Michael Baker INTERNATIONAL

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September 18, 2024 JN 201513

Fernando Herrera, Associate Planner
City of Menifee - Community Development Department
29844 Haun Road
Menifee, CA 92586

SUBJECT: Biological Resources Habitat Assessment for the PLN 23-0150 Fitwell Health Project, City of Menifee, Riverside County, California

Dear Mr. Herrera,

Michael Baker International, Inc. is pleased to submit this technical letter report documenting the results of a biological resources assessment for the proposed PLN 23-0150 Fitwell Health Project (project) located in the City of Menifee, Riverside County, California. The proposed project would fully develop Assessor Parcel Number 360-350-014 and develop a portion of a new access road, Serlet Court. This report is intended to satisfy the requirements of the California Environmental Quality Act (CEQA) and document consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

1.0 PROJECT LOCATION

The proposed project site is approximately 8.92 acres and is located approximately 650 feet south of Garbani Road in the City of Menifee, Riverside County, California (Attachment A, Figure 1, Regional Vicinity). Regional access to the project site is provided via Interstate 215 (I-215). Local access is provided via Haun Road. The project is situated within Section 15, Township 6 South, Range 3 West, as depicted on the *Romoland, California* 7.5-minute United States Geological Survey (USGS) topographic map (Attachment A, Figure 2, Site Vicinity).

2.0 PROJECT DESCRIPTION

The proposed project consists of the development of two buildings on an 8.27-acre site in two phases. Phase 1 would include development of a 69,618-square-foot building, which would house a fitness center, multipurpose center, and museum in the southern portion of the project site. The proposed building height of the mixed-use building would be approximately 54 feet. Phase 2 would include a 16,616-square-foot, two-story office building in the northern portion of the project site. Phase 1 would provide 431 parking spaces, inclusive of 7 Americans with Disabilities Act (ADA) compliant spaces, 2 ADA-compliant van spaces, 45 electric vehicle (EV) capable spaces, 22 electric vehicle charging station (EVCS) spaces, and 355 standard parking spaces. Phase 2 would provide 50 parking spaces, inclusive of 1 ADA-compliant parking space, 1 ADA van parking space, 6 EV capable spaces, 1 EVCS space, and 40 standard parking

spaces. In total, the project would provide 481 parking spaces. The project would also include the development of drainage improvements and landscaping. Development of a road, Serlet Court (0.65 acre), would provide site access.

3.0 EXISTING SITE CONDITIONS

The project site is located in Menifee in an undeveloped parcel in Riverside County. Surface elevations of the project area range from approximately 1,468 feet to 1,485 feet above mean sea level. The project site is an active agricultural field, and is bound by active agricultural fields to the north, I-215 to the east, a self-storage facility to the south, and Haun Road and agricultural lands to the west.

Based on a review of the Web Soil Survey, the project site supports eight soil types (Attachment A, Figure 4, USDA Soils Map):

- CaC2: Cajalco fine sandy loam, 2 to 8 percent slopes, eroded
- CaD2: Cajalco fine sandy loam, 8 to 15 percent slopes, eroded
- HnC: Honcut sandy loam, 2 to 8 percent slopes
- LaC: Las Posas loam, 2 to 8 percent slopes
- LaC2: Las Posas loam, 5 to 8 percent slopes, eroded
- WyC2: Wyman loam, 2 to 8 percent slopes, eroded
- YbC: Yokohl loam, 2 to 8 percent slopes
- YbD2: Yokohl loam, 8 to 15 percent slopes, eroded

The project occurs within the San Jacinto Valley watershed. Refer to Attachment B for representative photographs taken throughout the project site.

4.0 METHODS

4.1 Literature Review

Prior to conducting the field survey, Michael Baker conducted a thorough literature review and records search to characterize existing site conditions and assess the potential for special-status biological resources to occur that might pose a constraint to implementation of the proposed project. Queries of the California Natural Diversity Database (CNDDB; CNDDB 2024) and California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants of California (CNPS 2024) were conducted to obtain a list of special-status plant and wildlife species occurrence records within the U.S. Geological Survey (USGS) *Romoland*, *Lake Elsinore*, *Wildomar*, *Murrieta*, *Bachelor Mountain*, *Winchester*, *Lakeview*, *Perris*, and *Steele Peak* 7.5-minute quadrangle maps. Current conservation status of species was verified through lists and resources provided by the CDFW, specifically the *Special Animals List* (CDFW 2024a), *Special Vascular Plants, Bryophytes, and Lichens List* (CDFW 2024b), *State and Federally Listed Endangered and Threatened Animals of California* (CDFW 2024c), and *State and Federally Listed Endangered, Threatened, and Rare*

Plants of California (CDFW 2024d). The US Fish and Wildlife Service (USFWS) IPaC online database was also reviewed to identify special-status species and other resources, such as Critical Habitat, known or expected to occur on the project site or within the immediate vicinity (USFWS 2024b). Other resources reviewed included:

- USFWS Critical Habitat for Threatened & Endangered Species mapping tool (USFWS 2024a)
- US Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA NRCS 2024)
- USFWS National Wetlands Inventory (USFWS 2024c)
- Western Riverside County Regional Conservation Authority (RCA) MSHCP Information map (RCA 2024)

All the information obtained informed Michael Baker's understanding of the project site and assisted with the field survey and subsequent analysis. The results presented in this report provide a detailed assessment of the suitability of the habitat on-site to support special-status plant and wildlife species and other sensitive natural resources.

4.2 Habitat Assessment/Field Survey

Michael Baker biologists Marisa Flores and Samantha Martinez conducted a general biological resources survey and habitat assessment of the study area (project site and a 500-foot buffer) on June 13, 2024, between 0805 and 0940 hours to document existing conditions, conduct a habitat assessment for special-status plant, wildlife species, and sensitive natural communities, and determine the presence of aquatic resources within the project site. The 500-foot buffer was assessed visually from the project site and by reviewing aerial imagery due to access restrictions within the study area. Weather conditions were sunny with clear skies; temperatures ranged from 69 to 79 degrees Fahrenheit, with wind speeds ranging from 0 to 2 miles per hour. Classification of the on-site vegetation communities and other land uses is based on the descriptions of terrestrial vegetation classification systems described in *A Manual of California Vegetation* (Sawyer, Keeler-Wolf, and Evens 2009). Also noted were site characteristics such as soil condition, topography, hydrology, anthropogenic disturbances, indicator species, condition of on-site vegetation communities, and the presence of potentially regulated jurisdictional features. A formal aquatic resources delineation was not conducted. Michael Baker used geographic information systems (GIS) ArcView software to digitize the mapped vegetation communities and overlaid the data onto an aerial photograph to further analyze existing conditions and quantify the acreages of each vegetation community on-site.

All plant and wildlife species observed during the field survey were recorded in a field notebook. Plant species observed were identified by visual characteristics and morphology in the field while unusual and less familiar plant species were photographed and later identified using taxonomic guides. Plant species nomenclature and taxonomy follows *The Jepson Manual: Vascular Plants of California*, second edition (Baldwin et al. 2012) and scientific names are provided immediately following common names of plant

species (first reference only). Wildlife detections were made through aural and visual detection, as well as observation of sign including scat, trails, tracks, burrows, and nests. Field guides used to assist with identification of species during the field survey included *The Sibley Guide to Birds* (Sibley 2014) for birds, *A Field Guide to Western Reptiles and Amphibians* (Stebbins 2003) for herpetofauna, and *A Field Guide to Mammals of North America* (Reid 2006) for mammals. Wildlife species taxonomy follows the North American Butterfly Association (2024) for butterflies, the Society for the Study of Amphibians and Reptiles (Crother et al. 2017) for herpetofauna, the American Ornithological Society for birds (Chesser et al. 2023), and Wilson and Reeder (2005) for mammals. Scientific names are provided immediately following common names of wildlife species (first reference only).

5.0 RESULTS

5.1 Vegetation Communities and Land Covers

The project site supports an agricultural land cover type. No native vegetation communities occur on the project site. The surrounding area consists of mulefat thickets, agricultural, disturbed, and developed land uses. Table 1, Vegetation Communities and Land Cover Types, summarizes the extent of each land cover type on the project site and within the study area. Attachment A, Figure 5, Vegetation Communities and Other Land Uses, illustrates the extent of each vegetation community and land cover within the project site and study area.

TABLE 1. VEGETATION COMMUNITIES AND LAND COVER TYPES

Vegetation Community/Land Cover	Project Site (Acres)	Study Area (Acres)
Agriculture	8.92	41.39
Developed	0.00	14.02
Disturbed	0.00	0.64
Mulefat Thickets	0.00	1.46
TOTAL	**8.92**	**57.5**

Agriculture

There are 41.39 acres of the agricultural land cover type within the study area. This cultivated field is made up of common wheat (*Triticum aestivum*) and common oat (*Avena sativa*), with patches of lambsquarters (*Chenopodium album*) throughout the project site. One tree, blue elderberry (*Sambucus nigra ssp. caerulea*), is near a topographical low point near a rock outcrop within the project site. Other common species detected on the project site included common barley (*Hordeum vulgare*), shortpod mustard (*Hirschfeldia incana*), Russian thistle (*Salsola australis*), wild radish (*Raphanus raphanistrum*), stinknet (*Oncosiphon piluliferum*), and stinking chamomile (*Anthemis cotula*). The perimeter of the project site was being actively harvested while Michael Baker biologists were leaving the project site.

Developed

The study area includes 14.02 acres of developed land. This land cover type consists of I-215, a self-storage facility, and Haun Road. There were no developed areas within the project site.

Disturbed

The study area includes 0.64 acres of disturbed land cover. This land cover type consists of a house pad and areas devoid of vegetation. There were no disturbed areas within the project site.

Mulefat Thickets

Approximately 1.46 acres of mulefat thickets (*Baccharis salicifolia)* occur within the study area but outside of the project site in a concrete channel, between I-215 and the eastern project site boundary. Other common species detected in this area include tamarisk (*Tamarix ramosissima*), red willow (*Salix laevigata*), and maltese star-thistle (*Centaurea melitensis*).

5.2 General Floral Inventory

A total of 24 plant species were observed during the field survey, 8 native (33%) and 16 non-native (67%). Attachment C contains a full list of plant species detected on the project site.

5.3 General Wildlife Inventory

A total of 19 wildlife species were observed during field surveys, 16 native (84%) and 3 non-native (16%). The most commonly occurring birds during the field survey included American crow (*Corvus brachyrhynchos*), California towhee (*Melozone crissalis*), Eurasian collared-dove (*Streptopelia decaocto*), and mourning dove (*Zenaida macroura*). Attachment C contains a full list of wildlife species detected on the project site.

5.4 Special-Status Biological Resources

Sensitive Natural Communities

Six natural communities considered sensitive by the California Department of Fish and Wildlife (CDFW) were reported in the CNDDB from the nine USGS 7.5-minute quadrangle map region surrounding and including the *Romoland, California* 7.5-minute USGS topographic map. These include:

- Southern Coast Live Oak Riparian Forest
- Southern Cottonwood Willow Riparian Forest
- Southern Interior Basalt Flow Vernal Pool
- Southern Riparian Scrub
- Southern Sycamore Alder Riparian Woodland
- Valley Needlegrass Grassland

The site consists of an agricultural land cover type. It does not support native or sensitive vegetation communities.

Special-Status Plant Species

Sixty-four (64) special-status plant species have been recorded in the *Romoland, Lake Elsinore, Wildomar, Murrieta, Bachelor Mountain, Winchester, Lakeview, Perris, and Steele Peak, California* 7.5-minute quadrangles by the CNDDB, CNPS Online Inventory of Rare and Endangered Plants of California, and IPaC online database for the project site. After a review of specific habitat preferences, known distributions, and elevation ranges, no potentially occurring special-status plant species registered to the CNPS are expected to occur due to a lack of suitable habitat. Attachment D contains a summary of the special-status species with their potential to occur on the project site.

Special-Status Wildlife Species

Fifty-eight (58) special-status wildlife species have been recorded by the CNDDB and IPaC online databases for the project site. Attachment D contains a summary of the special-status species with their potential to occur on the project site. A total of nine special-status species have potential to occur on the project site due to the presence of suitable habitat: Cooper's hawk (*Accipiter cooperii*), golden eagle (*Aquila chrysaetos)*, burrowing owl (*Athene cunicularia)*, ferruginous hawk (*Buteo regalis)*, Swainson's hawk (*Buteo swainsoni)*, northern harrier (*Circus hudsonius)*, white-tailed kite (*Elanus leucurus)*, California horned lark (*Eremophila alpestris actia)*, and San Diego black-tailed jackrabbit (*Lepus californicus bennettii)*. All of these species are fully covered under the MSHCP. Only burrowing owl requires focused studies, but this species was absent from the project site (refer to Attachment E).

No special-status wildlife species were observed during the field survey and are not expected to occur on the project site due to a lack of suitable habitat and a review of specific habitat preferences, known distributions, and elevation ranges.

Critical Habitat

Under the US Endangered Species Act (ESA), Critical Habitat is designated at the time that a species is listed. Critical Habitat refers to specific areas within the geographical range of a species at the time of the listing that include the physical or biological features that are essential to the survival and eventual recovery of that species. Maintenance of these physical and biological features requires special management considerations or protection, regardless of whether individuals or the species are present or not. In the event that a project may result in take or adverse modification to a listed species' designated Critical Habitat, a project proponent may be required to engage in suitable mitigation. However, consultation for impacts to Critical Habitat is only required when a project has a federal nexus. This may include projects that occur on federal lands, require federal permits (e.g., Clean Water Act [CWA] Section 404 permit), or receive any federal oversight or funding. If there is a federal nexus, then the federal agency that is responsible for providing funds or permits would be required to consult with the USFWS under the ESA.

