WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN CONSISTENCY ANALYSIS AND BIOLOGY REPORT

CALIBER COLLISION PAINT AND AUTO BODY REPAIR SHOP PROJECT

MENIFEE, RIVERSIDE COUNTY, CALIFORNIA

MSHCP PERMITTEE:

CITY OF MENIFEE

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LSA Project Nos. CIM2201 and 20231078.02

LSA

September 2022
Updated October 2024

EXECUTIVE SUMMARY

The City of Menifee (City) retained LSA to conduct a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) consistency analysis and general biological study of the approximately 2.33-acre Caliber Collision Paint and Auto Body Repair Shop Project (project) in Menifee, Riverside County, within Assessor's Parcel Number 384-130-028. Specifically, the project site is north of Keller Road, south of Scott Road, east of Howard Way, and west of Zeiders Road. LSA conducted the study to address compliance with the MSHCP and the California Environmental Quality Act (CEQA) and for the identification of potential jurisdictional waters. Additionally, LSA was retained by the City to update the original report as the previous applicant withdrew their application and a significant period of time had lapsed by the time a new applicant picked up the project. Results of the MSHCP consistency analysis and general biological study are summarized below.

No aquatic resources subject to the jurisdiction of the United States Army Corps of Engineers (USACE) were found within the project site. No riparian habitat was found within the project site.

The project site is not within an MSHCP designated Criteria Area.

The site does not contain riverine/riparian areas as defined in the MSHCP. The site does not contain fairy shrimp habitat or potential vernal pools; therefore, focused surveys will not be required for sensitive riparian bird species or fairy shrimp species associated with vernal pools.

The project site is within the MSHCP survey area for burrowing owl (*Athene cunicularia*; BUOW); therefore, focused burrowing owl breeding season (March 1 through August 31) surveys were conducted during the 2022 survey and reporting efforts. No BUOW or BUOW sign were observed during the surveys. Because suitable burrows are present within the project site, a preconstruction survey for BUOW will be required within 30 days prior to any ground-disturbing activities.

Section 6.1.3 of the MSHCP requires focused surveys for specified sensitive plant species if the project is within a Narrow Endemic Plant Species Survey Area (NEPSSA) and suitable habitat is present. The project is within NEPSSA 3, which required a focused survey within suitable habitat for the following plant species: Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). During the 2022 surveys, the results of the survey were negative for the target species. These surveys were not repeated during the 2024 survey and reporting efforts.

The project site is not within an MSHCP designated survey area for any other species and does not contain Delhi series soils. Therefore, no surveys for other species will be required.

The project will not be subject to MSHCP Urban/Wildlands interface requirements because the site is not within or adjacent to an identified Conservation Area.

The project is within the Stephens' Kangaroo Rat Habitat Conservation Plan area, and payment of the appropriate fees will be required.

TABLE OF CONTENTS

EXECUTIVE SUMMARY i
TABLE OF CONTENTS ii
LIST OF ABBREVIATIONS AND ACRONYMS iv
INTRODUCTION 1
Project Area 1
Project Description 1
General Setting 1
RESERVE ASSEMBLY ANALYSIS 2
Cell and Criteria Analysis 2
Public/Quasi-Public Lands Analysis 2
VEGETATION 2
PROTECTION OF SPECIES ASSOCIATED WITH RIPARIAN/RIVERINE AREAS AND VERNAL POOLS (MSHCP SECTION 6.1.2) 3
Riparian/Riverine Areas 4
Methods 4
Existing Conditions and Results 4
Vernal Pools 4
Methods 4
Existing Conditions and Results 4
Fairy Shrimp 5
Methods 5
Existing Conditions and Results 5
Riparian Birds 5
Methods 5
Existing Conditions and Results 5
PROTECTION OF NARROW ENDEMIC PLANT SPECIES (MSHCP SECTION 6.1.3) 5
ADDITIONAL SURVEY NEEDS AND PROCEDURES (MSHCP SECTION 6.3.2) 6
Criteria Area Plant Species 6
Amphibians 6
Burrowing Owl 6
Methods 6
Existing Conditions and Results 6
Impacts and Mitigation 7
Mammals 7
INFORMATION ON OTHER SPECIES 7
Delhi Sands Flower-Loving Fly 7
Species Not Adequately Conserved 7
Methods 7
Existing Results 7

GUIDELINES PERTAINING TO THE URBAN/WILDLANDS INTERFACE (MSHCP SECTION 6.1.4) 8
POTENTIAL JURISDICTIONAL WATERS AND STREAMBEDS 8
NESTING BIRDS 9
CEQA COMPLIANCE 10
Adopted Habitat Conservation Plans 10
Threatened and Endangered Species 10
Other Special-Status Species 12
Wildlife Movement, Corridors, and Nursery Sites 16
Natural Communities of Interest 16
Wetlands 16
Local Policies and Ordinances Protecting Biological Resources 17
Indirect Effects 17
Cumulative Effects 17
REFERENCES 17
CERTIFICATION STATEMENT 18

TABLES

Table A: Multiple Species Habitat Conservation Plan Species Not Adequately Conserved 8
Table B: Threatened and Endangered Species 11
Table C: Special-Status Species Potentially Occurring in the Project Vicinity (Not Covered by Multiple Species Habitat Conservation Plan) 13
Table D: Special-Status Species Recorded within 3.0 Miles of the Project Site (Not Covered by Multiple Species Habitat Conservation Plan) 16

APPENDICES

A: FIGURES 1–5
B: PLANT AND ANIMAL SPECIES OBSERVED
C: NEPSSA SURVEY REPORT
D: BUOW SURVEY REPORT

LIST OF ABBREVIATIONS AND ACRONYMS

APN	Assessor's Parcel Number
BUOW	burrowing owl
CASSA	Criteria Area Species Survey Area
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of Menifee
County	County of Riverside
CRPR	California Rare Plant Rank
DBESP	Determination of Biologically Equivalent or Superior Preservation
FACU	Facultative Upland
FE	federally endangered
FT	federally threatened
HCP	Habitat Conservation Plan
LBVI	least Bell's vireo
MSHCP	Multiple Species Habitat Conservation Plan
NEPSSA	Narrow Endemic Plant Species Survey Area
NL	Not Listed
NRCS	National Resources Conservation Service
NWI	National Wetland Inventory
project	Caliber Collision Paint and Auto Body Repair Shop Project
SE	State endangered
SKR HCP	Stephens' Kangaroo Rat Habitat Conservation Plan

SWFL	southwestern willow flycatcher
UPL	Upland
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
WOTUS	waters of the United States
YBCU	yellow-billed cuckoo

INTRODUCTION

The City of Menifee (City) retained LSA to conduct a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) consistency analysis and general biological study of the approximately 2.33-acre Caliber Collision Paint and Auto Body Repair Shop Project (project) in Menifee, Riverside County, within Assessor's Parcel Number (APN) 384-130-028. Specifically, the project site is north of Keller Road, south of Scott Road, east of Howard Way and west of Zeiders Road (Figure 1; all figures are provided in Appendix A). LSA conducted the study to address compliance with the MSHCP and California Environmental Quality Act (CEQA) and to identify potential jurisdictional waters. The study included a site visit on March 25, 2022, by LSA biologist Jeremy Rosenthal. An additional survey was conducted on September 24, 2024, by Mr. Rosenthal.

Project Area

The project area consists of APN 384-130-028 and is approximately 2.33 acres. The project proposes to develop the entire parcel.

Project Description

The proposed project includes the construction of a one-story, 18,865-square-foot building to house the Caliber Collision Paint and Auto Body Repair shop with six bays, on 2.33 acres. The project also includes construction of a parking lot with 103 parking spaces (including Americans with Disabilities Act-compliant parking) within the 2.33-acre site. The project is consistent with the surrounding commercial and industrial land uses. The project also proposes a conceptual landscape plan that includes 34,931 square feet of landscape area (Figure 2).

General Setting

The project site consists of undeveloped land and a gravel-paved area on the northern portion of the project site within APN 384-130-028 located north of Keller Road, south of Scott Road, east of Howard Way, and west of Zeiders Road (Figure 1). The project site is bounded by undeveloped land and a commercial storage yard to the north, Zeiders Road followed by undeveloped land to the east, a single-family residence and commercial operations to the south, and a commercial storage yard to the west. The project location is depicted on the United States Geological Survey (USGS) *Romoland, California* topographic quadrangle map in Section 22 of Township 6 South, Range 3 West, San Bernardino Baseline and Meridian (USGS 2018; Figure 1). The site elevation ranges from 1,530 to 1,545 feet above mean sea level. Mapped soils on the project site consist of Las Posas loam, 2 to 8 percent slope (LaC); Las Posas loam, 8 to 15 percent slopes, eroded (LAD2); and Wyman loam, 2 to 8 percent slopes, eroded (WyC2) (National Resources Conservation Service [NRCS 2019]) (Figure 3). Soil observed throughout the site appears to be consistent with these designations.

RESERVE ASSEMBLY ANALYSIS

Cell and Criteria Analysis

The MSHCP provides for the assembly of a Conservation Area consisting of Core Areas and Linkages for the conservation of covered species. The Conservation Area is to be assembled from portions of the MSHCP Criteria Area, which consist of quarter-section (i.e., approximately 160 acre) Criteria Cells, each with specific criteria for the species conservation within that cell.

The project site is not within the MSHCP Criteria Area; therefore, no cell or criteria analysis is required.

Public/Quasi-Public Lands Analysis

The project site is not within or adjacent to public/quasi-public lands; therefore, no additional public/quasi-public lands analysis is required.

VEGETATION

The project site is moderately disturbed due to discing. Based on historical aerial imagery, the project site has never been developed. Apart from regular discing, the project site has been relatively undisturbed through the present.

As a result of regular discing, the vegetation on the project site consists of nonnative grasslands and ruderal areas, which are described in detail below (Figure 4). A complete list of plant species observed on the site is included in Appendix B. Figure 4 shows vegetation communities/land cover and photograph locations, and site photographs are provided in Figure 5.

Dominant species documented in the 2022 and 2024 surveys and reporting efforts within the nonnative grassland areas included redstem stork's bill (*Erodium cicutarium*), ripgut brome (*Bromus diandrus*), red brome (*Bromus rubens*), mouse barley (*Hordeum murinum*), and rigid fiddleneck (*Amsinckia retrorsa*). These species were consistent during the 2024 survey and reporting effort.

Dominant species within the ruderal areas include curly dock (*Rumex crispus*), black mustard (*Brassica nigra*), shortpod mustard (*Hirschfeldia incana*), and Russian thistle (*Salsola tragus*).

Dominant species within the eucalyptus grove area located on the western portion of the project site include Tasmanian blue gum (*Eucalyptus globulus*).

Areas mapped as "developed" in Figure 4 consist of gravel-paved driveways that do not allow for the establishment of vegetation. Gravel-paved areas were present on the northern portion of the site.

