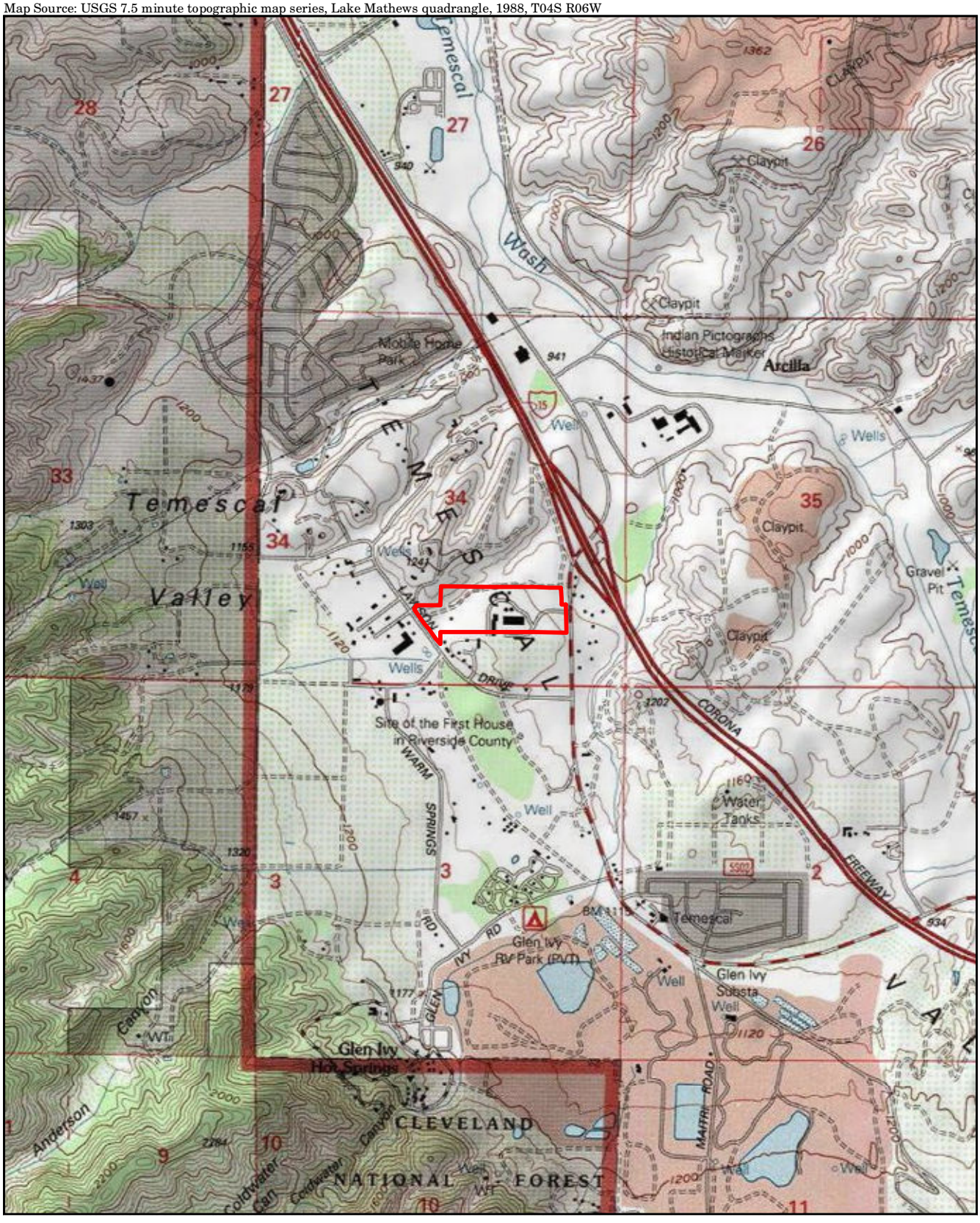
Map Source: USGS 7.5 minute topographic map series, Lake Mathews quadrangle, 1988, T04S R06W



Project Boundary

FIGURE 2

Project Location on USGS Map

RECON

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Image Source: NearMap (flown September 2018)

Project Boundary

RECON

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FIGURE 3

Project Location on Aerial Photograph

Image Source: NearMap (flown September 2018)