No Critical Habitat occurs within the project site.

State and Federal Jurisdictional Aquatic Features

Three agencies regulate activities within streams, wetlands, and riparian areas in California. The US Army Corps of Engineers (USACE) Regulatory Branch regulates discharge of dredged or fill material into "waters of the U.S." pursuant to Section 404 of the CWA and Section 10 of the Rivers and Harbors Act. Of the state agencies, the Santa Ana Regional Water Quality Control Board (RWQCB) regulates discharges to surface waters pursuant to Section 401 of the CWA and Section 13263 of the California Porter-Cologne Water Quality Control Act, and the CDFW regulates alterations to streambed and associated riparian habitat under Section 1600 et seq. of the California Fish and Game Code (CFGC).

A concrete-lined drainage is present east of the project site within the California Department of Transportation (Caltrans) right-of-way of I-215. Based on a review of aerial photographs (Google, Inc. 2024 and HistoricAerials.com 2024), USGS 7.5-minute quadrangle maps, and USFWS National Wetland Inventory maps, one drainage feature was historically present within the project site. However, based on observations made during the site visit, it was determined that the feature no longer exists. There was no evidence of an ordinary highwater mark, hydrology, riparian-associated vegetation, or any connections to an aquatic resource upstream or downstream from this topographical low point. Therefore, there are no potential jurisdictional aquatic resources present on the project site.

The site visit confirmed the absence of potential jurisdictional drainage features or riparian habitat on the project site. Therefore, the project will not be subject to the jurisdiction of the USACE, RWQCB, or CDFW. A formal aquatic resources delineation is not recommended.

5.5 Wildlife Corridors and Habitat Linkages

Wildlife corridors link areas of suitable habitat that are otherwise separated by areas of non-suitable habitat such as rugged terrain, changes in vegetation, or human disturbance. Wildlife corridors are essential to the regional ecology of a species because they provide avenues of genetic exchange and allow animals to access alternative territories as dictated by fluctuating population densities. Fragmentation of open space areas by urbanization creates "islands" of wildlife habitat that are more or less isolated from each other. Corridors mitigate the effects of this fragmentation by (1) allowing animals to move between remaining habitats, thereby permitting depleted populations to be replenished and promoting genetic exchange; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk of catastrophic events (such as fire or disease) that could lead to local extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and shelter. Wildlife corridors are usually bounded by urban land areas or other areas unsuitable for wildlife. The corridor generally contains suitable cover, food, and/or water to support species and facilitate movement while in the corridor. Larger, landscape-level corridors (often referred to as "habitat or landscape linkages") can provide both transitory and resident habitat for a variety of species. Although it is commonly used as a synonym for wildlife corridor, a habitat linkage refers to a more substantial, or wider,

land connection between two habitat areas. Habitat linkages allow for the periodic exchange of animals between habitat areas, which is essential to maintain adequate gene pools.

The project site is bordered by development to the south, and the fenced Caltrans right-of-way for I-215 occurs to the east. The project site is actively harvested and does not provide a suitable topography or cover that would support wildlife movement. In addition, the project site does not occur within an identified MSHCP core/linkage area. Therefore, no wildlife corridors or habitat linkages are present.

6.0 IMPACT ANALYSIS

The following discussion examines the impacts to biological resources that may occur as a result of the proposed project. The determination of impacts is based on both the features of the proposed project and the biological values of the habitat and sensitivity of plant and wildlife species potentially affected. The impact area comprises the main parcel (8.27 acres) and right-of-way for Serlet Court (0.65 acres), for a total of 8.92 acres.

Impacts to biological resources are assessed using impact significance threshold criteria, which mirror the policy statement contained in CEQA, Section 21001(c) of the California Public Resources Code. The questions below model those included in the checklist of questions listed in Appendix G of the CEQA guidelines and that are considered to determine if the project would have significant impacts to biological resources.

6.1 Impacts to Special-Status Species

a) *Would the project 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 California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Less than significant with mitigation. The project site is entirely within active agricultural lands. The project site provides suitable habitat for nine special-status species (refer to Section 5.4), of which eight are fully covered under the MSHCP and require no additional analysis. The only species with potential to occur and requiring additional analysis was burrowing owl. In addition, there is a potential for bird and raptor species to be impacted during project activities. The analysis for these resources follows.

Burrowing Owl

Burrowing owl is a state species of special concern. The proposed project occurs within the MSHCP Burrowing Owl Survey Area. The MSHCP requires a focused survey for burrowing owl where suitable habitat is present. A focused survey was conducted for the proposed project and this species was absent. Although the species is not currently breeding on the project site, this is a highly mobile species and can forage or migrate to the project site in the future. To ensure there are no direct effects on the species, the MSHCP requires a preconstruction survey prior to construction activities. Implementation of **Mitigation Measure BIO-1** will ensure there are no impacts to burrowing owl that may occupy the project site prior to construction activities.

Nesting Birds

Nesting birds are protected pursuant to the federal Migratory Bird Treaty Act (MBTA) of 1918 and the CFGC.[1] To maintain compliance with the MBTA and CFGC, clearance surveys are typically required during the breeding season (generally March 1 to August 31 but as early as January 1 for raptors) prior to any ground disturbance or vegetation removal activities to avoid direct and indirect impacts to active bird nests and/or nesting birds. Consequently, if an active bird nest is destroyed or if project activities result in indirect impacts to nesting birds (e.g., nest abandonment, loss of reproductive effort), it is considered "take" and is potentially punishable by fines and/or imprisonment. The vegetation within and adjacent to the project site provides suitable nesting opportunities for a variety of bird species. The removal of vegetation during the breeding season is considered a potentially significant impact but would be reduced to less than significant with the implementation of **Mitigation Measure BIO-2**.

Mitigation measures are fully described in Section 7.0. Implementation of these measures would ensure that potential impacts are reduced to a level that is less than significant.

6.2 Impacts to Sensitive Natural Communities

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No impact. The project site is entirely an active agricultural lands use. There are no riparian habitats or other sensitive natural communities present within the project site boundaries. Therefore, the project would have no impact on riparian habitats or other sensitive natural communities.

6.3 Impacts to State or Federal Wetlands

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No impact. The project site is entirely agricultural and does not contain any state or federally aquatic resources, including wetlands. Therefore, there would be no impact to state or federally protected wetlands or other aquatic resources.

[1] Section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by CFGC or any regulation made pursuant thereto; Section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey); and Section 3513 makes it unlawful to take or possess any migratory non-game bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA, as amended (16 U.S.C. § 703 et seq.).

6.4 Impacts to Wildlife Movement or Wildlife Corridors

d) Would the project 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?

No Impact. The project does not occur within an identified MSHCP core/linkage area. The project site has no connectivity to any natural habitats that would serve as migration corridors, nor do adjacent areas. There would be no impact to native wildlife movement or wildlife corridors. The project site does not occur within the vicinity of a stream supporting fish passage or a native wildlife nursery site.

6.5 Conflicts with Local Policies or Ordinances

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. There are no protected trees present on the project site. The proposed project would not conflict with any local policies or ordinance.

6.6 Conflicts with Adopted Habitat Conservation Plan

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No impact. The project site is within the Western Riverside County MSHCP but it does not occur within the Criteria Area or Public/Quasi-public lands. The project occurs within the Burrowing Owl Survey Area; focused studies for burrowing owl were conducted following the protocols established under the MSHCP (RCA 2006). Refer to Attachment E for the results of the focused survey.

MSHCP Consistency Analysis

The project occurs within the Sun City/Menifee Area Plan but does not occur within a Criteria Cell or public/quasi-public lands. An analysis for compliance with MSHCP Sections 6.1.2, 6.1.3, and 6.3.2 follows:

Section 6.1.2, Riparian/Riverine and Vernal Pool Resources - There are no MSHCP riparian/riverine or vernal pools resources on the project. As stated above, there is a narrow patch of mulefat thicket within the concrete-lined drainage in the Caltrans right-of-way of I-215; however, no impacts to this drainage would occur as a result of the project. Soils on the project site are routinely tilled and fields are harvested annually. There are no clay soils present on the project site and no evidence of standing water.

Section 6.1.3, Narrow Endemic Plant Species- The project does not occur within the MSHCP Narrow Endemic Plant Species survey area. No additional analysis is required.

Section 6.3.2, Criteria Area Species- The project occurs within the MSHCP Burrowing Owl Survey Area. Burrowing owls were not found during the focused studies. A preconstruction survey will be required prior to any construction activities (refer to Mitigation Measure **BIO-1**). The project does not occur within any other MSHCP survey areas.

Implementation of avoidance and minimization measures for burrowing owl (**Mitigation Measure BIO-1**) and the Standard Best Management Practices in Appendix C of the MSHCP (refer to Attachment F) would ensure full compliance with the MSHCP. The project is consistent with Section 6.1.2, 6.1.3 and 6.3.2 of the MSHCP and would not conflict with any of the provisions of the Plan.

7.0 MITIGATION MEASURES

The following standard avoidance measures will ensure there are no project impacts on birds protected under the MBTA and CFGC, and compliance with the requirements of the MSHCP.

BIO-1: Burrowing Owl Preconstruction Survey: In accordance with the Burrowing Owl Survey Instructions (RCA 2006), the preconstruction clearance survey would need to be conducted by a qualified biologist no more than 30 days prior to initiating any ground-disturbing activities to avoid direct take of burrowing owl. Once the survey is completed, the qualified biologist will prepare and submit a final report documenting the results of the clearance survey to the City of Menifee for review and file. If no burrowing owl or occupied burrows are detected, project activities may begin, and no additional avoidance or minimization measures would be required. However, if an occupied burrow is found in the project impact area during the preconstruction clearance survey, a burrowing owl avoidance and minimization plan would need to be prepared and submitted to the California Department of Fish and Wildlife for review and approval prior to initiating project activities.

BIO-2: Nesting Birds Preconstruction Survey: Within 30 days of ground-disturbing activities associated with project implementation that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March through August in the project region, or as determined by a qualified biologist), the applicant shall have weekly surveys conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present on the project site. The surveys shall continue on a weekly basis, with the last survey being conducted no more than seven days prior to initiation of disturbance work. If ground-disturbing activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than seven days will have elapsed between the survey and ground-disturbing activities.

If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, at the discretion of the biologist in consultation with the California

Department of Fish and Wildlife, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.

8.0 CONCLUSIONS

The proposed project, inclusive of the two mitigation measures outlined above, will mitigate potentially significant adverse impacts to biological resources. Please feel free to contact me at 858-614-5052 or at marisa.flores@mbakerintl.com with any questions you may have regarding the results and/or conclusions of this report.

Sincerely,



Marisa Flores
Natural Resources Technical Manager

Attachments

A. *Figures*
B. *Site Photographs*
C. *Species Compendium*
D. *Special-Status Species Potential to Occur Tables*
E. *2024 Focused Burrowing Owl Survey Report*
F. *Standard Best Management Practices*

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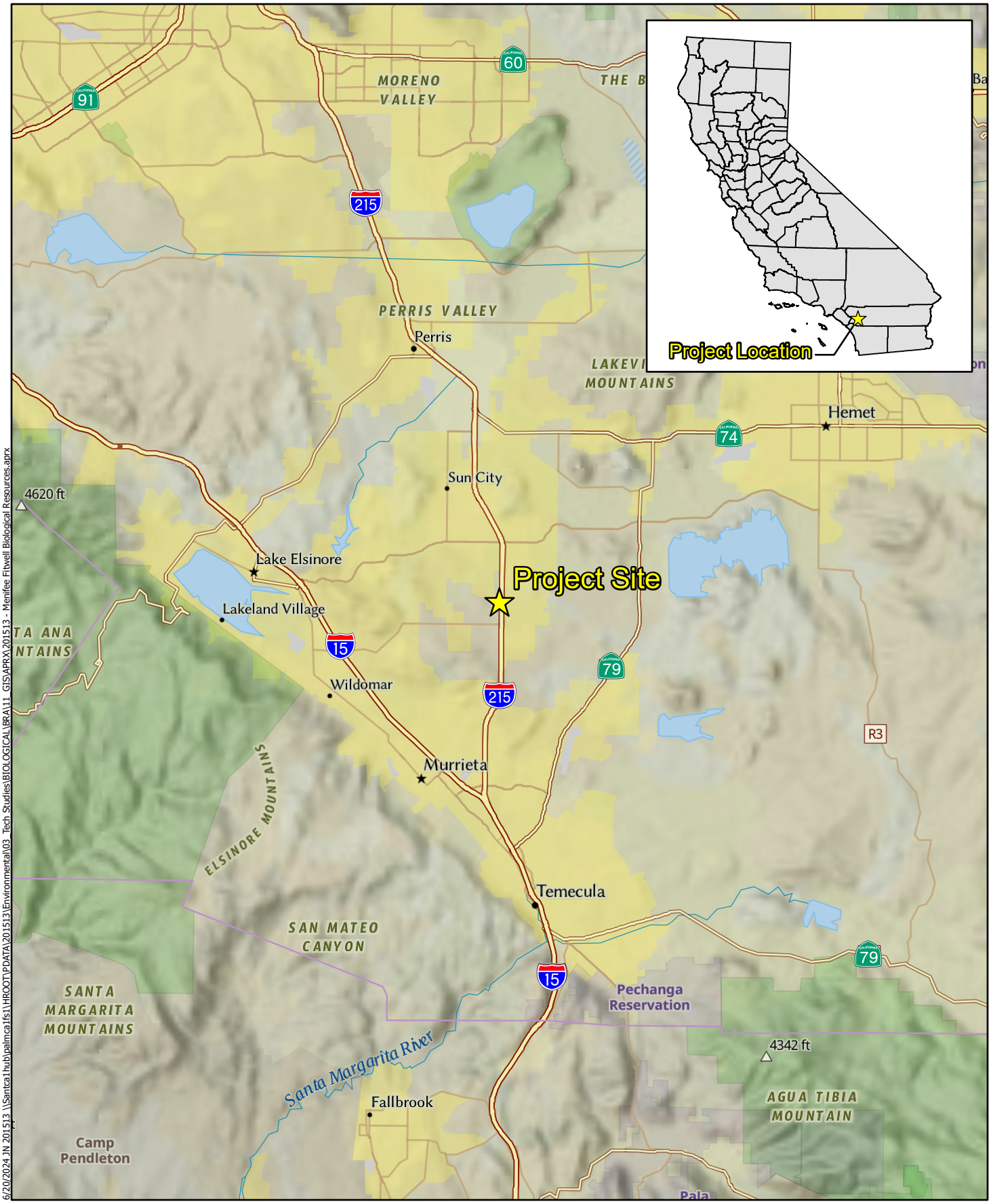
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ATTACHMENT A