PROTECTION OF SPECIES ASSOCIATED WITH RIPARIAN/RIVERINE AREAS AND VERNAL POOLS (MSHCP SECTION 6.1.2)

Section 6.1.2 of the MSHCP requires assessment of impacts to riparian habitats, riverine areas, and vernal pools, including focused surveys for sensitive riparian bird and fairy shrimp species when suitable habitat is present. The intent of the assessment requirement is to provide for the protection of resources used by MSHCP covered species, as well as existing and future downstream conservation areas. Riverine/riparian areas and vernal pools are defined in Section 6.1.2 of the MSHCP as follows:

> **Riparian/Riverine Areas** are lands which contain Habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year.
>
> **Vernal pools** are 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.
>
> **Fairy Shrimp.** For Riverside, vernal pool, and Santa Rosa fairy shrimp, mapping of stock ponds, ephemeral pools and other features shall also be undertaken as determined appropriate by a qualified biologist.
>
> With the exception of wetlands created for the purpose of providing wetland habitat or resulting from human actions to create open waters or from the alteration of natural stream courses, areas demonstrating characteristics as described above which are artificially created are not included in these definitions.

Riparian/Riverine Areas

Methods

The project site was assessed for riparian/riverine areas at the time of the March 25, 2022, and September 24, 2024, site visits. The assessments included identification and mapping of plant communities on the site as well as any drainage features. The assessment also included a review of seasonally appropriate aerial photographs from Google Earth. (The photos covered the following dates: September 1996, May 2002, December 2003, October 2005, December 2005, January 2006, August 2006, June 2009, November 2009, March 2011, June 2012, January 2013, March 2013, November 2013, April 2014, February 2016, October 2016, February 2018, August 2018, December 2018, August 2019, August 2021, February 2022, January 2023, May 2023, and March 2024.)

It should be noted that a riverine feature was identified using the United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) Mapper. Additionally, this riverine feature is a blue line feature mapped on USGS Topographic Maps; however, based on the March 25, 2022, site visit in conjunction with the aforementioned reviewed aerial photographs, this NWI and USGS mapped feature was rerouted to the west of the project site as early as 2005. The project site appears to have undergone heavy discing on a frequent basis subsequent to the rerouting of the blue-line feature.

During the September 24, 2024, field survey, an erosional rill had formed in the location of the blue-line feature since the 2022 field survey; however, it was concluded that this feature does not meet the California Department of Fish and Wildlife's (CDFW) definitions of lakes, rivers or streams, and does not meet the USACE definition of Waters of the United States (WOTUS). For a full discussion, please see the Potential Jurisdictional Waters and Streambeds Section.

Existing Conditions and Results

There are no drainage features or riparian vegetation on the project site; therefore, there are no areas that would meet the MSHCP definition of riparian/riverine areas.

Vernal Pools

Methods

The project site was assessed for the presence of potential vernal pools at the time of the March 25, 2022, and September 24, 2024, site visits. The assessments included a search for depressions that may provide sufficient ponding of water to sustain hydrophytic vegetation and create hydric soil conditions during the growing season. The assessments also included a review of seasonally appropriate aerial photographs from Google Earth.

Existing Conditions and Results

No vernal pools were observed on the site. Low-lying areas that occur on site did not show signs of ponding or surface water and lacked hydrophytic vegetation. The soil mapped and observed on the site are loams, which are unlikely to support ponding sufficient for vernal pool formation. No areas containing surface water were observed on historical aerial imagery.

Fairy Shrimp

Methods

The project site was assessed for fairy shrimp habitat at the same time and using the same methods as the assessment for vernal pools. The MSHCP calls for habitat assessments for three sensitive species of fairy shrimp: Santa Rosa Plateau fairy shrimp (*Linderiella santarosae*), Riverside fairy shrimp (*Streptocephalus woottoni*), and vernal pool fairy shrimp (*Branchinecta lynchi*). The Santa Rosa Plateau fairy shrimp occurs only on the Santa Rosa Plateau of extreme southwestern Riverside County. A fourth sensitive species of Southern California, the San Diego fairy shrimp (*Branchinecta sandiegonensis*), is found primarily in coastal areas of Orange and San Diego counties. It has been found as far inland as the Wildomar area of southwest Riverside County but is not expected in the project area. These sensitive fairy shrimp species inhabit vernal pools as well as stock ponds, large road ruts, or other similar habitats that pond water long enough to allow growth and reproduction. To provide fairy shrimp habitat, a feature must regularly pond water for at least 18 days for vernal pool fairy shrimp (Eriksen and Belk 1999) and two months for Riverside fairy shrimp (USFWS 2012).

Existing Conditions and Results

As noted above, there are no vernal pools or low-lying areas that may function as vernal pools or depressions that hold water long enough to eliminate upland vegetation on the project site. No inundation on the site was seen in seasonally appropriate aerial photographs, and the loam soils are porous and unsuitable for ponding of sufficient duration to provide habitat suitable for shrimp habitat. Given these factors, the site does not have habitat suitable for sensitive fairy shrimp species, and no surveys are required.

Riparian Birds

Methods

Habitat suitability for riparian birds, including the least Bell's vireo (LBVI; *Vireo bellii pusillus*), southwestern willow flycatcher (SWFL; *Empidonax traillii extimus*), and yellow-billed cuckoo (YBCU; *Coccyzus americanus*), was assessed in conjunction with the assessment for riverine/riparian areas.

Existing Conditions and Results

Riparian/riverine and/or any habitat suitable for riparian bird habitat is absent from the project site. Therefore, no surveys for riparian birds will be required.

PROTECTION OF NARROW ENDEMIC PLANT SPECIES (MSHCP SECTION 6.1.3)

Section 6.1.3 of the MSHCP requires focused surveys for specified sensitive plant species if the project is within a Narrow Endemic Plant Species Survey Area (NEPSSA) and suitable habitat is present. The project is within NEPSSA 3, which indicates the need for a focused survey within suitable habitat for the following plant species:

- Munz's onion (*Allium munzii*)
- San Diego ambrosia (*Ambrosia pumila*)
- Many-stemmed dudleya (*Dudleya multicaulis*)

- Spreading navarretia (*Navarretia fossalis*)
- California Orcutt grass (*Orcuttia californica*)
- Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*)

The results of the survey were negative for the target species. The NEPSSA survey report is attached in Appendix C.

ADDITIONAL SURVEY NEEDS AND PROCEDURES (MSHCP SECTION 6.3.2)

MSHCP Section 6.3.2 requires surveys for additional plants, amphibians, small mammals, and the BUOW for projects located within mapped survey areas.

Criteria Area Plant Species

The project is not within a mapped survey area for Criteria Area Species Survey Area (CASSA) plant species; therefore, no surveys for Criteria Area plant species are required.

Amphibians

The project is not within a mapped survey area for amphibian species.

Burrowing Owl

The project site is located within the MSHCP BUOW survey area. BUOW is found in open, dry grasslands, agricultural and rangelands, and desert habitats often associated with burrowing animals. It can also inhabit grass, forb, and shrub stages of pinyon and ponderosa pine habitats. It nests in abandoned burrows of ground squirrels or other animals, in pipes, under piles of rock or debris, and in other similar features.

Methods

Habitat suitability for BUOW was assessed during the March 25, 2022, site visit and again during the September 24, 2024, site visit. The assessment included an evaluation of soil texture; vegetative cover; topography; and the presence of mammal burrows, rock piles, or other areas suitable for nest construction.

Existing Conditions and Results

The site has low vegetative cover, is mostly devoid of trees, and contains suitable substrate for ground squirrel burrows. Because suitable burrows for BUOW were identified (≥ 4 inches), these conditions indicate suitable habitat for BUOW.

Because suitable habitat is present, a focused BUOW survey was conducted as required during the breeding season (the survey window is March 1 through August 31) in accordance with County of Riverside (County) survey instructions (County of Riverside 2006). Survey visits were a week or more apart and spaced so that they were not all at the beginning or end of the survey season, when owls may not be present. Surveys were conducted on March 25, May 10, June 30, and August 17, 2022. No BUOW or BUOW sign were observed during the surveys. The BUOW survey report is attached in Appendix D.

Because suitable burrows were identified, a preconstruction survey for BUOW will also be required within 30 days prior to any ground-disturbing activities.

Impacts and Mitigation

If BUOW is found during the preconstruction survey, the project proponent will need to inform the CDFW and USFWS and prepare a Burrowing Owl Protection and Relocation Plan for approval by these agencies prior to initiating ground disturbance.

If BUOW is detected during the focused survey, a Determination of Biologically Equivalent or Superior Preservation (DBESP) will be required under the MSHCP to document avoidance or justify unavoidable impacts to this species and to describe and commit to the implementation of an appropriate mitigation strategy to be approved by the wildlife resource agencies.

Mammals

The project is not within a mapped survey area for mammals.

INFORMATION ON OTHER SPECIES

Delhi Sands Flower-Loving Fly

The MSHCP requires surveys for the Delhi sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*) in most areas of mapped Delhi series soils where suitable habitat exists (MSHCP Section 9).

The project site is not within an area of mapped Delhi soils, and (as noted in Section 2.0, above) the soil mapped and observed throughout the site is loam, which is inconsistent with Delhi soils; therefore, no survey or additional analysis is required for this species.

Species Not Adequately Conserved

Some species that will eventually have full coverage under the MSHCP are not considered adequately conserved until the requirements indicated in Table 9-3 of MSHCP Section 9 are met.

Methods

A literature review was conducted to investigate the potential occurrence of special-status species on the project site or in the vicinity. Database records for a 3-mile radius of the project site were searched on March 24 and September 13, 2022, and again on September 19, 2024, using RareFind 5 (CDFW 2024).

Existing Results

One of the species listed in MSHCP Table 9-3, which lists species that have not met the MSHCP definition of a covered species, has been reported within 3 miles of the project site. None of the MSHCP Table 9-3 species were observed during the site visit. Given habitat suitability and occurrences of this species within multiple locations reported within 3 miles of the project site, Parry's spineflower (*Chorizanthe parryi* var. *parryi*) has a low potential of being present, as described below in Table A.

Table A: Multiple Species Habitat Conservation Plan Species Not Adequately Conserved

Species	Status	MSHCP Habitat	Blooming Period/ Activity Period	Occurrence Probability
Chorizanthe parryi var. *parryi* **Parry's spineflower**	US: – CA: 1B.1 MSHCP: P	Annual herb. Found in sandy or rocky soils in chaparral, coastal scrub, oak woodlands, and grassland at 40 to 1,705 meters (100 to 5,600 feet above mean sea level) elevation. Known only from Los Angeles, Riverside, and San Bernardino Counties.	Blooms April through June	**Low.** Suitable grasslands occur on site. This species was observed within 0.79 mile to the south and southwest of the project site in 2008 and 2006, respectively.

Source: CNDDB (2024).
CA: State Classifications
1B.1 = Rare, threatened, or endangered in California and elsewhere; seriously threatened in California
Western Riverside County MSHCP Status
P = Species is covered and will be adequately conserved when MSHCP specified requirements are met.
CA = California
CNDDB = California Natural Diversity Database
MSHCP = Multiple Species Habitat Conservation Plan
US = United States

Suitable habitat is present for Parry's spineflower; therefore, a special-status plant survey was required and conducted during the appropriate blooming period (April through June) due to the plant's California Rare Plant Rank (CRPR) of 1B.1. Plants with a CRPR of 1B.1 are rare, threatened, or endangered in California and elsewhere; seriously threatened in California. The results of the survey were negative for the target species, and the focused plant survey report will be provided under a separate cover.