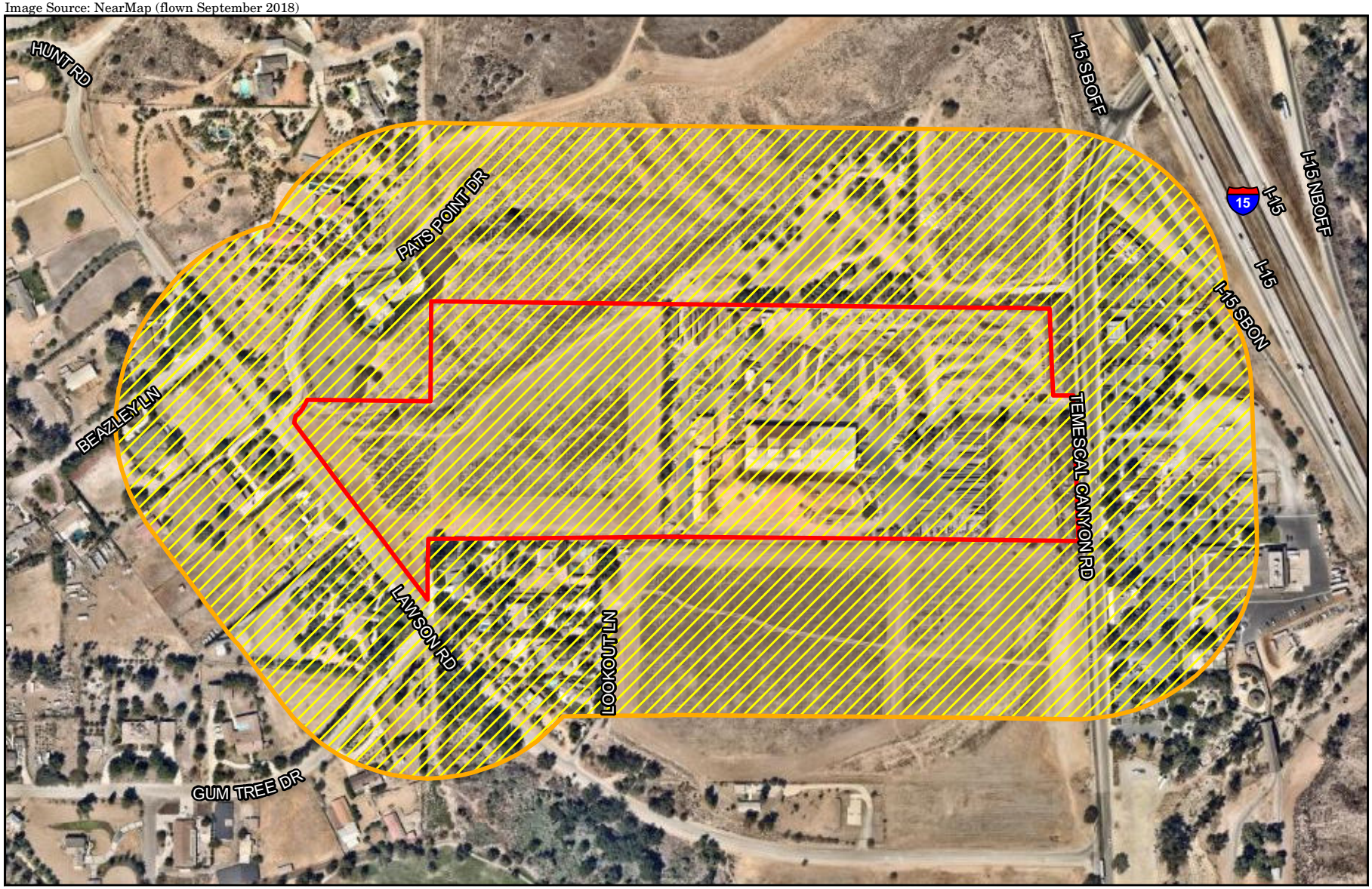

FIGURE 4

Burrowing Owl Survey Area on Aerial Photograph

RECON

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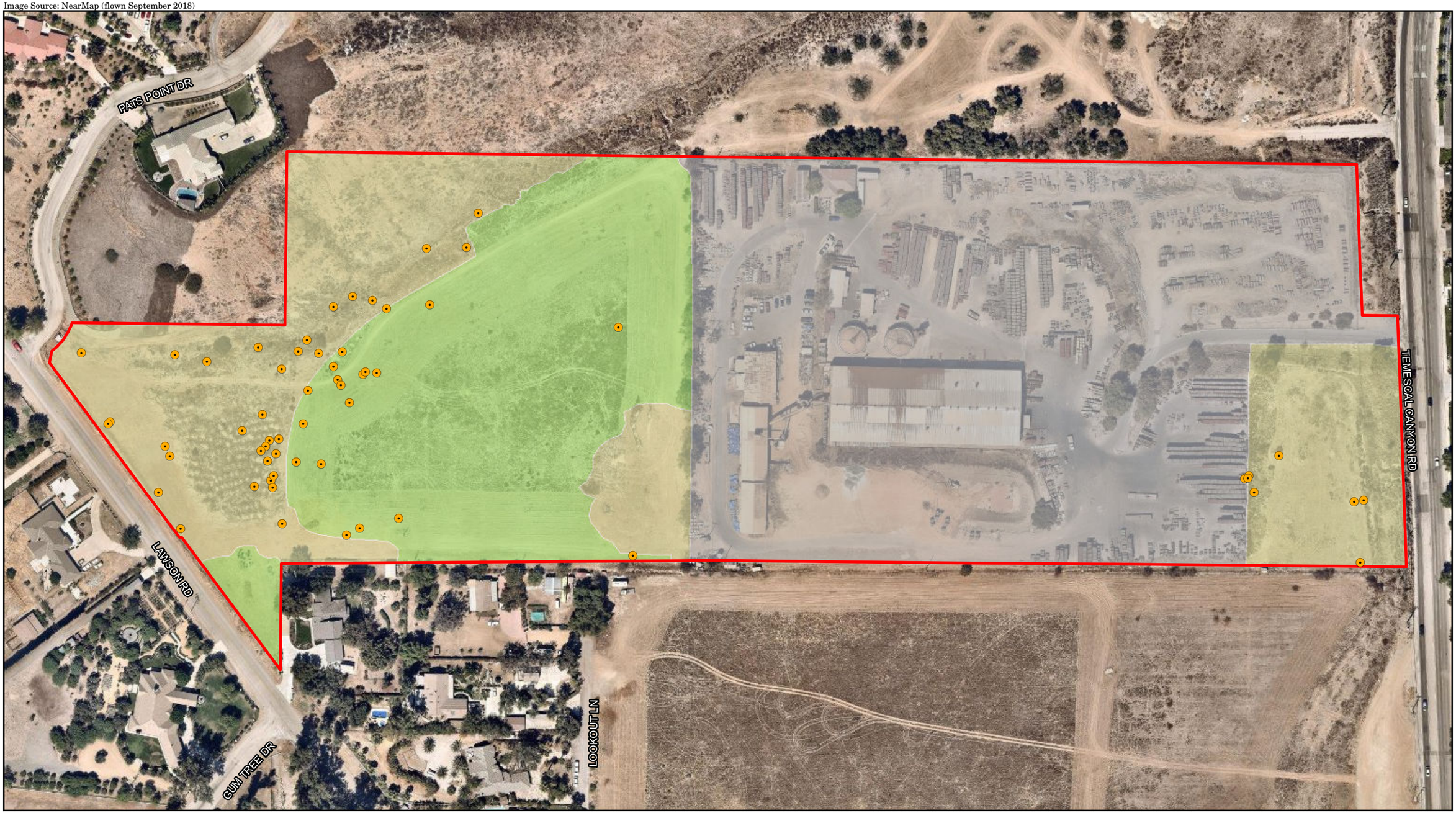
Image Source: NearMap (flown September 2018)



Burrow - No Sign

Project Boundary

Vegetation Community

Non-Native Grassland

Disturbed Land

Developed

0 Feet 150

RECON

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FIGURE 5

Burrowing Owl Survey Results

PHOTOGRAPH 1
View of Non-Native Grassland in the Foreground with Developed Land in the Background within the Survey Area, Looking East, Photo Date: 4/2/2019

PHOTOGRAPH 2
View of Non-Native Grassland within the Survey Area, Looking Southwest, Photo Date: 4/2/2019

PHOTOGRAPH 3
View of Disturbed Land within the Survey Area,
Looking South, Photo Date: 4/2/2019

PHOTOGRAPH 4
View of Disturbed Land within the Survey Area,
Looking South, Photo Date: 3/14/2019