Figures



6/20/2024 JN 201513 \\Santca1\hub\palmca1fs1\HROOT\PDATA\201513\Environmental\03_Tech Studies\BIOLOGICAL\BRA\11_GIS\APRX\201513 - Menifee Fitwell Biological Resources.aprx

PLN23-0150 FITWELL HEALTH PROJECT
HABITAT ASSESSMENT AND MSHCP CONSISTENCY ANALYSIS

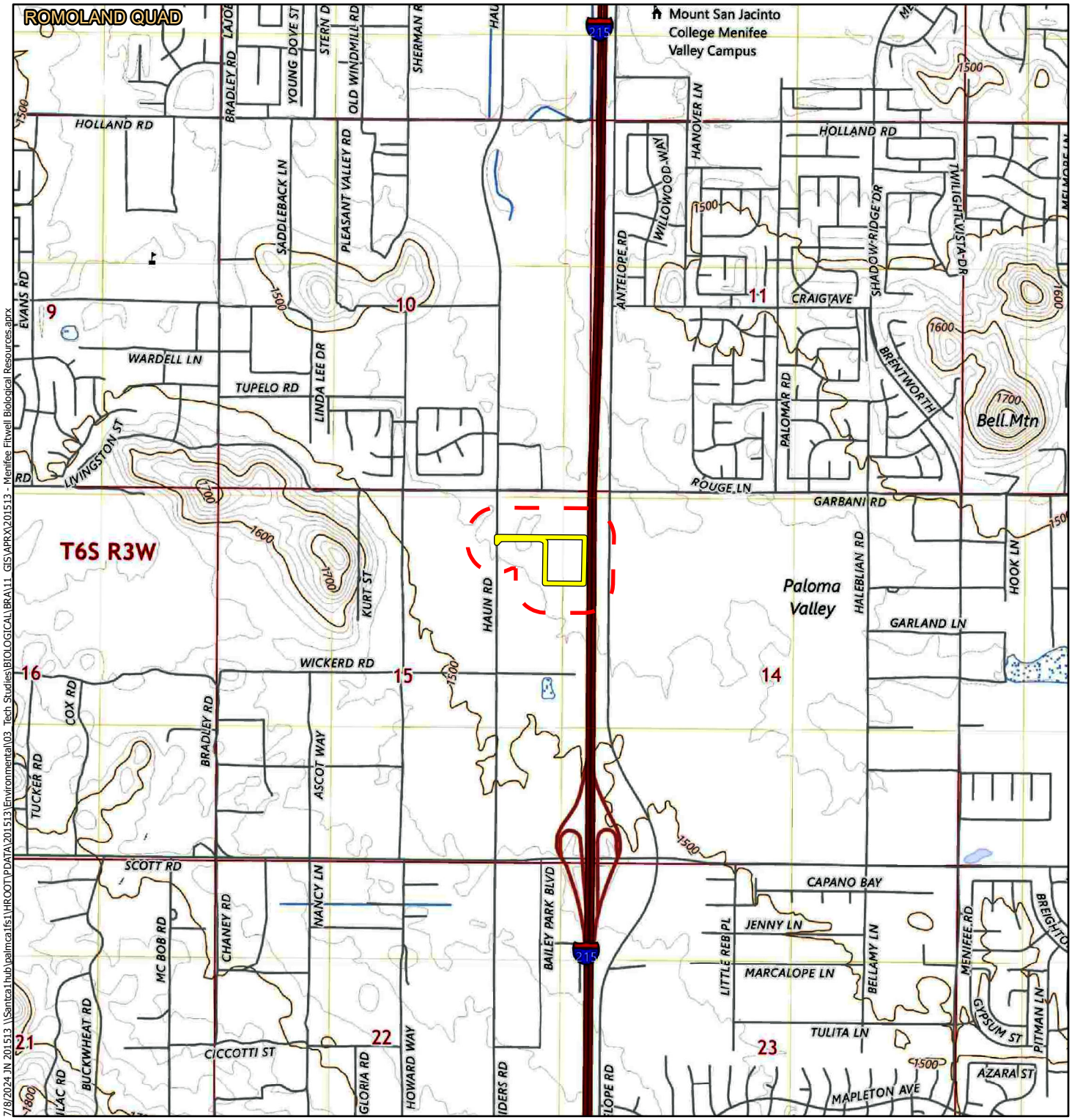
Regional Vicinity

Figure 1

Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: ESRI, USGS, Riverside County



7/8/2024 JN 201513 \\Santra1\hub\palmca1fs1\HROOT\PDATA\201513\Environmental\03_Tech Studies\BIOLOGICAL\BRA\11_GIS\APRX\201513 - Menifee Fitwell Biological Resources.aprx

Legend

- Project Site
- Study Area (500-ft)

PLN23-0150 FITWELL HEALTH PROJECT
HABITAT ASSESSMENT AND MSHCP CONSISTENCY ANALYSIS

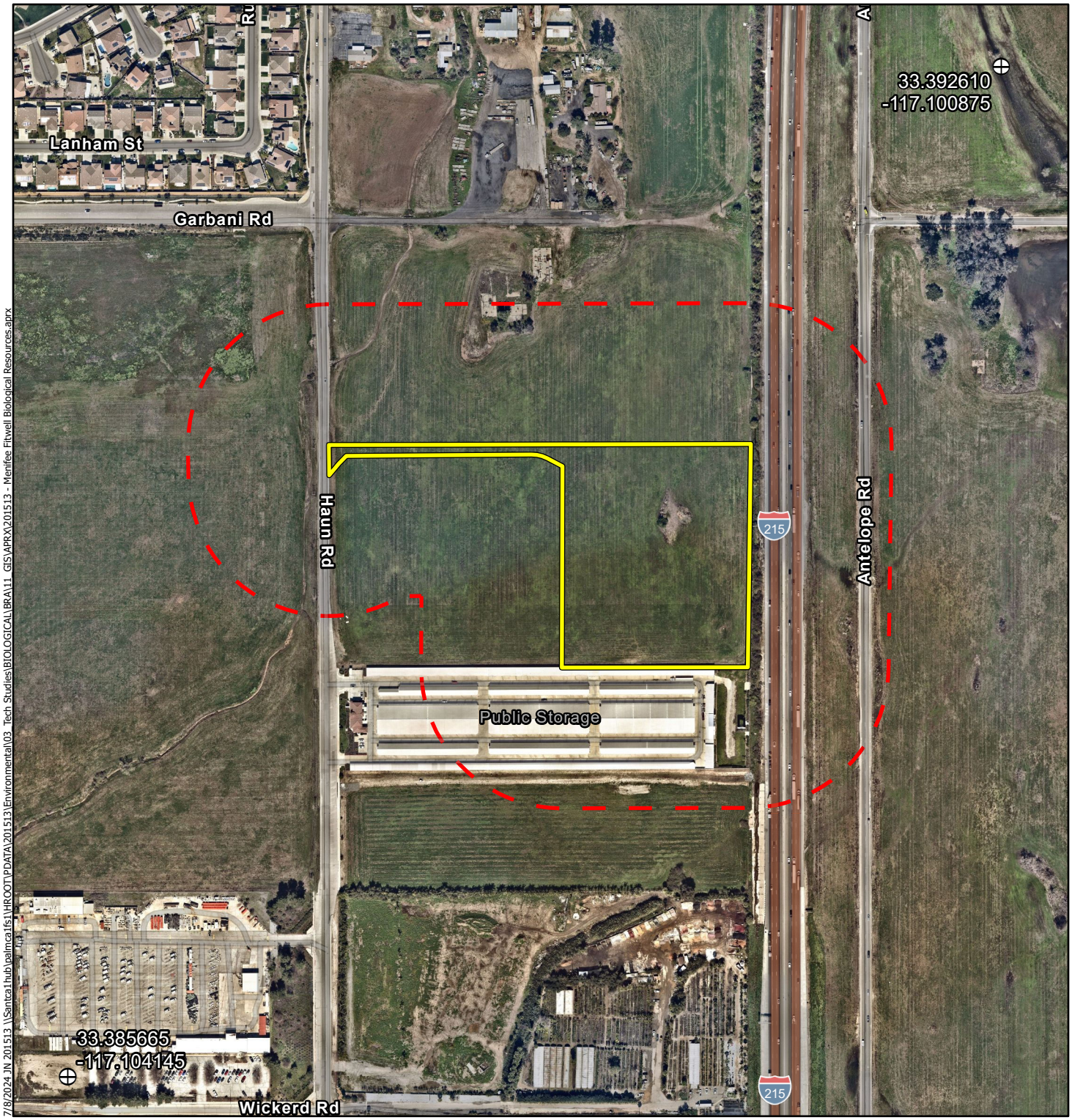
Site Vicinity

Michael Baker INTERNATIONAL

0 1,000 2,000 US Feet

Source: USGS 7.5-Minute topographic quadrangle maps: *Romoland (2023)*

Figure 2



7/8/2024 JN 201513 \\Santa1hub\palmca1fs1\HROOT\PDATA\201513\Environmental\03_Tech Studies\BIOLOGICAL\BRA\11_GIS\APRX\201513 - Menifee Fitwell Biological Resources.aprx

Legend

- Reference Point
- Project Site (8.92 acres)
- Study Area (500-ft)

Michael Baker INTERNATIONAL

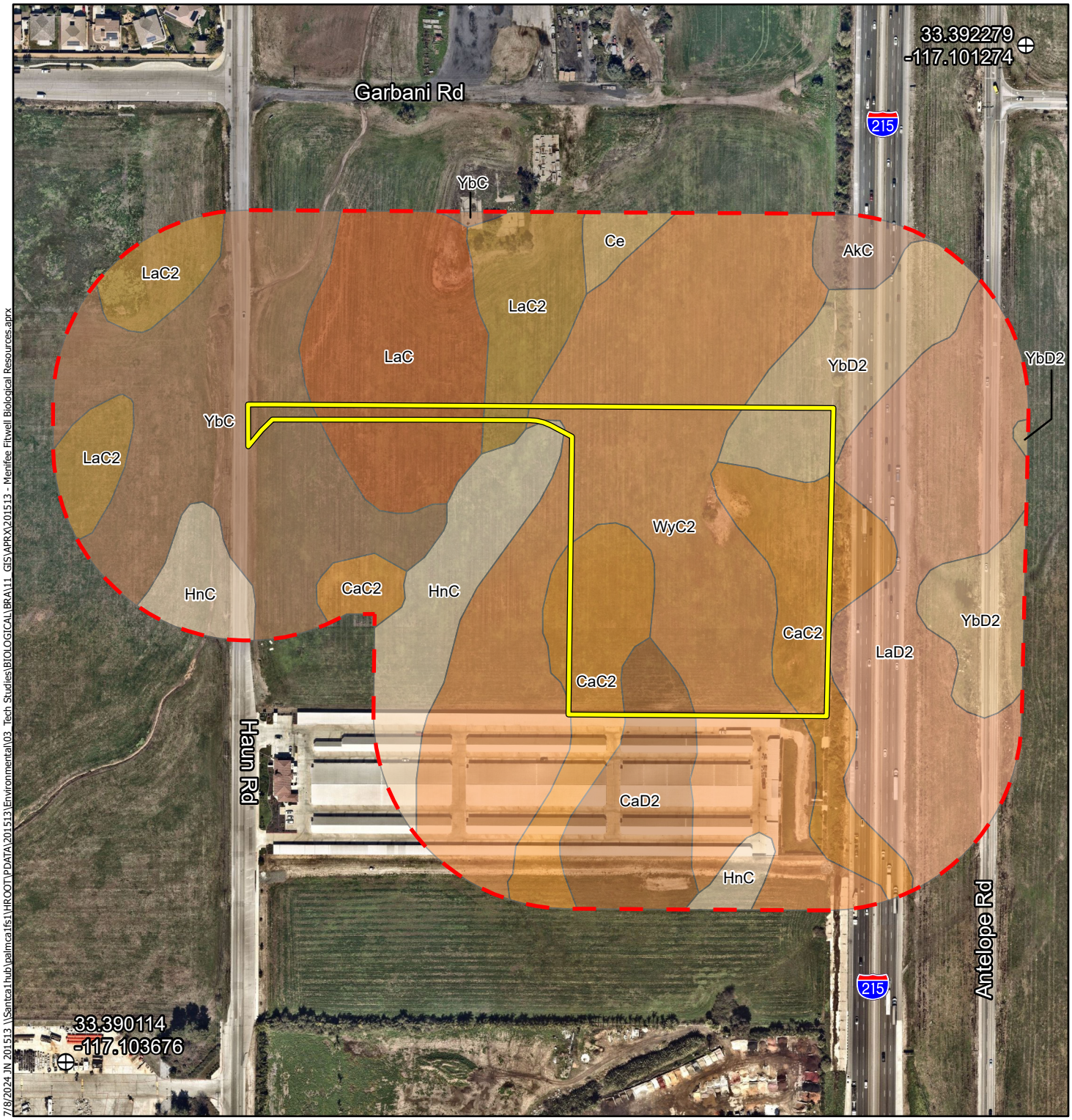
0 250 500 US Feet

Source: ESRI, Riverside County, 2024 Nearmap Imagery.