GUIDELINES PERTAINING TO THE URBAN/WILDLANDS INTERFACE (MSHCP SECTION 6.1.4)

To preserve the integrity of areas described as existing or future MSHCP Conservation Areas, the guidelines contained in MSHCP Section 6.1.4 (Urban Wildlands Interface Guidelines) are to be implemented for projects adjacent to either existing conservation or land described for conservation in the MSHCP Criteria Area.

The project site is not adjacent to conserved lands or lands in a Criteria Area described for conservation. Therefore, the Urban Wildlands Interface Guidelines do not apply to this project.

POTENTIAL JURISDICTIONAL WATERS AND STREAMBEDS

No drainage features, ponded areas, or riparian habitat potentially subject to jurisdiction by the CDFW or USACE were found within the project site during the March 25, 2022, site visit.

During the September 2024 field survey, a small erosional rill was identified. This erosional rill is located where the riverine feature was identified in the USFWS NWI map, which was previously discussed in the Riparian/Riverine Areas section. However, this feature was approximately 2 feet wide and no more than 50 feet in length, with no apparent connectivity to the northern adjoining property or western adjoining property. Further, based on a historic aerial photograph taken on December 12, 2020, this feature appears to have been mechanically created, which was then disced, as evident in aerial photographs in 2005, 2006, 2009, 2013, 2016, 2018, and 2019 (Google Earth). This erosion rill was mechanically created a second time as seen in a February 2022 aerial photograph (Google Earth). No riparian vegetation was present within this erosional rill. Vegetation present consisted of common sunflower (*Helianthus annuus;* Facultative Upland [FACU[1]]), black mustard (*Brassica nigra*; Not Listed [NL[2]]), prickly lettuce (*Lactuca serriola*; FACU), and red brome (*Bromus rubens*; Upland [UPL]). There were no defined bed-and-banks within this erosion rill and no ordinary high water marks were visible as the majority it was overgrown with the aforementioned vegetation. Based on the microtopographic and vegetative observations previously described, this feature is not a river, stream, or lake, which are defined by the CDFW by the presence of a channel bed and banks and at least periodic or intermittent flow of water. Additionally, this erosional rill is included in the list of excluded features as defined in the *Sackett v. Environmental Protection Agency* decision definition of WOTUS; "swales and erosional features (e.g., gullies, small washes) characterized by low-volume, infrequent, or short-duration flow" (2022).

The findings and conclusions presented in this report, including the location and extent of wetlands and other waters subject to regulatory jurisdiction, represent the professional opinion of LSA. These findings and conclusions should be considered preliminary until verified by USACE and the CDFW.

NESTING BIRDS

During the bird breeding season (typically February 1 through August 31), electrical distribution poles and large trees on or adjacent to the project site may be used by hawks, ravens, or other large birds for nesting. Trees, shrubs, and other vegetation may provide nest sites for smaller birds, and BUOW may nest in ground squirrel burrows, pipes, or similar features. Most birds and their active nests are protected from "take" (meaning destruction, pursuit, possession, etc.) under the Migratory Bird Treaty Act and/or Sections 3503 through 3801 of the California Fish and Game Code. Activities that cause destruction of active nests, or that cause nest abandonment and subsequent death of eggs or young, may constitute violations of one or both of these laws.

If vegetation is to be removed during the nesting season (February 1 through August 31), a preconstruction nesting bird survey shall be conducted, and avoidance measures shall be taken to ensure that no take of birds or their nests will occur.

1 Facultative upland species usually occur in non-wetlands (estimated probability 69 to 99 percent).

2 Species not currently rated are considered obligate upland (UPL), which almost always occur in non-wetlands (estimated probability greater than 99 percent).

CEQA COMPLIANCE

Adopted Habitat Conservation Plans

Section 10(a)(2)(A) of the 1973 federal Endangered Species Act requires the preparation of a Habitat Conservation Plan (HCP) for incidental take of threatened or endangered species when there is no federal agency involvement in a project. Continuing land development may cause incidental take of listed species; therefore, HCPs have been prepared for areas within western Riverside County. The MSHCP and the Stephens' Kangaroo Rat HCP (SKR HCP) are the principal habitat conservation plans in western Riverside County. The USFWS regional office maintains a current list of habitat conservation plans for the Southern California region.

The project site is within the MSHCP area and within the SKR HCP fee area. Because the project site is within the SKR HCP, focused surveys for Stephens' kangaroo rat (*Dipodomys stephensi*; SKR) may be required, and a fee associated with the SKR HCP will be required. The project site is not subject to any other adopted HCP.

Threatened and Endangered Species

The USFWS and the CDFW may list species as threatened or endangered under the federal Endangered Species Act and California Endangered Species Act. The USFWS can designate critical habitat that identifies specific areas, either occupied or unoccupied, that are essential to the conservation of a listed species. Critical habitat areas may require special management considerations or protections. The USFWS and the CDFW have issued permits for the take of most threatened and endangered species within the MSHCP area. The MSHCP covers impacts to these species. However, if a project has the involvement of a federal agency, that agency is required to address impacts to listed species and critical habitat by consulting with the USFWS. The USFWS has indicated in the permit issued for the MSHCP that, in such cases, the consultation will be expedited, and no restrictions will be imposed on the project beyond those specified in the MSHCP.

No critical habitat occurs on the project site. Five federal and/or State-listed species have been reported within 3 miles of the project site according to California Natural Diversity Database records: the spreading navarretia (federally threatened [FT]), Riverside fairy shrimp (federally endangered [FE]), Quino checkerspot butterfly (*Euphydryas editha quino*; FE), California Orcutt grass (FE and State endangered [SE]), coastal California gnatcatcher (*Polioptila californica californica*; FT), and SKR (FE). Table B describes the habitat requirements for all six species, along with an assessment of habitat and the likelihood of the species occurring on the site.

The project site is within the MSHCP area and within the SKR HCP fee area. Because the project site is within the SKR HCP, focused surveys for SKR may be required, and a fee associated with the SKR HCP will be required. The project site is not subject to any other adopted HCP.

Table B: Threatened and Endangered Species

Species	Status	MSHCP Habitat	Blooming Period/ Activity Period	Occurrence Probability
Plants				
Navarretia fossalis **Spreading navarretia**	US: FT CA: 1B.1 MSHCP: S	An annual herb. Occurs in vernal pools, playas, shallow freshwater marshes, and similar sites at 15 to 820 meters (50 to 2,700 feet) elevation. In California, known only from Los Angeles, San Luis Obispo, Riverside, and San Diego Counties. Also occurs in Mexico.	Blooms April through June	**Not Expected.** Suitable habitat not present within project site.
Orcuttia californica **California Orcutt grass**	US: FE CA: SE/1B.1 MSHCP: S	An annual grasslike herb. Occurs in vernal pools from 15 to 660 meters (50 to 2,200 feet) elevation. In California, known from Los Angeles, Ventura, Riverside, and San Diego Counties. Also occurs in Mexico.	Blooms April through August	**Not Expected.** Suitable habitat not present within project site.
Invertebrates				
Euphydryas editha quino **Quino checkerspot butterfly**	US: FE CA: SA MSHCP: C	Occurs in meadows or openings within coastal sage scrub or chaparral below about 5,000 feet where food plants (*Plantago erecta* and/or *Orthocarpus purpurascens*) are present. Historically known from Santa Monica Mountains to northwest Baja California; currently known only from southwestern Riverside County, southern San Diego County, and northern Baja California.	January through late April	**Not Expected.** Suitable habitat and required food plants not present within project site.
Streptocephalus woottoni **Riverside fairy shrimp**	US: FE CA: SA MSHCP: S	Warm-water vernal pools (i.e., large, deep pools that retain water into the warm season) with low to moderate dissolved solids, in annual grassland areas interspersed through chaparral or coastal sage scrub vegetation. Suitable habitat includes some artificially created or enhanced pools, such as some stock ponds, that have vernal pool like hydrology and vegetation. Known from areas within about 50 miles of the coast from Ventura County south to San Diego County and Baja California.	Seasonally following rains; typically January through April	**Not Expected.** Suitable habitat not present within project site.
Birds				
Polioptila californica californica **Coastal California gnatcatcher**	US: FT CA: SSC MSHCP: C	Inhabits coastal sage scrub in low-lying foothills and valleys up to about 500 meters (1,640 feet) elevation in cismontane southwestern California and Baja California.	Year-round	**Not Expected.** Suitable habitat not present within project site.

Table B: Threatened and Endangered Species

Species	Status	MSHCP Habitat	Blooming Period/ Activity Period	Occurrence Probability
Mammals				
Dipodomys stephensi **Stephens' kangaroo rat**	US: FT CA: ST MSHCP: C	Found in plant communities transitional between grassland and coastal sage scrub, with perennial vegetation cover of less than 50%. Most commonly associated with *Artemisia tridentata, Eriogonum fasciculatum,* and *Erodium.* Requires well-drained soils with compaction characteristics suitable for burrow construction (neither sandy nor too hard). Not found in soils that are highly rocky or sandy, less than 20 inches deep, or heavily alkaline or clay, or in areas exceeding 25% slope. Occurs only in western Riverside County, northern San Diego County, and extreme southern San Bernardino County, below 915 meters (3,000 feet) elevation. In northwestern Riverside County, known only from east of Interstate 15. Reaches its northwest limit in south Norco, southeast Riverside, and in the Reche Canyon area of Riverside and extreme southern San Bernardino Counties.	Year-round, nocturnal	**High.** The project site is within the SKR HCP. Numerous species accounts have been recorded within 1.0 mile of the project site.

Sources: CNDDB (2024) and CNPS (2024).

US: Federal Classifications
FT = Listed as threatened.
FE = Listed as endangered.

CA: State Classifications
SA = Special Animal. Refers to any other animal monitored by the CNDDB, regardless of its legal or rarity status.
SSC = Species of Special Concern. Refers to animals with vulnerable or seriously declining populations.
ST = Listed as threatened.

CNPS Designations
1B.1 = Rare, threatened, or endangered in California and elsewhere.

Western Riverside County MSHCP Status
S = Species is covered and adequately conserved under the MSHCP, but surveys are required within indicated habitats and/or survey areas.
C = Species is covered and adequately conserved under the MSHCP.

amsl = above mean sea level
CA = California
CNDDB = California Natural Diversity Database
CNPS = California Native Plant Society
HCP = Habitat Conservation Plan
MSHCP = Multiple Species Habitat Conservation Plan
SKR = Stephens' kangaroo rat
US = United States

Other Special-Status Species

Other special-status species may occur on the project site. The CDFW; the USFWS; local agencies; and special interest groups, such as the California Native Plant Society (CNPS), maintain lists of species they consider to need monitoring. Legal protection for special-status species varies widely.

The special-status species listed in Table C may be expected to occur in the general project vicinity but are not covered under the MSHCP. None of the species listed in Table C have been reported from the project site, and none were observed during the site visit. The special-status species listed in Table D was reported within 3 miles of the project site. Crotch bumble bee (*Bombus crotchii*) has a low probability to occur because a few individuals of its preferred nectar species, California buckwheat (*Eriogonum fasciculatum*), are present within the project site.

Table C: Special-Status Species Potentially Occurring in the Project Vicinity (Not Covered by Multiple Species Habitat Conservation Plan)

Species	Status	Habitat and Distribution	Blooming Period/Activity Period	Occurrence Probability
Bryophytes				
Sphaerocarpos drewei **Bottle liverwort**	US: – CA: 1B.1	Found within soil openings in chaparral and coastal sage scrub in Riverside and San Diego Counties. Elevation from 90 to 600 meters (300 to 2,000 feet).	Ephemeral	**Not Expected.** Suitable habitat not present within project site.
Plants				
Abronia villosa var. *aurita* **Chaparral sand-verbena**	US: – CA: 1B.1	Annual or perennial herb. Occurs in sandy areas (generally flats and benches along washes) in chaparral and coastal sage scrub, and improbably in desert dunes or other sandy areas, below 1,600 meters (5,300 feet) elevation. In California, reported from Riverside, San Diego, Imperial, Los Angeles, and Ventura Counties. Believed extirpated from Orange County. Also reported from Arizona and Mexico (Baja California). Plants reported from desert communities are likely misidentified.	Blooms mostly March through August	**Not Expected.** Suitable habitat not present within project site.
Almutaster pauciflorus **Alkali marsh aster**	US: – CA: 2B.2	Perennial herb. Occurs in alkaline soils in meadows and seeps from Inyo, Kern, Riverside, and San Bernardino counties. Elevations from 60 to 765 meters (195 to 2,510 feet).	Blooms June through October	**Not Expected.** Suitable habitat not present within project site.
Brodiaea santarosae **Santa Rosa Basalt brodiaea**	US: – CA: 1B.2	Perennial herb. Occurs in Santa Rosa basalt in grassland at 580 to 1,045 meters (1,900 to 3,430 feet) elevation. Known only from Riverside and San Diego Counties, California.	Blooms May through June	**Not Expected.** Suitable habitat not present within project site
Pseudognaphalium leucocephalum **White rabbit-tobacco**	US: – CA: 2B.2	Perennial herb. Occurs within Sand and gravel soils at the edges of washes or mouths of steep canyons at 0 to 2,100 meters (0 to 7,000 feet) elevation. In California, known from Los Angeles, Orange, Riverside, Santa Barbara, San Diego, San Luis Obispo, and Ventura Counties. Also occurs in Arizona, New Mexico, Texas, and Mexico.	Blooms usually August through November	**Not Expected.** Suitable habitat not present within project site.

Table C: Special-Status Species Potentially Occurring in the Project Vicinity (Not Covered by Multiple Species Habitat Conservation Plan)

Species	Status	Habitat and Distribution	Blooming Period/Activity Period	Occurrence Probability
Scutellaria bolanderi ssp. *austromontana* **Southern mountains skullcap**	US: – CA: 1B.2	Perennial herb. Occurs in mesic areas in gravelly soils of stream banks or in oak or pine woodland (rarely chaparral) at 425 to 2,000 meters (1,400 to 6,600 feet) elevation. Known from Riverside and San Diego Counties. Believed extirpated from San Bernardino County and perhaps Los Angeles County.	Blooms June through August	**Not Expected.** Suitable habitat not present within project site.
Symphyotrichum defoliatum **San Bernardino aster**	US: – CA: 1B.2	Perennial herb. Occurs in vernally wet sites (such as ditches, streams, and springs) in many plant communities below 2,040 meters (6,700 feet) elevation. In California, known from Ventura, Kern, San Bernardino, Los Angeles, Orange, Riverside, and San Diego Counties. May also occur in San Luis Obispo County. In the western Riverside County area, this species is scarce and documented only from Temescal and San Timoteo Canyons (*The Vascular Plants of Western Riverside County, California*. F.M. Roberts et al., 2004).	Blooms July through November	**Not Expected.** Suitable habitat not present within project site.
Juncus luciensis **Santa Lucia dwarf rush**	US- CA: 1B.2	Annual grasslike herb. Occurs in vernal pools, ephemeral drainages, and meadows and seeps within lower montane coniferous forest, chaparral, and Great Basin scrub habitats. Elevations from 280 to 2,035 meters (920 to 6,675 feet).	Blooms April through July	**Not Expected.** Suitable habitat not present within project site.
Invertebrates				
Socalchemmis icenoglei **Icenogle's socalchemmis spider**	US: – CA: SA	Known only from the type locality in the Winchester area of western Riverside County. Occurs in coastal scrub.	Secretive year-round	**Not Expected.** Suitable habitat not present within project site. Additionally, nearest documented occurrence was recorded approximately 6.2 miles northeast of the project site.
Reptiles				
Thamnophis hammondii **Two-striped garter snake**	US: – CA: SSC	Highly aquatic. Only in or near permanent sources of water. Streams with rocky beds supporting willows or other riparian vegetation. From Monterey County to northwest Baja California.	Diurnal Year-round	**Not Expected.** Suitable habitat not present within project site.

Table C: Special-Status Species Potentially Occurring in the Project Vicinity (Not Covered by Multiple Species Habitat Conservation Plan)

Species	Status	Habitat and Distribution	Blooming Period/Activity Period	Occurrence Probability
Mammals				
Eumops perotis californicus **Western mastiff bat**	US: – CA: SSC	Occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc.; roosts in crevices in vertical cliff faces, high buildings, and tunnels, and travels widely when foraging.	Year-round; nocturnal	**Low.** Not expected to roost within the project site; however, suitable foraging opportunities exist within the project site.
Chaetodipus californicus femoralis **Dulzura pocket mouse**	US: – CA: SSC	Found in a variety of habitats including coastal sage scrub, chaparral and grassland in northern Baja California, San Diego and extreme southwestern and western Riverside Counties. Limit of range to northwest (at interface with *C.c. dispar*) unclear.	Year-round	**Not Expected.** Although grasslands do occur within the project site, this species was last documented approximately 5.2 miles northeast of the project site in 1993.
Onychomys torridus ramona **Southern grasshopper mouse**	US: – CA: SSC	Believed to inhabit sandy or gravelly valley floor habitats with friable soils in open and semi-open scrub, including coastal sage scrub, mixed chaparral, low sagebrush, riparian scrub, and annual grassland with scattered shrubs, preferring low to moderate shrub cover. More susceptible to small- and large-scale habitat loss and fragmentation than most other rodents, due to its low fecundity, low population density, and large home range size. Arid portions of southwestern California and northwestern Baja California.	Nocturnal, active year-round	**Not Expected.** Although grasslands do occur within the project site, this species was last documented approximately 5.3 miles northeast of the project site in 1932.

Sources: CNDDB (2024) and CNPS (2024).

CA: State Classifications
SA = Special Animal. Refers to any other animal monitored by the CNDDB, regardless of its legal or rarity status.
SSC = Species of Special Concern. Refers to animals with vulnerable or seriously declining populations.

CNPS Designations
1B.1 = Rare threatened, or endangered in California and elsewhere
1B.2 = Plants rare, threatened, or endangered in California and elsewhere; fairly threatened in California
2B.2 = Plants rare, threatened, or endangered in California, but more common elsewhere; fairly threatened in California

CA = California
CNPS = California Native Plant Society
US = United States

Table D: Special-Status Species Recorded within 3.0 Miles of the Project Site (Not Covered by Multiple Species Habitat Conservation Plan)

Species	Status	Habitat and Distribution	Blooming Period/Activity Period	Occurrence Probability
Invertebrates				
Bombus crotchii **Crotch bumble bee**	US: – CA: CE	Nectars on Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum in coastal California east to the Sierra-Cascade crest and south into Mexico.	Spring and summer	**Low.** Eriogonum, a genus that *B. crotchii* forages on, is present in limited quantity within the project site.

Source: CNDDB (2024).

CA: State Classifications
CE = Candidate Endangered Species

CA = California
CNDDB = California Natural Diversity Database
US = United States

Wildlife Movement, Corridors, and Nursery Sites

Wildlife movement includes seasonal migration along corridors, as well as daily movements for foraging. Migration corridors may include areas of unobstructed movement of deer, riparian corridors providing cover for migrating birds, routes between breeding waters and upland habitat for amphibians, and areas between roosting and feeding areas for birds.

The project site is bordered by existing paved roads and development on three of the four adjoining properties that restrict wildlife movement in the project vicinity. The majority of wildlife movement within the project site is anticipated to be limited to wildlife present on site or within the nonnative grasslands to the south of the project site, beyond the existing single-family residence. The project would not substantially limit wildlife movement.

Natural Communities of Interest

Riparian habitats, oak woodlands, and vernal pools are among the natural communities of interest to the CDFW.

Plant communities and land covers present on site are limited to nonnative grasslands and developed areas. None of these plant communities or land covers are riparian habitats, oak woodlands, or vernal pools or are considered natural communities of interest. Therefore, impacts to natural communities of interest will not occur on site.

Wetlands

Wetlands areas are not present on site. Additional focused surveys are not required.

Local Policies and Ordinances Protecting Biological Resources

The Riverside County General Plan and development ordinances may include regulations or policies governing biological resources. For example, policies may include tree preservation, locally designated species survey areas, local species of interest, and significant ecological areas.

The City of Menifee's Park Design, Landscaping, and Tree Preservation ordinance (Ordinance Number 2015-167), Section 9.18.120 states that "Heritage tree removal will require replacement with the largest nursery-grown tree(s) available as determined by the Community Development Department or Planning Commission. Heritage tree relocation to another location on the site is the preferred alternative to replacement subject to a written report by a landscape architect or ISA certified arborist on the feasibility of transplanting a heritage tree." Heritage trees are those with certain characteristics (i.e., age, size, species, location, historical influence, aesthetic quality, or ecological value) that receive special attention and preservation efforts.

The project will not be in conflict with local policies or ordinances applicable to biological resources.

Indirect Effects

Indirect impacts to surrounding areas as a result of the project may include, but are not limited to, increased dust, noise, lighting, traffic, and storm water runoff. Because of the small scale of the project and its location within a landscape that is already highly disturbed or developed, substantial indirect impacts to sensitive biological resources are not anticipated.

Cumulative Effects

Project construction will contribute to the incremental loss of nonnative grassland in the region, including potential habitat for some special-status species. Cumulative impacts potentially include habitat fragmentation, increased edge effects, reduced habitat quality, and increased wildlife mortality. The MSHCP provides a comprehensive approach to the regional conservation of these habitats and, as a regional plan, serves to provide mitigation for cumulative impacts to covered species. Project compliance and consistency with the MSHCP ensure that any cumulative impacts to covered species are effectively mitigated. Special-status species that are not covered by the MSHCP also benefit from the surveys, conservation, and other measures of the MSHCP because they occupy many of the same habitats.