PLN23-0150 FITWELL HEALTH PROJECT
HABITAT ASSESSMENT AND MSHCP CONSISTENCY ANALYSIS

Project Site

Figure 3



Legend

- Reference Point
- Project Site (8.92 acres)
- Study Area (500-ft)

AkC	Arbuckle loam, 2 to 8 percent slopes
CaC2	Cajalco fine sandy loam, 2 to 8 percent slopes, eroded
CaD2	Cajalco fine sandy loam, 8 to 15 percent slopes, eroded
Ce	Chino silt loam, drained
HnC	Honcut sandy loam, 2 to 8 percent slopes
LaC	Las Posas loam, 2 to 8 percent slopes
LaC2	Las Posas loam, 5 to 8 percent slopes, eroded
LaD2	Las Posas loam, 8 to 15 percent slopes, eroded
WyC2	Wyman loam, 2 to 8 percent slopes, eroded
YbC	Yokohl loam, 2 to 8 percent slopes
YbD2	Yokohl loam, 8 to 15 percent slopes, eroded

Michael Baker INTERNATIONAL

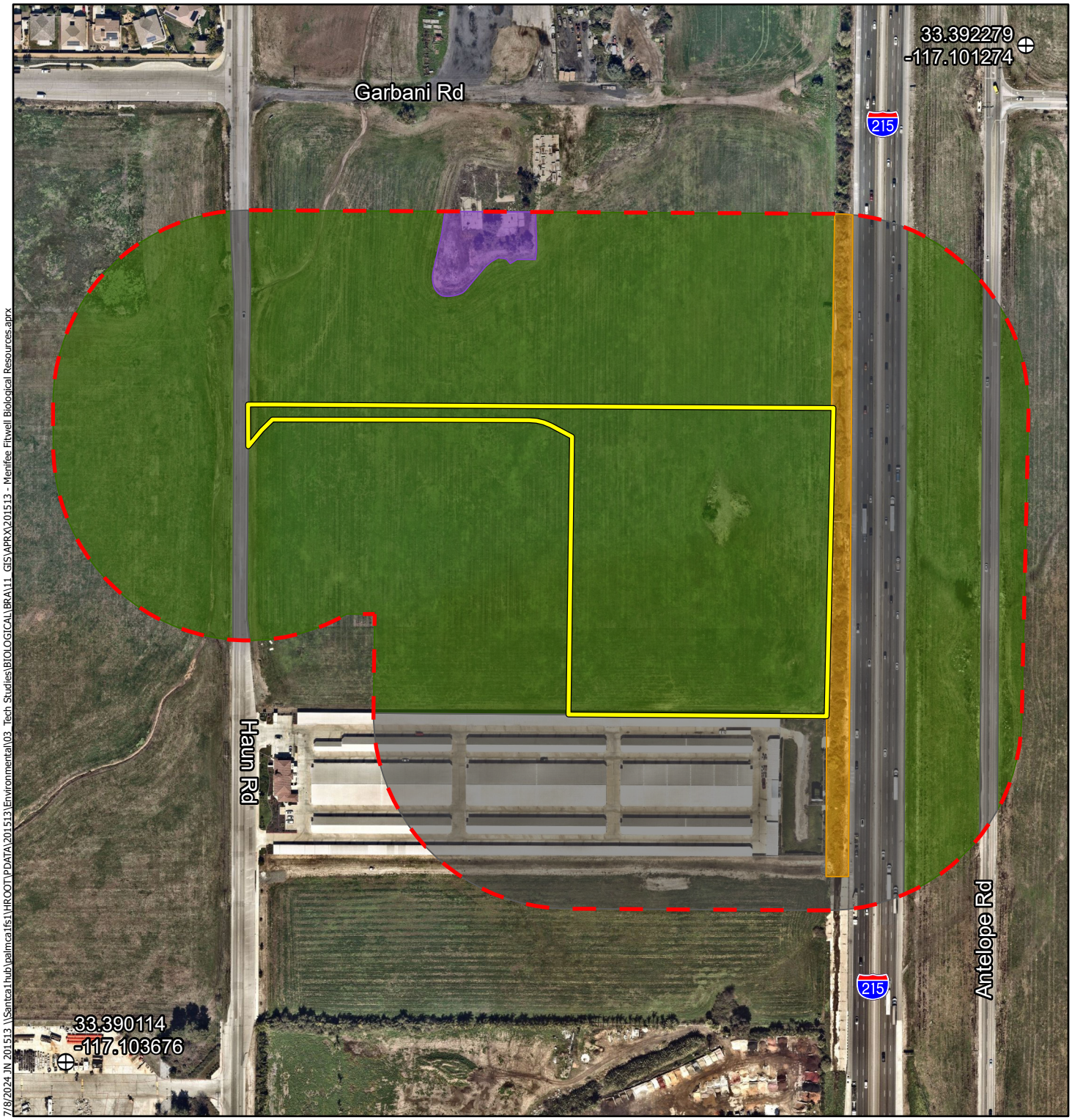
0 150 300 US Feet

Source: ESRI, USDA, Riverside County ,2024 Nearmap Imagery

PLN23-0150 FITWELL HEALTH PROJECT
HABITAT ASSESSMENT AND MSHCP CONSISTENCY ANALYSIS

USDA Soils

Figure 4



7/8/2024 JN 201513 \\Santra1hub\palmca1fs1\HROOT\PDATA\201513\Environmental\03_Tech Studies\BIOLOGICAL\BRA\11_GIS\APRX\201513 - Menifee Fitwell Biological Resources.aprx

Legend

- Reference Point
- Project Site (8.92 acres)
- Study Area (500-ft) (57.5 acres)
- Agriculture (41.39 acres)
- Developed (14.02 acres)
- Disturbed (0.64 acres)
- Mulefat Thickets (1.46 acres)

Michael Baker INTERNATIONAL

0 150 300 US Feet

Source: ESRI, Riverside County, 2024 Nearmap Imagery

PLN23-0150 FITWELL HEALTH PROJECT
HABITAT ASSESSMENT AND MSHCP CONSISTENCY ANALYSIS

Vegetation Communities and Other Land Uses

Figure 5

ATTACHMENT B

Site Photographs



Photograph 1. View looking southwest from northeast corner of site.



Photograph 2. View looking northwest from southeast corner of project site.



Photograph 3. View facing northeast from southwest corner of project site.



Photograph 4. View facing southeast at the proposed development of an access road, Serlet Court.



Photograph 5. View looking south at rock rubble and tree located within the low point of the project site.



Photograph 6. Potential suitable burrow found within the southern boundary of project site.

ATTACHMENT C

Species Compendiums

ANIMAL COMPENDIUM	
Scientific Name	Common Name
BIRDS	
ACCIPITRIDAE—HAWKS, KITES, EAGLES, & ALLIES	
Buteo jamaicensis	red-tailed hawk
AEGITHALIDAE—LONG-TAILED TITS & BUSHTITS	
Psaltriparus minimus	bushtit
COLUMBIDAE—PIGEONS & DOVES	
Columba livia	rock pigeon (rock dove)*
Streptopelia decaocto	Eurasian collared-dove*
Zenaida macroura	mourning dove
CORVIDAE—CROWS & JAYS	
Corvus brachyrhynchos	American crow
FALCONIDAE—FALCONS, CARACARAS, & KESTELS	
Falco sparverius	American kestrel
ICTERIDAE—NEW WORLD BLACKBIRDS	
Agelaius phoeniceus	red-winged blackbird
MIMIDAE— MOCKINGBIRDS, THRASHERS, CATBIRDS & TREMBLERS	
Mimus polyglottos	northern mockingbird
PASSERELLIDAE—NEW WORLD SPARROWS	
Melozone crissalis	California towhee
STURNIDAE—STARLINGS	
Sturnus vulgaris	European starling*
TYRANNIDAE—TYRANT FLYCATCHERS	
Sayornis nigricans	black phoebe
Tyrannus vociferans	Cassin's kingbird
INVERTEBRATES	
PIERIDAE—WHITES & SULPHURS	
Pieris rapae	Cabbage white

ANIMAL COMPENDIUM	
MAMMALS	
CANIDAE—DOGS, WOLVES, COYOTES, FOXES, & JACKALS	
Canis latrans	coyote
CRICETIDAE—NEW WORLD RATS, MICE, VOLES, MUSKRATS, LEMMINGS, & HAMSTERS	
Reithrodontomys megalotis	western harvest mouse
GEOMYIDAE—POCKET GOPHERS	
Thomomys bottae	Botta's pocket gopher
LEPORIDAE—RABBITS & HARES	
Sylvilagus bachmani	brush rabbit
REPTILES	
PHRYNOSOMATIDAE—LIZARDS	
Sceloporus occidentalis	western fence lizard

*non-native species

VASCULAR SPECIES	
Scientific Name*	Common Name
EUDICOTS	
ADOXACEAE—Muskroot Family	
Sambucus nigra ssp. caerulea	blue elderberry
ASTERACEAE—Sunflower Family	
*Anthemis cotula**	stinking chamomile*
*Centaurea melitensis**	Maltese star-thistle
Baccharis salicifolia	mule fat
Erigeron canadensis	Canadian horseweed
Helianthus annuus	common sunflower
*Oncosiphon pilulifer**	stinknet
BORAGINACEAE—Borage Family	
Amsinckia intermedia	common fiddleneck
BRASSICACEAE—Mustard Family	
*Hirschfeldia incana**	shortpod mustard
*Raphanus raphanistrum**	wild radish
CHENOPODIACEAE—Goosefoot Family	
*Chenopodium album**	lambsquarters
*Salsola australis**	Russian thistle
MALVACEAE—Mallow Family	
*Malva parviflora**	cheeseweed
POLYGONACEAE—Buckwheat Family	
*Polygonum aviculare**	prostrate knotweed
SALICACEAE—Willow Family	
SOLANACEAE	
Datura wrightii	sacred thorn-apple
Nicotiana quadrivalvis	Indian tobacco
TAMARICACEAE—Tamarisk Family	
*Tamarix ramosissima**	tamarisk
MONOCOTS	

VASCULAR SPECIES	
POACEAE—Grass Family	
Avena sativa	common oat*
*Bromus diandrus**	ripgut brome
*Bromus madritensis**	compact brome
*Hordeum vulgare**	common barley
Triticum aestivum	common wheat*