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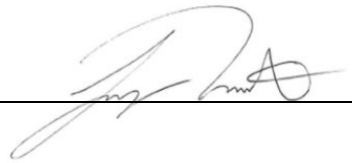
CERTIFICATION STATEMENT

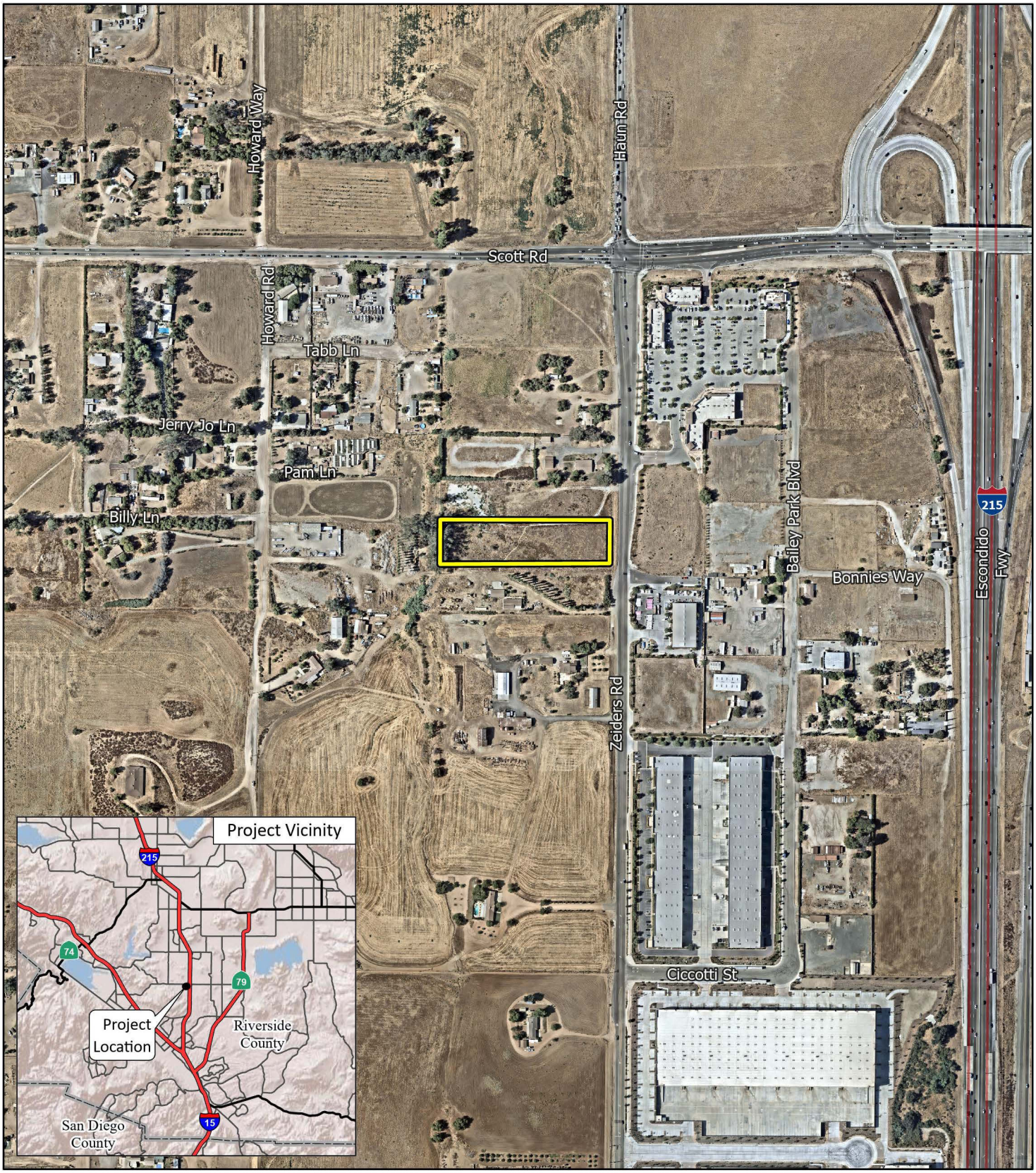
I hereby certify that the statements furnished in this report present the data and information required for this biological evaluation and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: October 31, 2024 Signature: 

APPENDIX A

FIGURES 1–5

Figure 1: Project Location and Vicinity
Figure 2: Project Area
Figure 3: Soils
Figure 4: Vegetation and Photo Locations
Figure 5: Representative Site Photos



Project Location

FIGURE 1

N

0 250 500
FEET

SOURCE: Nearmap (8/15/2024)

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Caliber Collision Paint and Auto Body Repair Shop Project

Project Location and Vicinity

LSA

Project Location

FIGURE 2

0 100 200
FEET

SOURCE: Nearmap (8/15/2024)

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Caliber Collision Paint and Auto Body Repair Shop Project

Project Area

LSA

LEGEND

Project Location

Soils

(LaC) Las Posas loam, 2 to 8 percent slopes

(LaD2) Las Posas loam, 8 to 15 percent slopes, eroded

(WyC2) Wyman loam, 2 to 8 percent slopes, eroded

0 50 100

FEET

SOURCE: Nearmap (8/15/2024), NRCS (2022)

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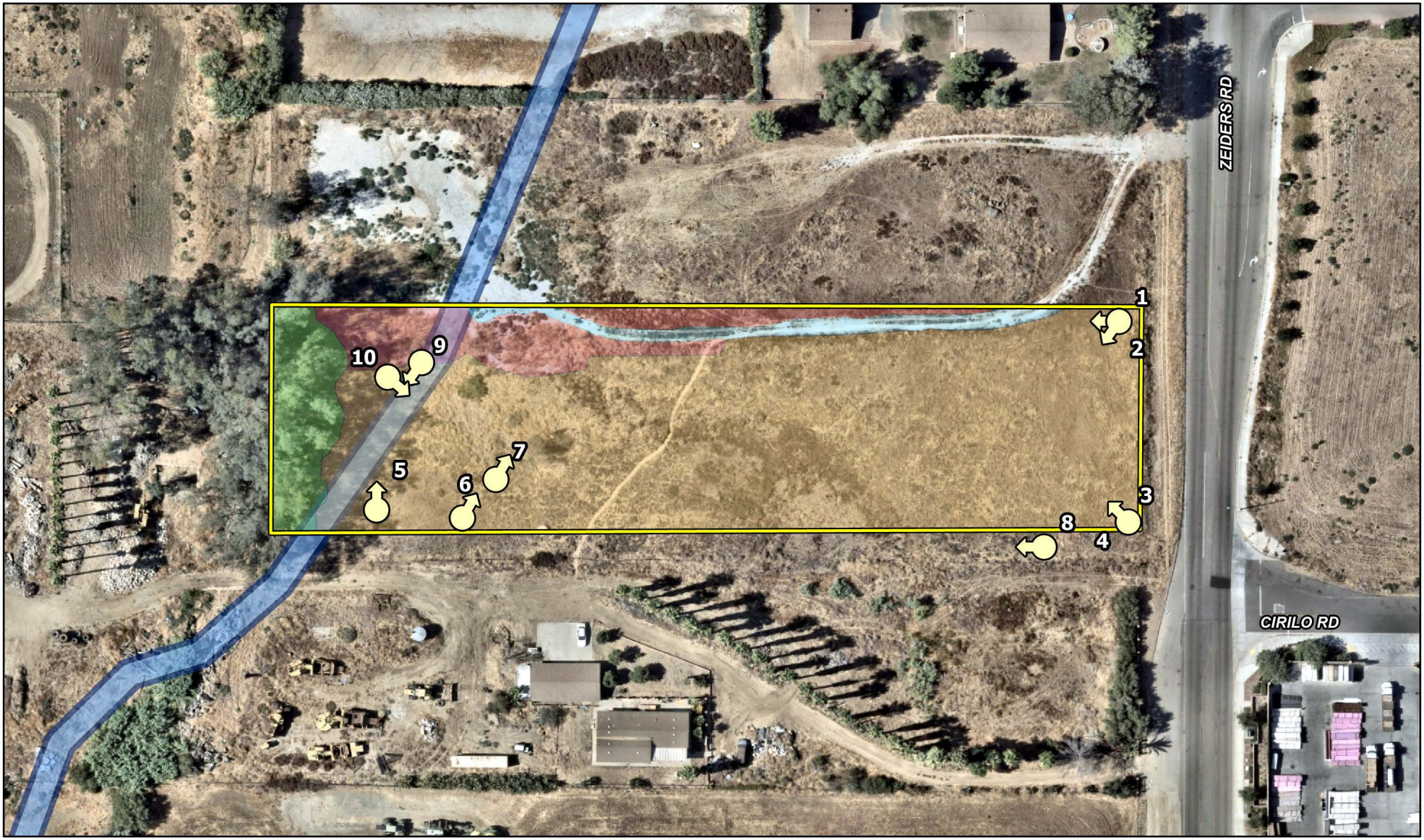
FIGURE 3

Caliber Collision Paint and Auto Body Repair Shop Project

Soils



LSA

Project Location

Photo Locations

National Wetlands Inventory

Riverine

Vegetation

Developed (0.10 acres)

Eucalyptus Grove (0.16 acres)

Non-native Grassland (1.80 acres)

Ruderal (0.27 acres)

0 50 100

FEET

SOURCE: Nearmap (8/15/2024)

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FIGURE 4

Caliber Collision Paint and Auto Body Repair Shop Project

Vegetation and Photo Locations

Photo 1: View of the project site looking southwest from the northeastern site boundary. Photo date March 25, 2022.

Photo 2: View of the project site looking southwest from the northeastern site boundary. Photo date September 24, 2024.

LSA

FIGURE 5

Caliber Collision Paint
and Auto Body Repair Shop Project

Representative Site Photos

Photo 3: View of the project site looking northwest from the southeastern site boundary. Photo date March 25, 2022.

Photo 4: View of the project site looking northwest from the southeastern site boundary. Photo date September 24, 2024.

LSA

FIGURE 5

Caliber Collision Paint
and Auto Body Repair Shop Project

Representative Site Photos

Photo 5: View of the project site looking north from the western site boundary. Photo date March 25, 2022.

Photo 6: View of the project site looking northeast near the western site boundary. Photo date September 24, 2024.

LSA

FIGURE 5

Caliber Collision Paint
and Auto Body Repair Shop Project

Representative Site Photos

Photo 7: View of the project site looking northeast from the central portion of the site. Photo date March 25, 2022.

Photo 8: View of the project site looking west from the southern-central portion of the site. Photo date September 24, 2024.

LSA

FIGURE 5

Caliber Collision Paint
and Auto Body Repair Shop Project

Representative Site Photos

I:\2023\20231078.02\G\Bio_MSHCP_Photos.cdr (10/8/2024)

Photo 9: View of the erosional rill located on the northwestern portion of the site. Photo date September 24, 2024.

Photo 10: View of the erosional rill located on the northwestern portion of the site. Photo date September 24, 2024.

LSA

FIGURE 5

Caliber Collision Paint
and Auto Body Repair Shop Project

Representative Site Photos

APPENDIX B

PLANT AND ANIMAL SPECIES OBSERVED

LSA biologists observed the following species during the 2022 and 2024 site visits in the specified study area.