*non-native species

ATTACHMENT D

Special-Status Species Potential to Occur Tables

Scientific Name	Common Name	Status (Federal/State/CRPR/Other)	Habitats/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur in Study Area
Abronia villosa var. aurita	chaparral sand-verbena	None/None/1B.1/None	Chaparral, Coastal scrub, Desert dunes; Sandy/annual herb/(Jan)Mar–Sep/245–5250	Not expected to occur. No suitable habitat is present.
Allium marvinii	Yucaipa onion	None/None/1B.2/Narrow Endemic Plant Species	Chaparral/perennial bulbiferous herb/Apr–May/2495–3495	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Allium munzii	Munz's onion	FE/ST/1B.1/Narrow Endemic Plant Species	Chaparral, Cismontane woodland, Coastal scrub, Pinyon and juniper woodland, Valley and foothill grassland; Clay, Mesic/perennial bulbiferous herb/Mar–May/975–3510	Not expected to occur. No suitable habitat is present.
Almutaster pauciflorus	alkali marsh aster	None/None/2B.2/None	Meadows and seeps; Alkaline/perennial herb/June–Oct/785–2625	Not expected to occur. No suitable habitat is present.
Ambrosia pumila	San Diego ambrosia	FE/None/1B.1/None	Chaparral, Coastal scrub, Valley and foothill grassland, Vernal pools; Alkaline (sometimes), Clay (sometimes), Disturbed areas (often), Sandy (sometimes)/perennial rhizomatous herb/Apr–Oct/65–1360	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Amsinckia douglasiana	Douglas' fiddleneck	None/None/4.2/None	Cismontane woodland, Valley and foothill grassland; Dry/annual herb/Mar–May/0–6400	Not expected to occur. No suitable habitat is present.
Arctostaphylos rainbowensis	Rainbow manzanita	None/None/1B.1/Covered	Chaparral/perennial evergreen shrub/Dec–Mar/675–2200	Not expected to occur. No suitable habitat is present.
Astragalus pachypus var. jaegeri	Jaeger's milk-vetch	None/None/1B.1/Covered	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland; Rocky (sometimes), Sandy (sometimes)/perennial shrub/Dec–June/1200–3200	Not expected to occur. No suitable habitat is present.
Atriplex coronata var. notatior	San Jacinto Valley crownscale	FE/None/1B.1/None	Playas, Valley and foothill grassland, Vernal pools; Alkaline/annual herb/Apr–Aug/455–1640	Not expected to occur. No suitable habitat is present.
Atriplex parishii	Parish's brittlescale	None/None/1B.1/Criteria Area Survey Plant Species	Chenopod scrub, Playas, Vernal pools; Alkaline/annual herb/June–Oct/80–6235	Not expected to occur. No suitable habitat is present.
Atriplex serenana var. davidsonii	Davidson's saltscale	None/None/1B.2/Criteria Area Survey Plant Species	Coastal bluff scrub, Coastal scrub; Alkaline/annual herb/Apr–Oct/35–655	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Ayenia compacta	California ayenia	None/None/2B.3/None	Mojavean desert scrub, Sonoran desert scrub; Rocky/perennial herb/Mar–Apr/490–3595	Not expected to occur. No suitable habitat is present.
Berberis nevinii	Nevin's barberry	FE/SE/1B.1/Criteria Area Survey Plant Species	Chaparral, Cismontane woodland, Coastal scrub, Riparian scrub; Gravelly (sometimes), Sandy (sometimes)/perennial evergreen shrub/(Feb)Mar–June/230–2705	Not expected to occur. No suitable habitat is present.
Brodiaea filifolia	thread-leaved brodiaea	FT/SE/1B.1/None	Chaparral, Cismontane woodland, Coastal scrub, Playas, Valley and foothill grassland, Vernal pools; Clay (often)/perennial bulbiferous herb/Mar–June/80–3675	Not expected to occur. No suitable habitat is present.
Brodiaea santarosae	Santa Rosa Basalt brodiaea	None/None/1B.2/None	Valley and foothill grassland/perennial bulbiferous herb/May–June/1855–3430	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Calochortus catalinae	Catalina mariposa lily	None/None/4.2/None	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland/perennial bulbiferous herb/(Feb)Mar–June/50–2295	Not expected to occur. No suitable habitat is present.
Calochortus plummerae	Plummer's mariposa-lily	None/None/4.2/None	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Valley and foothill grassland; Granitic, Rocky/perennial bulbiferous herb/May–July/330–5580	Not expected to occur. No suitable habitat is present.
Calochortus weedii var. intermedius	intermediate mariposa-lily	None/None/1B.2/Covered	Chaparral, Coastal scrub, Valley and foothill grassland; Rocky/perennial bulbiferous herb/May–July/345–2805	Not expected to occur. No suitable habitat is present.
Carex buxbaumii	Buxbaum's sedge	None/None/4.2/None	Bogs and fens, Marshes and swamps, Meadows and seeps/perennial rhizomatous herb/Mar–Aug/10–10825	Not expected to occur. No suitable habitat is present.
Caulanthus simulans	Payson's jewelflower	None/None/4.2/None	Chaparral, Coastal scrub; Granitic, Sandy/annual herb/(Feb)Mar–May(June)/295–7220	Not expected to occur. No suitable habitat is present.

Scientific Name	Common Name	Status (Federal/State/CRPR/Other)	Habitats/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur in Study Area
Centromadia pungens ssp. laevis	smooth tarplant	None/None/1B.1/Criteria Area Survey Plant Species	Chenopod scrub, Meadows and seeps, Playas, Riparian woodland, Valley and foothill grassland; Alkaline/annual herb/Apr–Sep/0–2100	Not expected to occur. No suitable habitat is present.
Chorizanthe leptotheca	Peninsular spineflower	None/None/4.2/Covered	Chaparral, Coastal scrub, Lower montane coniferous forest; Granitic/annual herb/May–Aug/985–6235	Not expected to occur. No suitable habitat is present.
Chorizanthe parryi var. parryi	Parry's spineflower	None/None/1B.1/Covered	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland; Openings, Rocky (sometimes), Sandy (sometimes)/annual herb/Apr–June/900–4005	Not expected to occur. No suitable habitat is present.
Chorizanthe polygonoides var. longispina	long-spined spineflower	None/None/1B.2/Covered	Chaparral, Coastal scrub, Meadows and seeps, Valley and foothill grassland, Vernal pools; Clay (often)/annual herb/Apr–July/100–5020	Not expected to occur. No suitable habitat is present.
Clinopodium chandleri	San Miguel savory	None/None/1B.2/Narrow Endemic Plant Species	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland, Valley and foothill grassland; Gabbroic (sometimes), Rocky (sometimes)/perennial shrub/Mar–July/395–3525	Not expected to occur. No suitable habitat is present.
Convolvulus simulans	small-flowered morning-glory	None/None/4.2/Covered	Chaparral, Coastal scrub, Valley and foothill grassland; Clay, Seeps, Serpentinite/annual herb/Mar–July/100–2430	Not expected to occur. No suitable habitat is present.
Cryptantha wigginsii	Wiggins' cryptantha	None/None/1B.2/None	Coastal scrub; Clay (often)/annual herb/Feb–June/65–900	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Deinandra paniculata	paniculate tarplant	None/None/4.2/None	Coastal scrub, Valley and foothill grassland, Vernal pools; Sandy (sometimes), Vernally Mesic (usually)/annual herb/(Mar)Apr–Nov/80–3085	Not expected to occur. No suitable habitat is present.
Dodecahema leptoceras	slender-horned spineflower	FE/SE/1B.1/None	Chaparral, Cismontane woodland, Coastal scrub; Sandy/annual herb/Apr–June/655–2495	Not expected to occur. No suitable habitat is present.
Dudleya multicaulis	many-stemmed dudleya	None/None/1B.2/Narrow Endemic Plant Species	Chaparral, Coastal scrub, Valley and foothill grassland; Clay (often)/perennial herb/Apr–July/50–2590	Not expected to occur. No suitable habitat is present.
Eryngium aristulatum var. parishii	San Diego button-celery	FE/SE/1B.1/None	Coastal scrub, Valley and foothill grassland, Vernal pools; Mesic/annual/perennial herb/Apr–June/65–2035	Not expected to occur. No suitable habitat is present.
Erythranthe diffusa	Palomar monkeyflower	None/None/4.3/None	Chaparral, Lower montane coniferous forest; Gravelly (sometimes), Sandy (sometimes)/annual herb/Apr–June/4005–6005	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Geothallus tuberosus	Campbell's liverwort	None/None/1B.1/None	Coastal scrub, Vernal pools/ephemeral liverwort/None/35–1970	Not expected to occur. No suitable habitat is present.
Harpagonella palmeri	Palmer's grapplinghook	None/None/4.2/Covered	Chaparral, Coastal scrub, Valley and foothill grassland; Clay, Openings/annual herb/Mar–May/65–3135	Not expected to occur. No suitable habitat is present.
Hesperocyparis forbesii	Tecate cypress	None/None/1B.1/None	Chaparral, Closed-cone coniferous forest; Clay, Gabbroic (sometimes)/perennial evergreen tree/None/260–4920	Not expected to occur. No suitable habitat is present.
Holocarpha virgata ssp. elongata	graceful tarplant	None/None/4.2/Covered	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland/annual herb/May–Nov/195–3610	Not expected to occur. No suitable habitat is present.
Hordeum intercedens	vernal barley	None/None/3.2/Covered	Coastal dunes, Coastal scrub, Valley and foothill grassland, Vernal pools/annual herb/Mar–June/15–3280	Not expected to occur. No suitable habitat is present.
Juglans californica	Southern California black walnut	None/None/4.2/Covered	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland/perennial deciduous tree/Mar–Aug/165–2955	Not expected to occur. No suitable habitat is present.
Juncus acutus ssp. leopoldii	southwestern spiny rush	None/None/4.2/None	Coastal dunes, Marshes and swamps, Meadows and seeps/perennial rhizomatous herb/(Mar)May–June/10–2955	Not expected to occur. No suitable habitat is present.
Juncus luciensis	Santa Lucia dwarf rush	None/None/1B.2/None	Chaparral, Great Basin scrub, Lower montane coniferous forest, Meadows and seeps, Vernal pools/annual herb/Apr–July/985–6695	Not expected to occur. No suitable habitat is present.
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	None/None/1B.1/Criteria Area Survey Plant Species	Marshes and swamps, Playas, Vernal pools/annual herb/Feb–June/5–4005	Not expected to occur. No suitable habitat is present.
Lathyrus splendens	pride-of-California	None/None/4.3/None	Chaparral/perennial herb/Mar–June/655–5005	Not expected to occur. No suitable habitat is present.

Scientific Name	Common Name	Status (Federal/State/CRPR/Other)	Habitats/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur in Study Area
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	None/None/4.3/None	Chaparral, Coastal scrub/annual herb/Jan–July/5–2905	Not expected to occur. No suitable habitat is present.
Lilium humboldtii ssp. ocellatum	ocellated Humboldt lily	None/None/4.2/Covered	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Riparian woodland; Openings/perennial bulbiferous herb/Mar–July(Aug)/100–5905	Not expected to occur. No suitable habitat is present.
Lilium parryi	lemon lily	None/None/1B.2/Covered	Lower montane coniferous forest, Meadows and seeps, Riparian forest, Upper montane coniferous forest; Mesic/perennial bulbiferous herb/July–Aug/4005–9005	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Limnanthes alba ssp. parishii	Parish's meadowfoam	None/SE/1B.2/Covered	Lower montane coniferous forest, Meadows and seeps, Vernal pools; Vernally Mesic/annual herb/Apr–June/1970–6560	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Microseris douglasii ssp. platycarpha	small-flowered microseris	None/None/4.2/Covered	Cismontane woodland, Coastal scrub, Valley and foothill grassland, Vernal pools; Clay/annual herb/Mar–May/50–3510	Not expected to occur. No suitable habitat is present.
Monardella hypoleuca ssp. intermedia	intermediate monardella	None/None/1B.3/None	Chaparral, Cismontane woodland, Lower montane coniferous forest/perennial rhizomatous herb/Apr–Sep/1310–4100	Not expected to occur. No suitable habitat is present.
Myosurus minimus ssp. apus	little mousetail	None/None/3.1/Criteria Area Survey Plant Species	Valley and foothill grassland, Vernal pools/annual herb/Mar–June/65–2100	Not expected to occur. No suitable habitat is present.
Nama stenocarpa	mud nama	None/None/2B.2/None	Marshes and swamps/annual/perennial herb/Jan–July/15–1640	Not expected to occur. No suitable habitat is present.
Navarretia fossalis	spreading navarretia	FT/None/1B.1/Narrow Endemic Plant Species	Chenopod scrub, Marshes and swamps, Playas, Vernal pools/annual herb/Apr–June/100–2150	Not expected to occur. No suitable habitat is present.
Navarretia prostrata	prostrate vernal pool navarretia	None/None/1B.2/None	Coastal scrub, Meadows and seeps, Valley and foothill grassland, Vernal pools; Mesic/annual herb/Apr–July/10–3970	Not expected to occur. No suitable habitat is present.
Orcuttia californica	California Orcutt grass	FE/SE/1B.1/None	Vernal pools/annual herb/Apr–Aug/50–2165	Not expected to occur. No suitable habitat is present.
Pseudognaphalium leucocephalum	white rabbit-tobacco	None/None/2B.2/None	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland; Gravelly, Sandy/perennial herb/(July)Aug–Nov(Dec)/0–6890	Not expected to occur. No suitable habitat is present.
Quercus engelmannii	Engelmann oak	None/None/4.2/None	Chaparral, Cismontane woodland, Riparian woodland, Valley and foothill grassland/perennial deciduous tree/Mar–June/165–4265	Not expected to occur. No suitable habitat is present.
Romneya coulteri	Coulter's matilija poppy	None/None/4.2/Covered	Chaparral, Coastal scrub; Burned areas (often)/perennial rhizomatous herb/Mar–July(Aug)/65–3935	Not expected to occur. No suitable habitat is present.
Scutellaria bolanderi ssp. austromontana	southern mountains skullcap	None/None/1B.2/None	Chaparral, Cismontane woodland, Lower montane coniferous forest; Mesic/perennial rhizomatous herb/June–Aug/1395–6560	Not expected to occur. No suitable habitat is present.
Sibaropsis hammittii	Hammitt's clay-cress	None/None/1B.2/Narrow Endemic Plant Species	Chaparral, Valley and foothill grassland; Clay/annual herb/Mar–Apr/2360–3495	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Sidalcea neomexicana	salt spring checkerbloom	None/None/2B.2/None	Chaparral, Coastal scrub, Lower montane coniferous forest, Mojavean desert scrub, Playas; Alkaline, Mesic/perennial herb/Mar–June/50–5020	Not expected to occur. No suitable habitat is present.
Sphaerocarpos drewiae	bottle liverwort	None/None/1B.1/None	Chaparral, Coastal scrub/ephemeral liverwort/None/295–1970	Not expected to occur. No suitable habitat is present.
Symphyotrichum defoliatum	San Bernardino aster	None/None/1B.2/None	Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Marshes and swamps, Meadows and seeps, Valley and foothill grassland; Streambanks/perennial rhizomatous herb/July–Nov/5–6695	Not expected to occur. No suitable habitat is present.
Texosporium sancti-jacobi	woven-spored lichen	None/None/3/None	Chaparral/crustose lichen (terricolous)/None/195–2165	Not expected to occur. No suitable habitat is present.
Tortula californica	California screw moss	None/None/1B.2/None	Chenopod scrub, Valley and foothill grassland; Sandy/moss/None/35–4790	Not expected to occur. No suitable habitat is present.

Scientific Name	Common Name	Status (Federal/State/CRPR/Other)	Habitats/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur in Study Area
Trichocoronis wrightii var. wrightii	Wright's trichocoronis	None/None/2B.1/Narrow Endemic Plant Species	Marshes and swamps, Meadows and seeps, Riparian forest, Vernal pools; Alkaline/annual herb/May–Sep/15–1425	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.