* Introduced species that are not native to California

EUDICOTS

Adoxaceae	**Muskroot Family**
Sambucus mexicana	blue elderberry
Anacardiaceae	**Sumac Family**
*Schinus molle**	Peruvian peppertree
Asteraceae	**Sunflower Family**
*Anthemis cotula**	mayweed
Artemisia californica	California sagebrush
*Centaurea melitensis**	maltese star-thistle
Corethrogyne filaginifolia var. *filaginifolia*	cudweed sandaster
Deinandra paniculata	San Diego tarweed
Erigeron canadensis	common horseweed
Helianthus annuus	common sunflower
Matricaria discoidea	disc mayweed
*Lactuca serriola**	prickly lettuce
*Oncosiphon pilulifer**	stinknet
*Soncus asper**	prickly sow thistle
*Sonchus oleraceus**	common sow thistle
*Verbesina encelioides**	golden crownbeard
Boraginaceae	**Borage Family**
Amsinckia retrorsa	rigid fiddleneck
Heliotropium curassavicum	salt heliotrope
Plagioborthrys acanthocarpus	adobe allocarya
Brassicaceae	**Mustard Family**
*Brassica nigra**	black mustard
*Hirschfeldia incana**	shortpod mustard
*Sisymbrium irio**	London rocket
Chenopodiaceae	**Saltbush Family**
*Salsola tragus**	Russian thistle

Euphorbiaceae	**Spurge Family**
Croton setigerus	dove weed
Euphorbia albomarginata	whitemargin sandmat
*Euphorbia maculata**	spotted spurge
Fabaceae	**Legume Family**
Acmispon micranthus	fishhook lotus
*Melilotus albus**	white sweetclover
*Melilotus indicus**	yellow sweetclover
Geraniaceae	**Geranium Family**
*Erodium cicutarium**	redstem stork's bill
Lamiaceae	**Mint family**
*Marrubium vulgare**	horehound
Trichostema lanceolatum	vinegarweed
Malvaceae	**Mallow Family**
*Malva leprosa**	alkali mallow
*Malva parviflora**	cheeseweed mallow
Myrtaceae	**Myrtle Family**
*Eucalyptus globulus**	Tasmanian blue gum
Oleaceae	**Olive Family**
*Olea europaea**	olive
Polygonaceae	**Buckwheat Family**
Eriogonum fasciculatum	California buckwheat
*Rumex crispus**	curly dock
Solanaceae	**Nightshade family**
Datura wrightii	jimsonweed
*Nicotiana glauca**	tree tobacco

MONOCOTS

Poaceae	**Grass Family**
*Avena fatua**	wild oat
*Bromus diandrus**	ripgut brome
*Bromus hordeaceus**	soft chess
*Bromus rubens**	red brome
*Cynodon dactylon**	Bermuda grass
*Festuca myorus**	annual fescue
*Festuca perennis**	ryegrass
*Hordeum murinum**	mouse barley

BIRDS

Accipitridae
Accipiter cooperii
Buteo jamaicensis

Charadriidae
Charadrius *vociferus*

Cardinalidae
Piranga *ludoviciana*

Columbidae
*Columba livia**
*Streptopelia decaocto**
Zenaida macroura

Falconidae
Falco *sparverius*

Icteridae
Agelaius phoeniceus
Euphagus cyanocephalus
Icterus *cucullatus*

Picidae
Dryobates nuttallii
Melanerpes formicivorus

Tyrannidae
Tyrannus vociferans

Corvidae
Aphelocoma californica
Colaptes auratus
Corvus brachyrhynchos
Corvus corax

Aegithalidae
Psaltriparus minimus

Sturnidae
Sturnus *vulgaris**

Trochilidiae
Calypte anna
Selasphorus sasin

Troglodytidae
Thryomanes *bewickii*

Hawks, Kites, Eagles, and Allies
Cooper's hawk
red-tailed hawk

Plovers and Lapwings
killdeer

Cardinals and Allies
western tanager

Pigeons and Doves
rock pigeon
Eurasian collared-dove
mourning dove

Caracaras and Falcons
American kestrel

Blackbirds
red-winged blackbird
Brewer's blackbird
hooded oriole

Woodpeckers
Nuttall's woodpecker
acorn woodpecker

Tyrant Flycatchers
Cassin's kingbird

Crows and Jays
California scrub-jay
northern flicker
American crow
common raven

Long-Tailed Tits and Bushtits
bushtit

Starlings
European starling

Hummingbirds
Anna's hummingbird
Allen's hummingbird

Wrens
Bewick's wren

Turdidae	**Thrushes**
Sialia mexicana	western bluebird
Catharus guttatus	hermit thrush
Mimidae	**Mockingbirds and Thrashers**
Mimus polyglottos	northern mockingbird
Passeridae	**Old World Sparrows**
*Passer domesticus**	house sparrow
Fringillidae	**Finches**
Haemorhous mexicanus	house finch
Spinus psaltria	lesser goldfinch
Passerellidae	**New World Sparrows**
Chondestes grammacus	lark sparrow
Melozone crissalis	California towhee
Melospiza melodia	song sparrow
Passerculus sandwichensis	Savannah sparrow
Zonotrichia leucophrys	white-crowned sparrow
Parulidae	**Wood Warblers**
Geothlypis trichas	common yellowthroat
Setophaga coronata	yellow-rumped warbler

REPTILES

Colubridae	**Colubrid Snakes**
Pituophis catenifer	gophersnake

MAMMALS

Sciuridae	**Squirrels, Chipmunks, and Marmots**
Otospermophilus beecheyi	California ground squirrel
Leporidae	**Rabbits and Hares**
Sylvilagus audubonii	desert cottontail

APPENDIX C

NEPSSA SURVEY REPORT

CARLSBAD
CLOVIS
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

September 16, 2022

Brett Hamilton, AICP, Senior Planner
City of Menifee
Community Development Department-Planning Division
29844 Haun Road
Menifee, CA 92586

Subject: Focused MSHCP Plant Species 2022 Survey for the Caliber Collision Paint and Autobody Repair Shop Project in Menifee, Riverside County, California (LSA Project No CIM2201)

Dear Mr. Hamilton:

This report documents the results of a 2022 focused survey for Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) plant species for the Caliber Collision Paint and Auto Body Repair Shop Project (project). The approximately 2.3-acre project, consisting of Assessor's Parcel Number 384-130-028, is at the northwest corner of Zeiders Road and Cirilo Road in Menifee, Riverside County, (Figures 1 and 2, attached).

Section 6.1.3 of the MSHCP requires focused surveys for specified sensitive plant species if the project is within a Narrow Endemic Plant Species Survey Area (NEPSSA) and suitable habitat is present. The project is within NEPSSA 3, which indicates the need for a focused survey within suitable habitat for the following plant species:

- Munz's onion (*Allium munzii*)
- San Diego ambrosia (*Ambrosia pumila*)
- Many-stemmed dudleya (*Dudleya multicaulis*)
- spreading navarretia (*Navarretia fossalis*)
- California Orcutt grass (*Orcuttia californica*)
- Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*)

The results of the survey were negative for the target species.

BACKGROUND

The survey area consists of the entire approximately 2.3-acre project site. Vegetation in the survey area, consisting of nonnative grassland, is disturbed due to regular discing. Dominant species include paniculate tarplant (*Deinandra paniculate*), redstem filaree (*Erodium cicutarium*), ripgut brome (*Bromus diandrus),* and common fiddleneck (*Amsinckia intermedia*), shortpod mustard (*Hirschfeldia incana*), tocalote (*Centaurea melitensis*), stinknet (*Oncosiphon pilulifer*), foxtail barley (*Hordeum murinum*), foxtail brome (*Bromus madritensis*), and rattail sixweeks grass (*Festuca myuros*).

Precipitation values for the 2021–2022 wet season and normal season precipitation values were taken from the WeatherCurrents.com website (http://weathercurrents.com/perris/). Total 2021–2022 wet

season precipitation in the general project area was 5.2 inches, compared to an average season value of 8.8 inches.

METHODS

Focused NEPSSA surveys were conducted by LSA botanist Stan Spencer, PhD, and timed to coincide with the blooming periods of target species. An early season survey was conducted on May 10, 2022, from 8:55 to 11:10 a.m. A late season survey was conducted on June 22 from 6:45 to 9:00 a.m. The surveys were conducted by walking approximately 50-foot-wide transects throughout the project site. The surveys were floristic in nature, and all plant species observed during the surveys were noted.

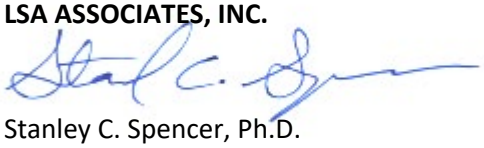
RESULTS

No NEPSSA 3 species were observed during the focused plant survey. Therefore, NEPSSA 3 species are considered absent from the site and are not expected to be affected by project activities. No other sensitive plant species were observed. A complete list of plant species observed on the site is included in attached Table A.

If you have any questions concerning the report, I can be contacted at (951) 232-4124 or stan.spencer@LSA.net.

Sincerely,

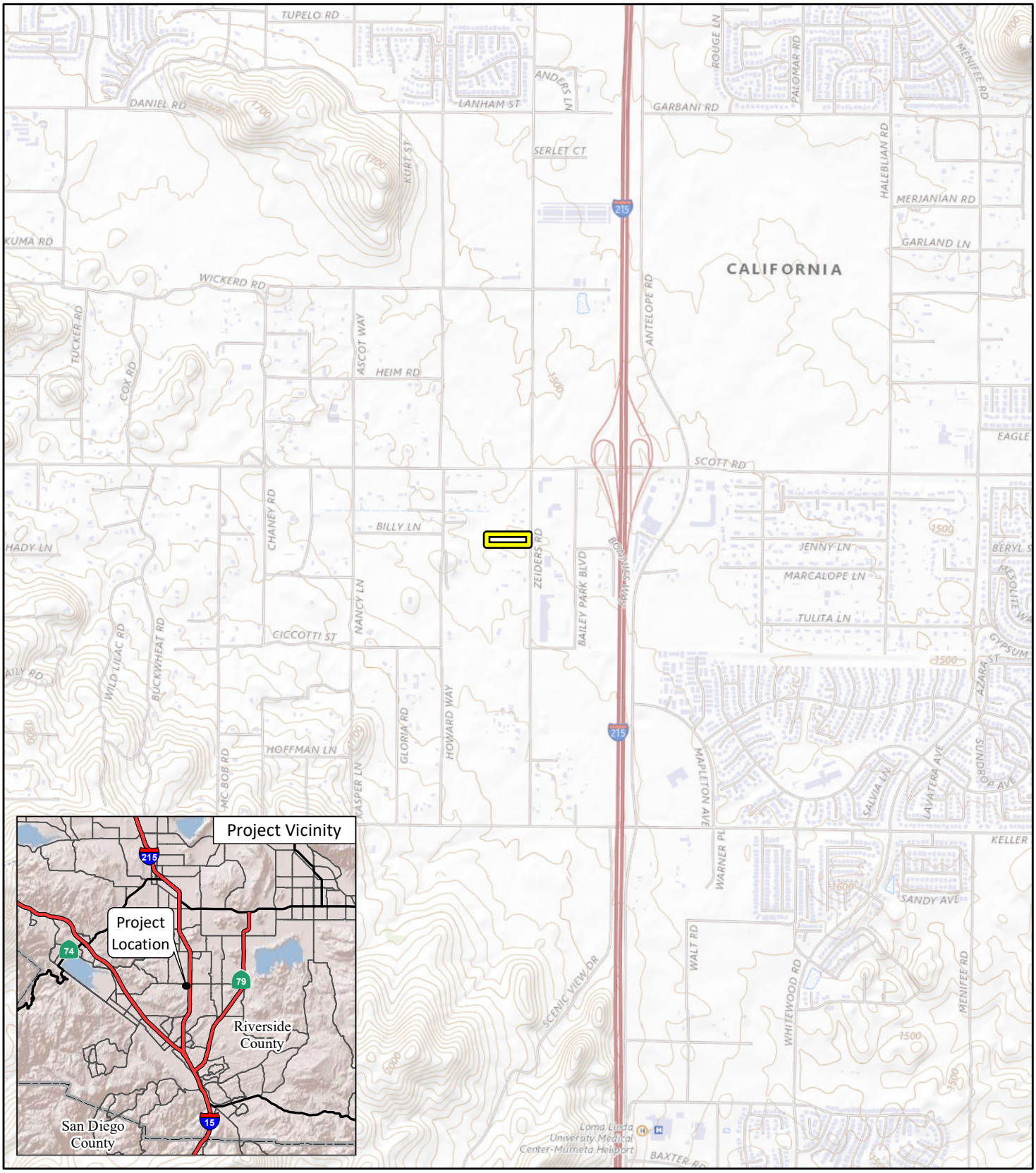
LSA ASSOCIATES, INC.