Scientific Name	Common Name	Status (Federal/State/Other)	Habitats	Potential to Occur in Study Area
Accipiter cooperii	Cooper's hawk	None/WL | IUCN_LC-Least Concern |Covered	Nests and forages in dense stands of live oak, riparian woodlands, or other woodland habitats often near water	There is potential for Cooper's hawk to fly over, roost, or forage in the area. However, no suitable nesting habitat occurs.
Agelaius tricolor	tricolored blackbird	None/SSC, ST/BLM_S-Sensitive | IUCN_EN-Endangered | NABCI_RWL-Red Watch List | USFWS_BCC-Birds of Conservation Concern|Covered	Nests near freshwater, emergent wetland with cattails or tules, but also in Himalayan blackberrry; forages in grasslands, woodland, and agriculture	Not expected to occur. No suitable habitat is present.
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	None/WL|Covered	Nests and forages in open coastal scrub and chaparral with low cover of scattered scrub interspersed with rocky and grassy patches	Not expected to occur. No suitable habitat is present.
Anaxyrus californicus	arroyo toad	FE/SSC| IUCN_EN-Endangered|Covered	Semi-arid areas near washes, sandy riverbanks, riparian areas, palm oasis, Joshua tree, mixed chaparral and sagebrush; stream channels for breeding (typically third order); adjacent stream terraces and uplands for foraging and wintering	Not expected to occur. No suitable habitat is present.
Anniella stebbinsi	southern California legless lizard	None/SSC/USFS_S-Sensitive	Coastal dunes, stabilized dunes, beaches, dry washes, valley–foothill, chaparral, and scrubs; pine, oak, and riparian woodlands; associated with sparse vegetation and moist sandy or loose, loamy soils	Not expected to occur. No suitable habitat is present.
Aquila chrysaetos	golden eagle	None/FP, WL/BLM_S-Sensitive | CDF_S-Sensitive | IUCN_LC-Least Concern|Covered	Nests and winters in hilly, open/semi-open areas, including shrublands, grasslands, pastures, riparian areas, mountainous canyon land, open desert rimrock terrain; nests in large trees and on cliffs in open areas and forages in open habitats	There is potential for golden eagle to forage in the area. However, no suitable nesting habitat occurs.
Arizona elegans occidentalis	California glossy snake	None/SSC	Arid scrub, rocky washes, grasslands, chaparral, open areas with loose soil	Not expected to occur. No suitable habitat is present.
Artemisiospiza belli belli	Bell's sage sparrow	None/WL |Covered	Nests and forages in coastal scrub and dry chaparral; typically in large, unfragmented patches dominated by chamise; nests in more dense patches but uses more open habitat in winter	Not expected to occur. No suitable habitat is present.
Asio otus	long-eared owl	BCC/SSC/IUCN_LC-Least Concern	Nests in riparian habitat, live oak thickets, other dense stands of trees, edges of coniferous forest; forages in nearby open habitats	Not expected to occur. No suitable habitat is present.
Aspidoscelis hyperythra	orange-throated whiptail	None/WL/ IUCN_LC-Least Concern | USFS_S-Sensitive |Covered	Low-elevation coastal scrub, chaparral, and valley–foothill hardwood	Not expected to occur. No suitable habitat is present.
Aspidoscelis tigris stejnegeri	San Diegan tiger whiptail	None/SSC/None|Covered	Hot and dry areas with sparse foliage, including chaparral, woodland, and riparian areas.	Not expected to occur. No suitable habitat is present.
Athene cunicularia	burrowing owl	None/SSC/BLM_S-Sensitive | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern|Covered	Nests and forages in grassland, open scrub, and agriculture, particularly with ground squirrel burrows	Suitable habitat is present for nesting and foraging. No burrowing owl or burrowing owl sign was observed during the habitat assessment or focused BUOW surveys.

Scientific Name	Common Name	Status (Federal/State/Other)	Habitats	Potential to Occur in Study Area
Bombus crotchii	Crotch bumble bee	None/CE/IUCN_EN-Endangered	Open grassland and scrub communities supporting suitable floral resources.	Not expected to occur. No suitable habitat is present.
Bombus pensylvanicus	American bumble bee	None/None/IUCN_VU-Vulnerable	Coastal prairie | Great Basin grassland | Valley & foothill grassland	Not expected to occur. No suitable habitat is present.
Branchinecta lynchi	vernal pool fairy shrimp	FT/None/IUCN_VU-Vulnerable|Covered	Vernal pools, seasonally ponded areas within vernal swales, and ephemeral freshwater habitats	Not expected to occur. No suitable habitat is present.
Branchinecta sandiegonensis	San Diego fairy shrimp	FE/None/IUCN_EN-Endangered	Vernal pools, non-vegetated ephemeral pools	Not expected to occur. No suitable habitat is present.
Buteo regalis	ferruginous hawk	None/WL | IUCN_LC-Least Concern|Covered	Winters and forages in open, dry country, grasslands, open fields, agriculture	There is potential for ferruginous hawk to fly over, roost, or forage in the area. However, no suitable nesting habitat occurs.
Buteo swainsoni	Swainson's hawk	None/ST/BLM_S-Sensitive | IUCN_LC-Least Concern|Covered	Nests in open woodland and savanna, riparian, and in isolated large trees; forages in nearby grasslands and agricultural areas such as wheat and alfalfa fields and pasture	There is potential for Swainson's hawk to fly over, roost, or forage in the area. However, no suitable nesting habitat occurs.
Campylorhynchus brunneicapillus sandiegensis	coastal cactus wren	None/SSC | USFS_S-Sensitive | USFWS_BCC-Birds of Conservation Concern|Covered	Southern cactus scrub patches	Not expected to occur. No suitable habitat is present.
Chaetodipus californicus femoralis	Dulzura pocket mouse	None/SSC	Open habitat, coastal scrub, chaparral, oak woodland, chamise chaparral, mixed-conifer habitats; disturbance specialist; 0 to 3,000 feet above mean sea level	Not expected to occur. No suitable habitat is present.
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	None/SSC|Covered	Coastal scrub, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon–juniper, and annual grassland	Not expected to occur. No suitable habitat is present.
Charadrius nivosus nivosus	western snowy plover	FT/SSC/None	On coasts nests on sandy marine and estuarine shores; in the interior nests on sandy, barren or sparsely vegetated flats near saline or alkaline lakes, reservoirs, and ponds	Not expected to occur. No suitable habitat is present.
Cicindela senilis frosti	senile tiger beetle	None/None/None	Inhabits marine shoreline, from Central California coast south to saltmarshes of San Diego; also found at Lake Elsinore	
Circus hudsonius	northern harrier	None/SSC| IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern|Covered	Nests in open wetlands (marshy meadows, wet lightly-grazed pastures, old fields, freshwater and brackish marshes); also in drier habitats (grassland and grain fields); forages in grassland, scrubs, rangelands, emergent wetlands, and other open habitats	There is potential for individuals to forage but no nesting habitat present.
Coleonyx variegatus abbotti	San Diego banded gecko	None/SSC|Covered	Rocky areas within coastal scrub and chaparral	Not expected to occur. No suitable habitat is present.
Crotalus ruber	red diamondback rattlesnake	None/SSC/ USFS_S-Sensitive | IUCN_LC-Least Concern|Covered	Coastal scrub, chaparral, oak and pine woodlands, rocky grasslands, cultivated areas, and desert flats	Not expected to occur. No suitable habitat is present.
Diadophis punctatus modestus	San Bernardino ring-necked snake	None/None/USFS_S-Sensitive	Moist habitats including wet meadows, rocky hillsides, gardens, farmland grassland, chaparral, mixed-conifer forest, and woodland	Not expected to occur. No suitable habitat is present.

Scientific Name	Common Name	Status (Federal/State/Other)	Habitats	Potential to Occur in Study Area
Dipodomys merriami parvus	San Bernardino kangaroo rat	FE/SSC, SCE|Covered	Sparse scrub habitat, alluvial scrub/coastal scrub habitats on gravelly and sandy soils near river and stream terraces	Not expected to occur. No suitable habitat is present.
Dipodomys stephensi	Stephens' kangaroo rat	FE/ST/IUCN_EN-Endangered|Covered	Annual and perennial grassland habitats, coastal scrub or sagebrush with sparse canopy cover, or in disturbed areas	Not expected to occur. No suitable habitat is present.
Elanus leucurus	white-tailed kite	None/FP/BLM_S-Sensitive | CDFW_FP-Fully Protected | IUCN_LC-Least Concern|Covered	Nests in woodland, riparian, and individual trees near open lands; forages opportunistically in grassland, meadows, scrubs, agriculture, emergent wetland, savanna, and disturbed lands	There is potential for individuals to forage but no nesting habitat present.
Emys marmorata	western pond turtle	None/SSC/BLM_S-Sensitive | IUCN_VU-Vulnerable | USFS_S-Sensitive|Covered	Slow-moving permanent or intermittent streams, ponds, small lakes, and reservoirs with emergent basking sites; adjacent uplands used for nesting and during winter	Not expected to occur. No suitable habitat is present.
Eremophila alpestris actia	California horned lark	None/WL | IUCN_LC-Least Concern |Covered	This subspecies of horned lark occurs on the state's southern and central coastal slope and in the San Joaquin Valley. Nests and forages in grasslands, disturbed lands, agriculture, and beaches.	Suitable habitat is present but it is a fully covered species.
Eumops perotis californicus	western mastiff bat	None/SSC/BLM_S-Sensitive| WBWG_H-High Priority	Chaparral, coastal and desert scrub, coniferous and deciduous forest and woodland; roosts in crevices in rocky canyons and cliffs where the canyon or cliff is vertical or nearly vertical, trees, and tunnels	Not expected to occur. No suitable habitat is present.
Euphydryas editha quino	quino checkerspot butterfly	FE/None/None|Covered	Annual forblands, grassland, open coastal scrub and chaparral; often soils with cryptogamic crusts and fine-textured clay; host plants include Plantago erecta, Antirrhinum coulterianum, and Plantago patagonica (Silverado Occurrence Complex)	Not expected to occur. No suitable habitat is present.
Gila orcuttii	arroyo chub	None/SSC/AFS_VU-Vulnerable | USFS_S-Sensitive|Covered	Warm, fluctuating streams with slow-moving or backwater sections of warm to cool streams at depths >40 centimeters (16 inches); substrates of sand or mud	Not expected to occur. No suitable habitat is present.
Haliaeetus leucocephalus	bald eagle	DL/FP, SE/BLM_S-Sensitive | CDF_S-Sensitive | IUCN_LC-Least Concern | USFS_S-Sensitive|Covered	Nests in forested areas adjacent to large bodies of water, including seacoasts, rivers, swamps, large lakes; winters near large bodies of water in lowlands and mountains	Not expected to occur. No suitable habitat is present.
Icteria virens	yellow-breasted chat	None/SSC| IUCN_LC-Least Concern|Covered	Nests and forages in dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush	Not expected to occur. No suitable habitat is present.
Lanius ludovicianus	loggerhead shrike	None/SSC/IUCN_NT-Near Threatened|Covered	Nests and forages in open habitats with scattered shrubs, trees, or other perches	Not expected to occur. No suitable habitat is present.
Lepus californicus bennettii	San Diego black-tailed jackrabbit	None/SSC/None|Covered	Arid habitats with open ground; grasslands, coastal scrub, agriculture, disturbed areas, and rangelands	Moderate potential to occuron the project site. Suitable habitat is present but it is a fully covered species.
Linderiella occidentalis	California linderiella	None/None/IUCN_NT-Near Threatened	Cool soft-water vernal pools in grasslands below 1,000 feet above mean sea level	Not expected to occur. No suitable habitat is present.

Scientific Name	Common Name	Status (Federal/State/Other)	Habitats	Potential to Occur in Study Area
Neotoma lepida intermedia	San Diego desert woodrat	None/SSC|Covered	Coastal scrub, desert scrub, chaparral, cacti, rocky areas	Not expected to occur. No suitable habitat is present.
Nyctinomops femorosaccus	pocketed free-tailed bat	None/SSC| IUCN_LC-Least Concern | WBWG_M-Medium Priority	Pinyon–juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree, and palm oases; roosts in high cliffs or rock outcrops with drop-offs, caverns, and buildings	Not expected to occur. No suitable habitat is present.
Onychomys torridus ramona	southern grasshopper mouse	None/SSC	Grassland and sparse coastal scrub	Not expected to occur. No suitable habitat is present.
Perognathus longimembris brevinasus	Los Angeles pocket mouse	None/SSC|Covered	Lower-elevation grassland, alluvial sage scrub, and coastal scrub	Not expected to occur. No suitable habitat is present.
Perognathus longimembris internationalis	Jacumba pocket mouse	None/SSC	Desert scrub and sparse sage scrub in areas with fine sandy soils	Not expected to occur. No suitable habitat is present.
Phrynosoma blainvillii	Blainville's horned lizard	None/SSC/BLM_S-Sensitive| IUCN_LC-Least Concern|Covered	Open areas of sandy soil in valleys, foothills, and semi-arid mountains including coastal scrub, chaparral, valley–foothill hardwood, conifer, riparian, pine–cypress, juniper, and annual grassland habitats	Not expected to occur. No suitable habitat is present.
Plegadis chihi	white-faced ibis	None/WL| IUCN_LC-Least Concern|Covered	Nests in shallow marshes with areas of emergent vegetation; winter foraging in shallow lacustrine waters, flooded agricultural fields, muddy ground of wet meadows, marshes, ponds, lakes, rivers, flooded fields, and estuaries	Not expected to occur. No suitable habitat is present.
Polioptila californica californica	coastal California gnatcatcher	FT/SSC/NABCI_YWL-Yellow Watch List|Covered	Nests and forages in various sage scrub communities, often dominated by California sagebrush and buckwheat; generally avoids nesting in areas with a slope of greater than 40%; majority of nesting at less than 1,000 feet above mean sea level	Not expected to occur. No suitable habitat is present.
Rana draytonii	California red-legged frog	FT/SSC/IUCN_VU-Vulnerable|Covered	Lowland streams, wetlands, riparian woodlands, livestock ponds; dense, shrubby or emergent vegetation associated with deep, still or slow-moving water; uses adjacent uplands	Not expected to occur. No suitable habitat is present.
Salvadora hexalepis virgultea	coast patch-nosed snake	None/SSC	Brushy or shrubby vegetation; requires small mammal burrows for refuge and overwintering sites	Not expected to occur. No suitable habitat is present.
Setophaga petechia	yellow warbler	None/SSC|Covered	Nests and forages in riparian and oak woodlands, montane chaparral, open ponderosa pine, and mixed-conifer habitats	Not expected to occur. No suitable habitat is present.
Spea hammondii	western spadefoot	FPT/SSC/BLM_S-Sensitive | IUCN_NT-Near Threatened|Covered	Primarily grassland and vernal pools, but also in ephemeral wetlands that persist at least 3 weeks in chaparral, coastal scrub, valley–foothill woodlands, pastures, and other agriculture	Not expected to occur. No suitable habitat is present.
Streptocephalus woottoni	Riverside fairy shrimp	FE/None/IUCN_EN-Endangered|Covered	Vernal pools, non-vegetated ephemeral pools	Not expected to occur. No suitable habitat is present.
Taricha torosa	California newt	None/SSC/None	Wet forests, oak forests, chaparral, and rolling grassland	Not expected to occur. No suitable habitat is present.

Scientific Name	Common Name	Status (Federal/State/Other)	Habitats	Potential to Occur in Study Area
Taxidea taxus	American badger	None/SSC/IUCN_VU-Vulnerable	Dry, open, treeless areas; grasslands, coastal scrub, agriculture, and pastures, especially with friable soils	Although burrows were present that could be suitable for the species, no active sign (hair, claw marks) of American badger was present. Species not known to occur within general vicinity and not expected to occur.
Thamnophis hammondii	two-striped gartersnake	None/SSC	Streams, creeks, pools, streams with rocky beds, ponds, lakes, vernal pools	Not expected to occur. No suitable habitat is present.
Vireo bellii pusillus	least Bell's vireo	FE/SE/BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | NABCI_YWL-Yellow Watch List | USFS_S-Sensitive|Covered	Nests and forages in low, dense riparian thickets along water or along dry parts of intermittent streams; forages in riparian and adjacent shrubland late in nesting season	Not expected to occur. No suitable habitat is present.
Xanthocephalus xanthocephalus	yellow-headed blackbird	BCC/SSC| IUCN_LC-Least Concern	Nests in marshes with tall emergent vegetation, often along borders of lakes and ponds; forages in emergent wetlands, open areas, croplands, and muddy shores of lacustrine habitat	Not expected to occur. No suitable habitat is present.

ATTACHMENT E

2024 Focused Burrowing Survey Report

Michael Baker INTERNATIONAL

We Make a Difference

August 1, 2024 JN 201513

Fernando Herrera, Associate Planner
Community Development Department
City of Menifee
29844 Haun Road
Menifee, CA 92586

Subject: **Results of the 2024 Burrowing Owl Survey for the PLN 23-0150 Fitwell Health Project, City of Menifee, Riverside County, California**

Dear Mr. Herrera:

Michael Baker International conducted focused burrowing owl (*Athene cunicularia*; [BUOW]) surveys during the 2024 breeding season for the proposed PLN 23-0150 Fitwell Health Project (project) located in the city of Menifee, Riverside County, California (Attachment A, Figure 1, Regional Vicinity). The project site is located in a pre-mapped survey area for BUOW as identified in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Interactive Regional Conservation Authority (RCA)/MSHCP Map (RCA 2024) and provides suitable foraging habitat and nesting opportunities for BUOW. In accordance with the *Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area* (RCA 2006), if BUOW habitat occurs on-site, both focused surveys and preconstruction clearance surveys are required prior to project implementation. As such, a focused burrow survey and focused BUOW surveys were conducted on four separate days during the 2024 breeding season to confirm presence of BUOW. The focused survey effort encompassed the proposed project development footprint plus a 500-foot buffer (study area). This report includes the methods, results, conclusions, and recommendations for future actions based on the survey results.

PROJECT LOCATION

The proposed project site is approximately 8.92 acres in the southern portion of Assessor Parcel Number 360-350-014, located approximately 650 feet south of Garbani Road in Menifee, Riverside County, California. Regional access to the project site is provided via Interstate 215 (I-215). Local access is provided via Haun Road. The project is situated within Section 15, Township 6 South, Range 3 West, as depicted on the Romoland, California 1:24,000-series United States Geological Survey (USGS) topographic map (Attachment A, Figure 2, Site Vicinity).

PROJECT DESCRIPTION

The proposed project consists of the development of two buildings on an 8.92-acre site in two phases. Phase 1 would include development of a 69,618-square-foot building in the southern portion of the project site, which would house a fitness center, multipurpose center, and museum including parking

lots, drainage improvements, and landscaping. The development of a road, Serlet Court, would provide site access. Phase 2 would include a 16,616-square-foot, two-story office building in the northern portion of the project site.

PROJECT SETTING

As shown in Attachment A, Figure 3, Project Site, the project site is an undeveloped parcel. Surface elevations range from approximately 1,468 feet to 1,485 feet above mean sea level. Vegetation on-site consists of agricultural fields, and suitable BUOW habitat occurred along the fence line in the western portion of the site and within the rock outcrop located on-site. The project site is surrounded by agriculture fields to the north, I-215 to the east, a self-storage facility to the south, and Haun Road and more agriculture to the west. Refer to Attachment B for representative photographs taken throughout the project site.

SPECIES BACKGROUND

The BUOW is a grassland specialist distributed throughout western North America, where it is known to occupy a wide variety of arid and semi-arid open areas in shrub, desert, and grassland environments. The California Department of Fish and Wildlife (CDFW) currently lists BUOW as a California Species of Special Concern and covered species under the MSHCP. BUOWs require large, open, sparsely vegetated areas on rolling or level terrain with an abundance of fossorial mammal burrows (less than 4 inches in diameter). In addition, BUOWs require open vegetation allowing open line-of-sight of the surrounding habitat to forage as well to watch for predators. BUOWs are dependent upon the presence of burrowing mammals (e.g., California ground squirrel [*Otospermophilus beecheyi*], and American badger [*Taxidea taxus*]), whose burrows are used for roosting and nesting (Haug, Millsap, and Martell 1993). The presence or absence of fossorial mammal burrows is often a major factor that limits the presence of BUOW. Where mammal burrows are scarce, BUOWs have been observed both digging their own burrows in soft, friable soil and utilizing man-made cavities such as buried and non-functioning storm drainpipes, standpipes, and dry culverts. Additionally, BUOWs may burrow beneath rocks and debris or large, heavy objects such as abandoned cars, concrete blocks, or concrete pads, which stabilize burrow entrances from collapse and may inhibit excavation by predators.

Adults are small owls (approximately 7.5 to 9.8 inches) with long legs and short tails that are speckled brown and white, with yellow eyes and yellow bill. A bold white throat and eyebrows are also typical distinguishing features. Juveniles are usually less mottled than adults, with buffy-yellow underparts. BUOWs have crepuscular (dawn and dusk) hunting habits but are often observed perched in or near the burrow entrance during the day. One burrow is typically selected for use as the main nest burrow; however, BUOWs also utilize satellite burrows that are often located in the immediate vicinity of the main nest burrow. BUOWs prey upon invertebrates and small vertebrates through the low growing vegetation, which allows for foraging visibility, and they typically forage in short grass, mowed or overgrazed pastures, golf courses, and airports (Thomsen 1971). For projects occurring in the MSHCP area, the BUOW breeding season is March 1 through August 31 (RCA 2006). BUOWs in California may migrate southerly, but often remain in their breeding area during the non-breeding months. BUOWs were once abundant and widely

distributed in Southern California, but have declined precipitously in counties such as Los Angeles, Orange, San Diego, Riverside, and San Bernardino.

Based on a review of the California Natural Diversity Database RareFind 5, there are 25 occurrence records for BUOW in the USGS *Romoland, California* 7.5-minute quadrangle. The closest extant occurrence (Occurrence Number 762) was recorded in 2005, approximately 0.40 miles northwest of the project area—one adult located along a fence (CDFW 2024).

METHODS

The project area is located in the pre-mapped survey area for BUOW as identified in the MSHCP and provides suitable foraging habitat and nesting opportunities for BUOWs (Attachment A, Figure 4, Focused Survey Results and MSHCP Survey Area Map). As such, a focused burrow survey and focused BUOW surveys were conducted by Michael Baker biologists Marisa Flores and Samantha Martinez on four separate days during the 2024 breeding season (March 1 through August 31). The surveys were conducted in accordance with the guidelines and protocols provided in the BUOW Survey Instructions (RCA 2006). Table 1 summarizes the survey dates, surveyors, times, and weather conditions for each of the surveys.

TABLE 1. SUMMARY OF SURVEY CONDITIONS

Date	Survey	Biologists	Time (start-end)	Temperature, Skies, Wind (start-finish)
June 21, 2024	Focused Survey #1	MF, SM	0600-0655	56°-63°F, 0-0% cc, 1-2 mph
July 8, 2024	Focused Survey #2	MF, SM	0630-0720	73°-74°F, 0-0% cc, 0-1 mph
July 15, 2024	Focused Survey #3	MF, SM	0640-0730	69°-79°F, 0-0% cc, 1-0 mph
July 22, 2024	Focused Survey #4	MF, SM	0630-0710	76°-80°F, 0-0% cc, 0-0 mph

Biologists: MF – Marisa Flores; SM – Samantha Martinez
Conditions: F – Fahrenheit; cc – cloud cover; mph – miles per hour

The focused burrow survey consisted of a systematic search for suitable burrows (less than 4 inches in diameter) throughout the project site that were determined to provide suitable habitat for BUOWs. Suitable burrows/cavities encountered, including rock outcrops, concrete/debris piles, buried and nonfunctioning storm drainpipes, standpipes, and dry culverts, were recorded using a hand-held Global Positioning System (GPS) unit and thoroughly examined for signs of presence (i.e., pellets, whitewash, feathers, tracks, and prey remains, particularly around burrows) that would indicate the presence of BUOWs. Survey transects were conducted at approximately 15- to 30-foot intervals to ensure 100 percent visual coverage of areas in suitable habitat, as applicable based on topography and site access.

Binoculars were used to scan areas that were inaccessible due to lack of right-of-entry to observe and identify distant birds; identify any suitable, occupied, and remnant burrows consisting of natural and nonnatural substrates; and identify any activity around potential suitable habitat for BUOW.

Methods to detect the presence of BUOWs included direct observation, aural detection, and signs of presence. The location of suitable habitat, potential burrows, sign, and BUOWs in the study area were

recorded and mapped, if present. Surveys were not conducted during rain, high winds (more than 20 miles per hour), dense fog, or temperatures over 90 degrees Fahrenheit. In addition, the focused surveys were conducted during the recognized time frames listed in BUOW Survey Instructions (RCA 2006): in the morning one hour before sunrise to two hours after sunrise and two hours before sunset to one hour after sunset.

SURVEY RESULTS

Suitable burrows and suitable foraging habitat were found throughout the project site; however, no BUOW individuals or BUOW sign (i.e., pellets, whitewash, feathers, or prey remains) were observed in the study area during any of the four focused surveys.

A total of 13 bird species were observed and/or detected in the study area during the focused surveys. Common bird species included American crow (*Corvus brachyrhynchos*), California towhee (*Melozone crissalis*), Eurasian collared-dove (*Streptopelia decaocto*), and mourning dove (*Zenaida macroura*). Large mammals detected in the study area included a coyote (*Canis latrans*). Attachment C provides a complete list of the wildlife species that were detected during the surveys.

CONCLUSIONS AND RECOMMENDATIONS

No BUOWs, occupied burrows, or BUOW sign were detected in the study area during the 2024 focused survey. Therefore, project-related activities are not expected to result in any direct or indirect impacts to BUOWs or occupied burrows in the study area.

Although BUOWs were not observed during the focused surveys, the study area contains suitable burrows and habitat that could become occupied by BUOWs prior to implementation of the proposed project. Therefore, a preconstruction clearance survey would be required to reconfirm the absence of BUOWs and maintain compliance with the MSHCP, Migratory Bird Treaty Act, and California Fish and Game Code. In accordance with the BUOW Survey Instructions (RCA 2006), the preconstruction clearance survey would need to be conducted by a qualified biologist no more than 30 days prior to initiating any ground-disturbing activities to avoid direct take of BUOWs. Once the survey is completed, the qualified biologist should prepare and submit a final report documenting the results of the clearance survey to the City of Menifee for review and file. If no BUOWs or occupied burrows are detected, project activities may begin, and no additional avoidance or minimization measures would be required. However, if an occupied burrow is found in the project impact area during the preconstruction clearance survey, a BUOW avoidance and minimization plan would need to be prepared and submitted to CDFW for review and approval prior to initiating project activities.