Stanley C. Spencer, Ph.D.
Senior Biologist/Botanist

Attachments: Figure 1: Project Location and Vicinity
Figure 2: Project Area
Table A: Vascular Plant Species Observed

cc: Melody Aimar, MSHCP Biological Monitoring Program



LSA

LEGEND

Project Location

FIGURE 1

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FEET

SOURCE: USGS The National Map (2018)

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Caliber Collision Auto Body Shop

Project Location and Vicinity

LSA

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Project Location

FIGURE 2

0 100 200

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SOURCE: Google Imagery (2022)

Caliber Collision Auto Body Shop

Project Area

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Table A: Vascular Plant Species Observed

Scientific Name	Common Name
Eudicot Flowering Plants	
Adoxaceae	**Muskroot family**
Sambucus mexicana	Blue elderberry
Anacardiaceae	**Sumac family**
*Schinus molle**	Peruvian peppertree
Asteraceae	**Sunflower family**
*Anthemis cotula**	Mayweed
Artemisia californica	California sagebrush
*Centaurea melitensis**	Maltese star-thistle
Corethrogyne filaginifolia	Common sandaster
Deinandra paniculata	Paniculate tarplant
Erigeron canadensis	Canadian horseweed
Helianthus annuus	Common sunflower
*Lactuca serriola**	Prickly lettuce
Matricaria discoidea	Disc mayweed
*Oncosiphon pilulifer**	Stinknet
*Sonchus asper**	Prickly sow thistle
*Sonchus oleraceus**	Common sow thistle
*Verbesina encelioides**	Golden crownbeard
Boraginaceae	**Borage family**
Amsinckia retrorsa	Rigid fiddleneck
Heliotropium curassavicum	Salt heliotrope
Plagiobothrys acanthocarpus	Adobe allocarya
Brassicaceae	**Mustard family**
*Brassica nigra**	Black mustard
*Hirschfeldia incana**	Shortpod mustard
*Sisymbrium irio**	London rocket
Chenopodiaceae	**Saltbush family**
*Salsola tragus**	Russian thistle
Euphorbiaceae	**Spurge family**
Croton setigerus	Dove weed
Euphorbia albomarginata	Whitemargin sandmat
*Euphorbia maculata**	Spotted spurge
Fabaceae	**Pea family**
Acmispon micranthus	Fishhook lotus
*Melilotus albus**	White sweetclover
*Melilotus indicus**	Annual yellow sweetclover
Geraniaceae	**Geranium family**
*Erodium cicutarium**	Redstem stork's bill
Lamiaceae	**Mint family**
*Marrubium vulgare**	Horehound
Trichostema lanceolatum	Vinegar weed
Malvaceae	**Mallow family**
*Malva parviflora**	Cheeseweed mallow
Malvella leprosa	Alkali mallow
Myrtaceae	**Myrtle family**
Eucalyptus sp.*	Eucalyptus

Table A: Vascular Plant Species Observed

Scientific Name	Common Name
Oleaceae	**Olive family**
*Olea europaea**	Olive
Polygonaceae	**Buckwheat family**
Eriogonum fasciculatum	California buckwheat
*Rumex crispus**	Curly dock
Solanaceae	**Nightshade family**
Datura wrightii	Sacred thorn-apple
*Nicotiana glauca**	Tree tobacco
Poaceae	**Grass family**
*Avena fatua**	Wild oat
*Bromus diandrus**	Ripgut brome
*Bromus hordeaceus**	Soft chess
*Bromus rubens**	Red brome
*Cynodon dactylon**	Bermuda grass
*Festuca myuros**	Annual fescue
*Festuca perennis**	Ryegrass
*Hordeum murinum**	Mouse barley

*= non-native

APPENDIX D

BUOW SURVEY REPORT

CARLSBAD
CLOVIS
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

September 29, 2022

Mr. Brett Hamilton, AICP, Senior Planner
City of Menifee
Community Development Department-Planning Division
29844 Haun Road
Menifee, California 92586
bhamilton@cityofmenifee.us

Subject: Results of a Burrowing Owl Survey for the Caliber Collision Paint and Auto Body Repair Shop Project in the City of Menifee, Riverside County, California (LSA Project No CIM2201).

Dear Mr. Hamilton:

This report documents the results of a burrowing owl (*Athene cunicularia*) survey for the Caliber Collision Paint and Auto Body Repair Shop Project (project). The 2.33-acre project is located north of Keller Road, south of Scott Road, east of Howard Way, and west of Zeiders Road in the City of Menifee (City), Riverside County, California, within Assessor's Parcel Number 384-130-028 (see Figure 1; all figures attached).

The survey results were negative for the detection of burrowing owl since no owls, or their sign were observed during the 2022 survey efforts. However, several ground squirrel burrows were observed on site and have the potential to house burrowing owl.

BACKGROUND

Burrowing owls are found in open, dry grasslands; agricultural and range lands; desert habitats; and grass, forb, and shrub stages of pinyon and ponderosa pine habitats. They nest in abandoned burrows of ground squirrels or other animals, in pipes, rock and debris piles, and in other similar features.

Burrowing owls, their nests, and eggs are protected from "take" under the Migratory Bird Treaty Act and Sections 3503, 3503.5, and 3800 of the California Fish and Game Code. Activities that cause destruction of active nests, or that cause nest abandonment and subsequent death of eggs or young, may constitute violations of these laws.

Burrowing owl is a species of special concern as determined by the California Department of Fish and Wildlife (CDFW) and is a covered species under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). In addition, the MSHCP has established survey areas for burrowing owl where focused surveys are required if suitable habitat is determined to be present.

SURVEY AREA

The area surveyed with transects (Figure 2) is 2.33 acres and includes the entire project site, which is potentially suitable for burrowing owl. The entire project site is within the MSHCP burrowing owl survey area. The topography of this area is a mix of moderately disturbed, low-lying vegetation and slopes southeast to northwest, providing a suitable habitat for burrowing owl.

Vegetation within the project site is moderately disturbed due to regular discing. Based on aerial imagery, the site has never been developed, and non-native grasslands dominate the site. The project site is bounded by undeveloped land and a commercial storage yard to the north, Zeiders Road and undeveloped land to the east, a single-family residence and commercial operations to the south, and a commercial storage yard to the west. The site elevation ranges from 1,530 to 1,545 feet (ft) above mean sea level (amsl).

Vegetation and land cover present on site consist of non-native grasslands, ruderal vegetation, and a developed gravel driveway (Figure 2). One native tree, a blue elderberry (*Sambucus nigra* ssp. *Caerulea),* was observed on the central portion of the site. Dominant species within non-native grasslands include ripgut brome (*Bromus diandrus),* paniculate tarplant (*Deinandra paniculate*), redstem filaree (*Erodium cicutarium*), and common Fiddleneck (*Amsinckia intermedia*). Dominant species within ruderal areas are limited to non-native species and include shortpod mustard (*Hirschfeldia incana*), tocalote (*Centaurea melitensis*), stinknet (*Oncosiphon pilulifer*), foxtail barley (*Hordeum murinum*), foxtail brome (*Bromus madritensis*), rattail sixweeks grass (*Festuca myuros*), and redstem filaree. There are no other plant communities on the site. Areas mapped as "developed" in Figure 2 consist of gravel driveways that prohibit the growth of vegetation; these areas are located on the northern part of the site. Figure 3 shows representative photographs of the on-site conditions.

The area surrounding the project site consists of a mix of developed and undeveloped lands with Interstate 15 (I-15) passing approximately 0.25 mile from the eastern boundary of the project site. Surrounding developed areas consist primarily of residential and commercial uses.

METHODS

The surveys were conducted by LSA biologist Jeremy Rosenthal according to the *County of Riverside Guidelines for Burrowing Owl Surveys* (revised March 29, 2006). A total of four surveys were conducted on March 25, May 10, June 30, and August 17, 2022. The surveys were conducted by walking transects approximately 30 meters apart throughout areas of suitable habitat to look for burrowing owls, potential burrows (burrows greater than 11 centimeters [cm] in diameter and 150 cm deep), and burrowing owl sign. Burrowing owl sign consists of feathers, pellets, whitewash, and prey remnants). Burrows with burrowing owl sign present and/or burrowing owls were recorded using a handheld global positioning system (GPS) unit and mapped onto an aerial photograph. Privately owned parcels located outside of the project site were surveyed using binoculars from public rights-of-way and advantageous viewpoints as well as through aerial imagery. Potential habitat within 500 ft and visible from the site was surveyed using binoculars.

Table A provides dates, times, and weather conditions of site visits. Surveys were conducted during weather conducive to observing owls outside their burrows and to detecting burrowing owl sign. No rain had occurred within five days prior to each of the site visits.

Table A: Focused Survey Dates, Times, and Weather Conditions

Survey	Personnel	Date (2022)	Time (24-Hour) (start/finish)	Temp. (°F) (start/finish)	Wind (mph)	Sky
Burrow Survey, Burrowing Owl Survey 1	Jeremy Rosenthal	March 25	0645/0715	64/65	<12	0% cloud cover
Burrowing Owl Survey 2	Jeremy Rosenthal	May 10	0600/0700	47/48	<2	10% cloud cover
Burrowing Owl Survey 3	Jeremy Rosenthal	June 30	0600/0700	66/67	<2	10% cloud cover
Burrowing Owl Survey 4	Jeremy Rosenthal	August 17	0630/0730	74/75	<1	0% cloud cover

Source: Compiled by LSA (2022).
°F = degrees Fahrenheit
mph = miles per hour

RESULTS

No burrowing owls or burrowing owl sign were found to be present within the survey area (including the 500 ft buffer). Four burrows suitable for burrowing owl were observed within the survey area but showed no sign of burrowing owl use. Suitable habitat is present throughout the project site and portions of the 500 ft buffer consisting of ruderal and non-native grassland as both vegetation communities contain low-growing plant species. Areas mapped as developed lacked suitable habitat since they consist of a gravel driveway maintained vegetation free since 2021. These developed areas preclude the construction of any burrows and vegetation growth.

Areas within 500 ft of the project site generally lack suitable habitat for burrowing owl as over half of the surrounding land consists of developed land cover for residences and/or commercial businesses. The remaining undeveloped land to the north, south-west, south-east, and east is considered suitable habitat for burrowing owl, consisting primarily of similar ruderal and non-native grassland vegetation. However, based on historic aerial imagery, vegetation within those areas appears to be regularly disced/mowed since at least 2003. No burrowing owls, their sign, or suitable burrows were observed within the 500 ft buffer.

Wildlife species detected during the survey included mourning dove (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans*), American crow (*Corvus brachyrhynchos*), northern mockingbird (*Mimus polyglottos*), lesser goldfinch (*Spinus psaltria*), lark sparrow (*Chondestes grammacus*), white-crowned sparrow (*Zonotrichia leucophrys*), killdeer (*Charadrius vociferus*), California scrub-jay (*Aphelocoma californica)*¸ Bewick's wren (*Thryomanes bewickii)*, song sparrow (*Melospiza melodia*), California towhee (*Melozone crissalis*), Nuttall's woodpecker (*Picoides nuttalii*), northern flicker (*Colaptes auratus*), American kestrel (*Falco sparverius*), Cassin's kingbird (*Tyrannus vociferans*), hooded oriole (*Icterus cucullatus*), red-winged blackbird (*Agelaius phoeniceus*), common yellowthroat (*Geothlypis trichas*), western tanager

(*Piranga ludoviciana*), house finch (*Haemorhous mexicanus)*, Eurasian collared dove (*Streptopelia decaocto*), European starling (*Sturnus vulgaris*), rock pigeon (*Columba livia*), chicken (*Gallus gallus domesticus),* checkered white (*Pontia protodice)*, California ground squirrel (*Spermophilus beecheyi*), and Audubon's cottontail (*Sylvilagus audubonii*).

DISCUSSION

Four suitable burrows were observed within the project site; however, they lacked sign of burrowing owl use during the focused burrowing owl surveys. The project site contains suitable habitat in the form of non-native grassland and ruderal areas. Since portions of the project site are suitable for burrowing owl and burrowing owl could occupy these areas prior to construction, a preconstruction burrowing owl survey will be required within 30 days prior to ground disturbance, consistent with the *County of Riverside Guidelines for Burrowing Owl Surveys* (revised March 29, 2006). If burrowing owl is found during the preconstruction survey, the project proponent will need to inform the CDFW and U.S. Fish and Wildlife Service (USFWS) and prepare a Burrowing Owl Protection and Relocation Plan for approval by these agencies prior to initiating ground disturbance.

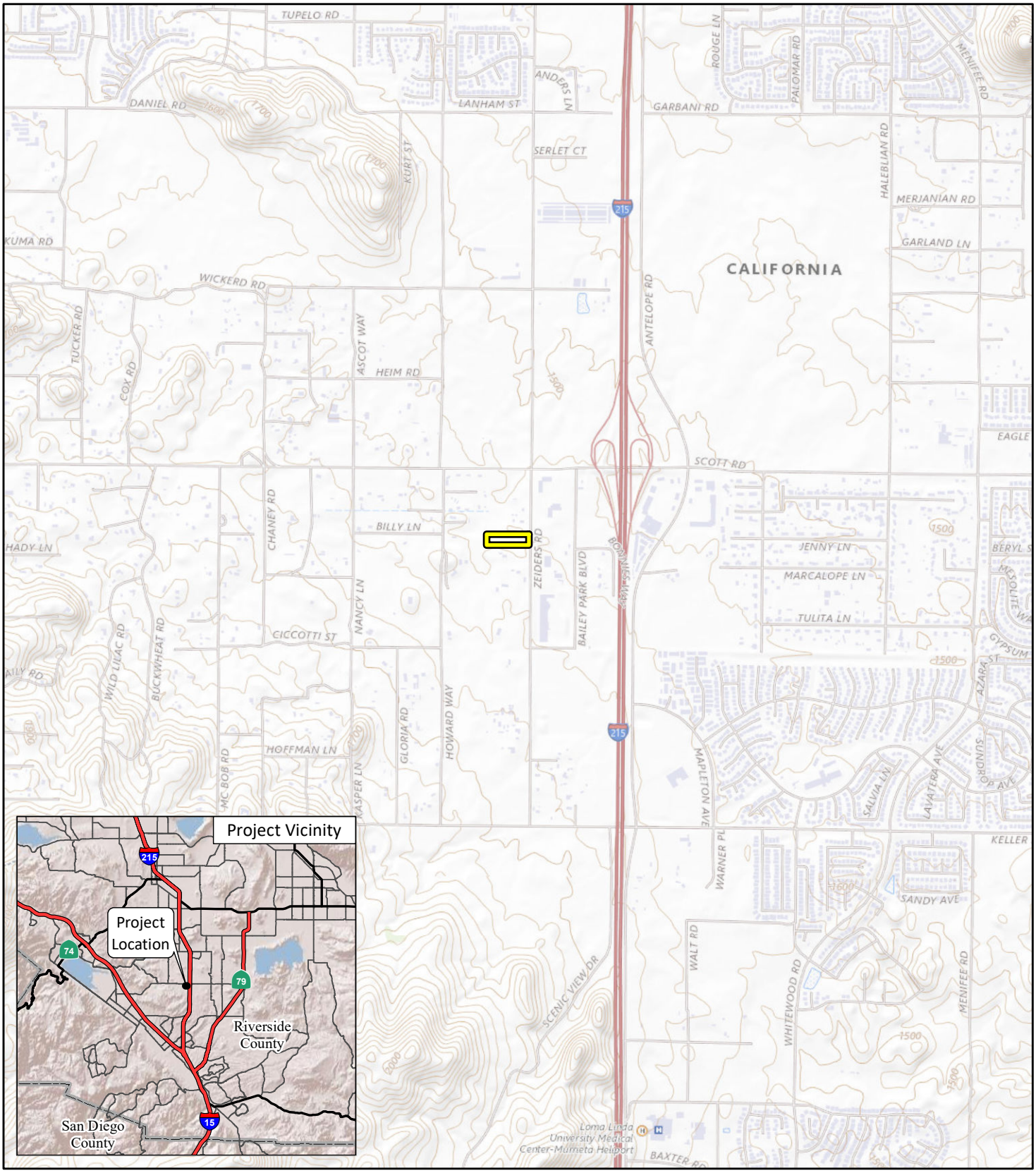
If you have any questions concerning the report, I can be contacted at (626) 257-0215 or ryan.villanueva@lsa.net.

Sincerely,

LSA ASSOCIATES, INC.

Ryan Villanueva
Senior Biologist

Attachments: Figure 1: Project Location and Vicinity
Figure 2: Survey Results
Figure 3: Site Photographs



LSA

LEGEND

Project Location

FIGURE 1

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0 1000 2000

FEET

SOURCE: USGS The National Map (2018)

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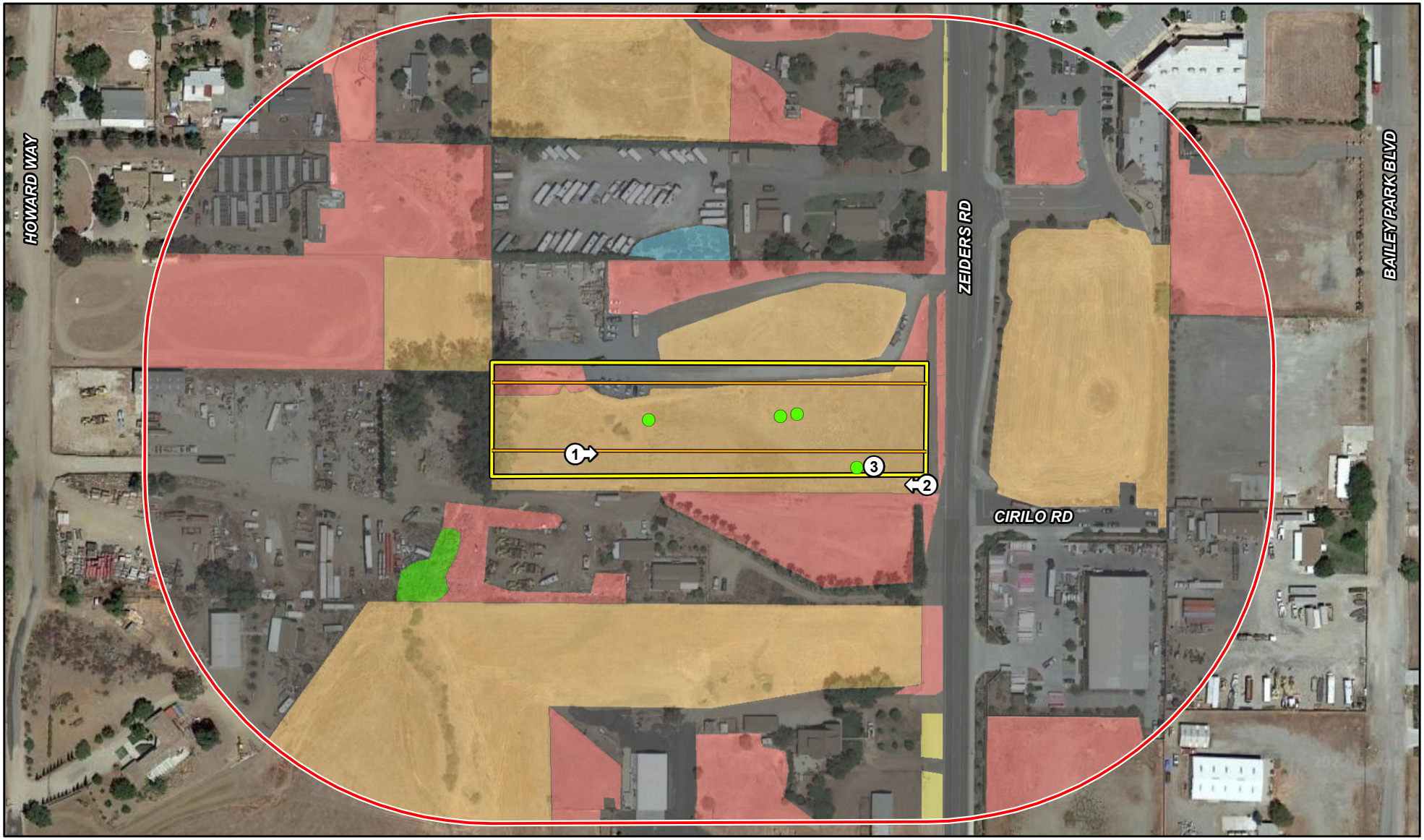
Caliber Collision Paint and Auto Body Repair Shop Project

Project Location and Vicinity



LSA

FIGURE 2

LEGEND

- Survey Area – 500-foot Buffer
- Project Location
- Transects (30-meter)
- Potential Burrowing Owl Burrow (no sign)
- Photo Locations

Vegetation

- Bare Ground
- Arundo Patches
- Coastal Sage Scrub
- Ruderal
- Non-native Grassland
- Developed

N

0 100 200
FEET

SOURCE: Google Imagery (2022)

Caliber Collision Paint and Auto Body Repair Shop Project

Survey Results

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Photo 1: View of the project site facing east. Taken on August 17, 2022.

Photo 2: View of the project site facing west. Taken on March 25, 2022.

LSA

FIGURE 3

Caliber Collision Paint and Auto Body Repair Shop Project

Site Photographs

Photo 3: California ground squirrel burrow. Taken on May 10, 2020.