Please do not hesitate to contact me at samantha.martinez@mbakerintl.com should you have any questions or require further information.

Sincerely,



Samantha Martinez
Natural Resources Biologist

Attachments

A. *Project Figures*
B. *Site Photographs*
C. *Wildlife Species Compendium*

REFERENCES

CDFW (California Department of Fish and Wildlife). 2024. RareFind 5, California Natural Diversity Database, California. Database report on threatened, endangered, rare or otherwise sensitive species and communities for the Romoland, California USGS 7.5-minute quadrangle.

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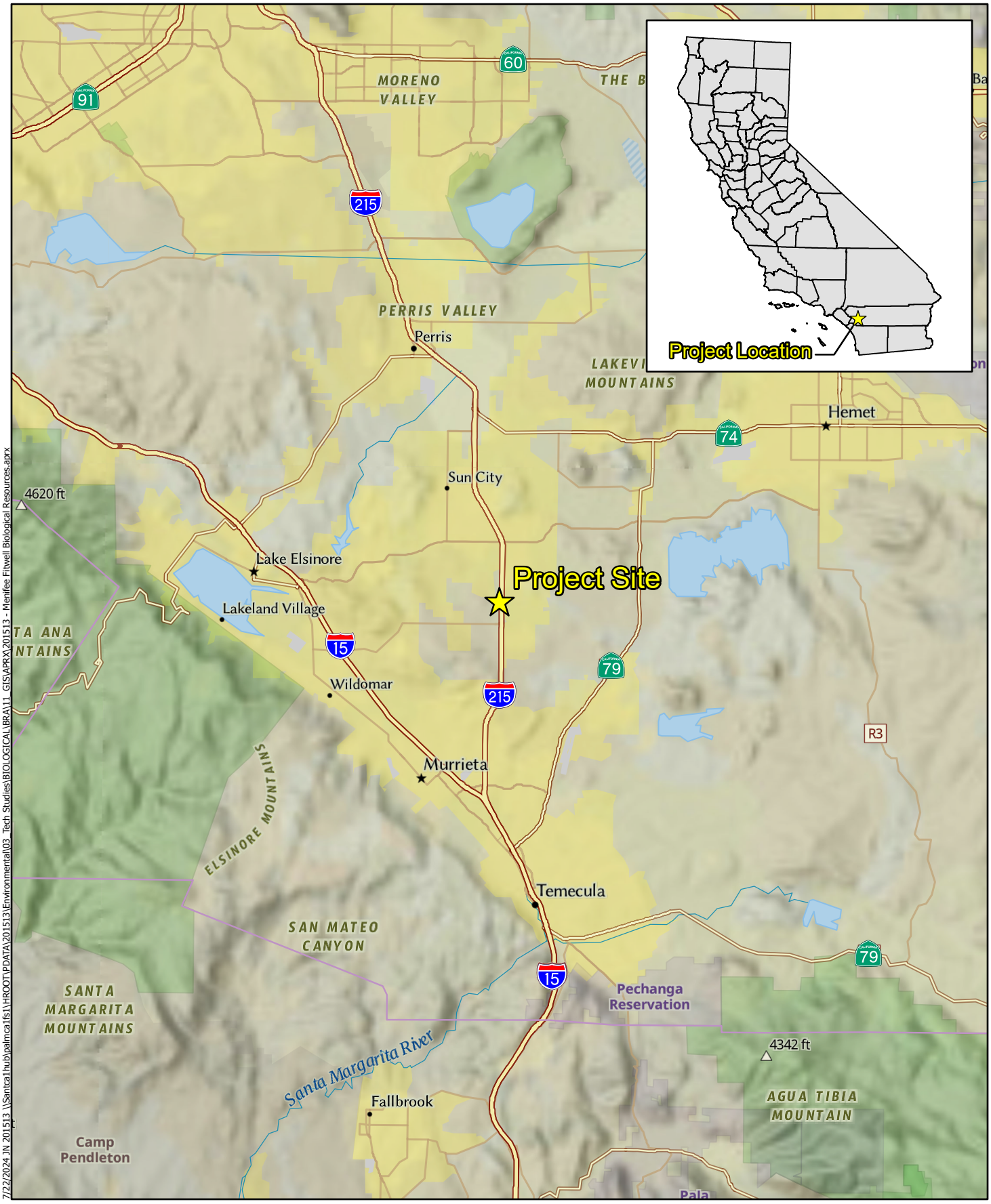
RCA (Western Riverside County Regional Conservation Authority). 2006. Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area.

———. 2024. Interactive RCA/MSHCP Map. https://www.wrc-rca.org/rcamaps/.

Thomsen, L. 1971. "Behavior and ecology of Burrowing Owls in the Oakland Municipal Airport." *Condor* 73: 177-192.

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Attachment A
Project Figures



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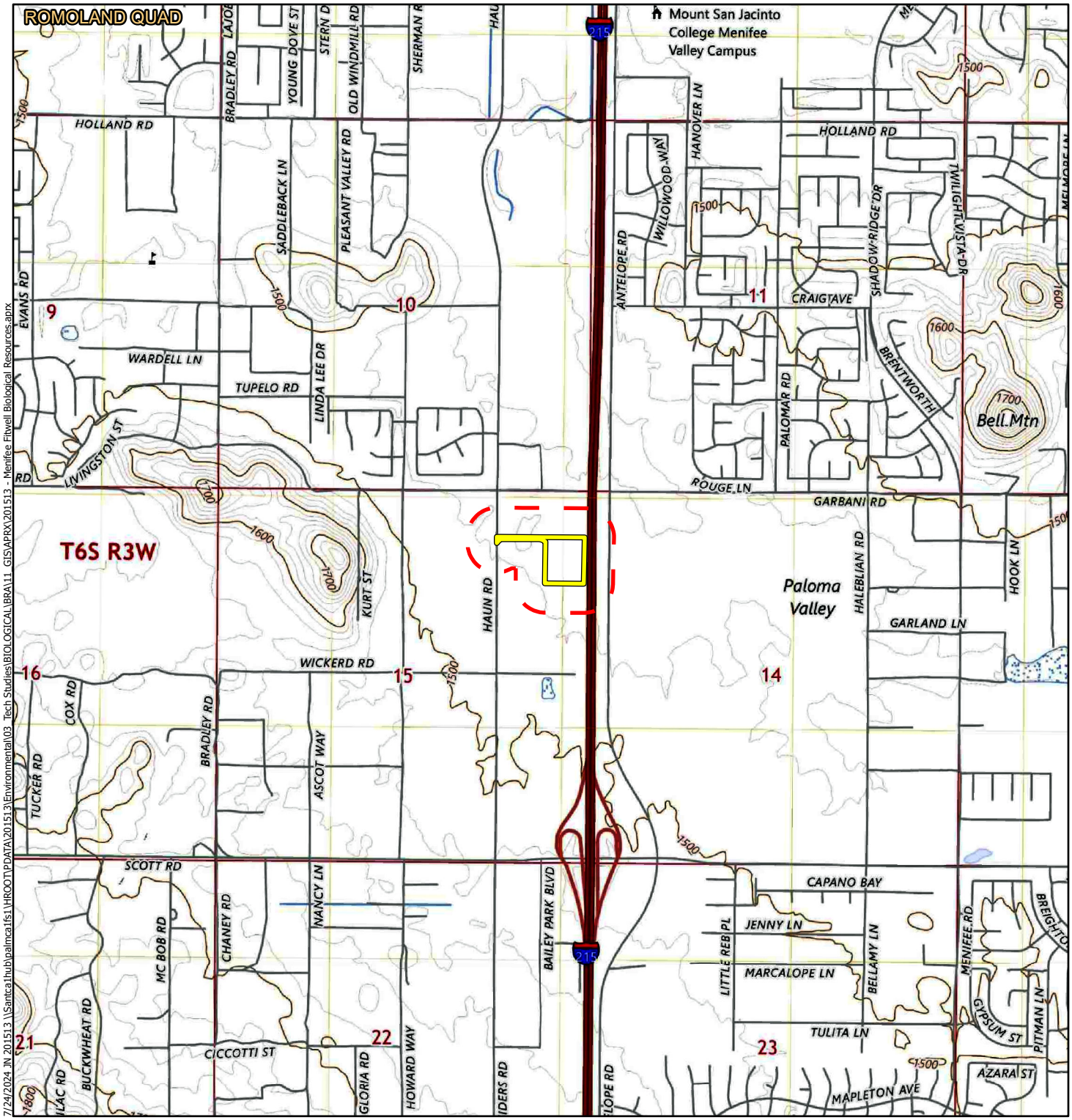
0 2.5 5 Miles

Source: ESRI, USGS, Riverside County

PLN23-0150 FITWELL HEALTH PROJECT
2024 BURROWING OWL FOCUSED SURVEY

Regional Vicinity

Figure 1



7/24/2024 JN 201513 \\Santca1hub\palmca1fs1\HROOT\PDATA\201513\Environmental\03_Tech Studies\BIOLOGICAL\BRA\11_GIS\APRX\201513 - Menifee Fitwell Biological Resources.aprx

Legend

- Project Site
- Study Area (500-ft)

PLN23-0150 FITWELL HEALTH PROJECT
2024 BURROWING OWL FOCUSED SURVEY

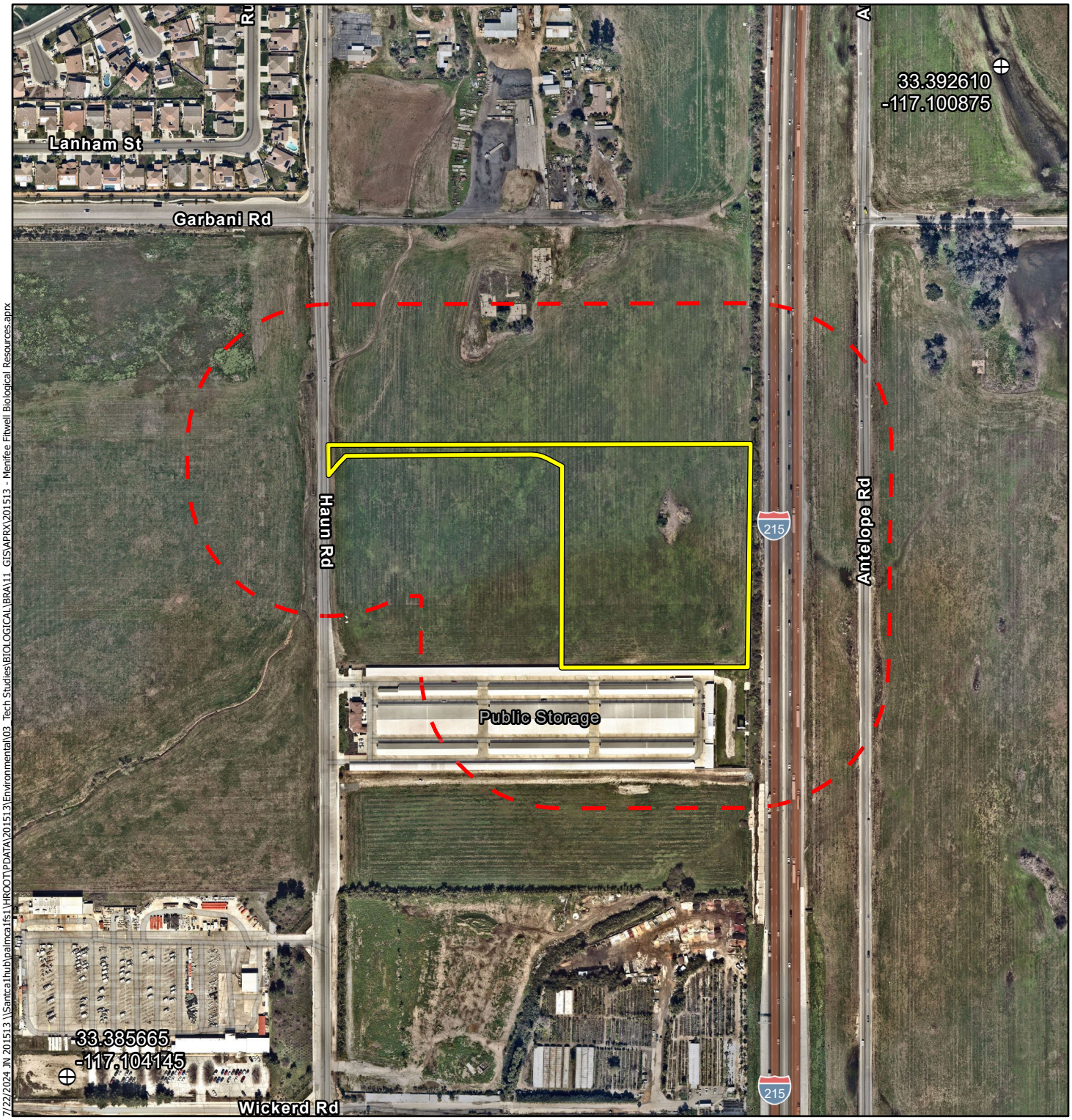
Site Vicinity

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0 1,000 2,000 US Feet

Source: USGS 7.5-Minute topographic quadrangle maps: *Romoland, California (2023)*

Figure 2



7/22/2024 JN 201513 \\Santea1hubpalmca1fs1\HROOT\PDATA\201513\Environmental\03_Tech Studies\BIOLOGICAL\BRA\11_GIS\APRX\201513 - Menifee Fitwell Biological Resources.aprx

Legend

- Reference Point
- Project Site (8.92 acres)
- Study Area (500-ft)

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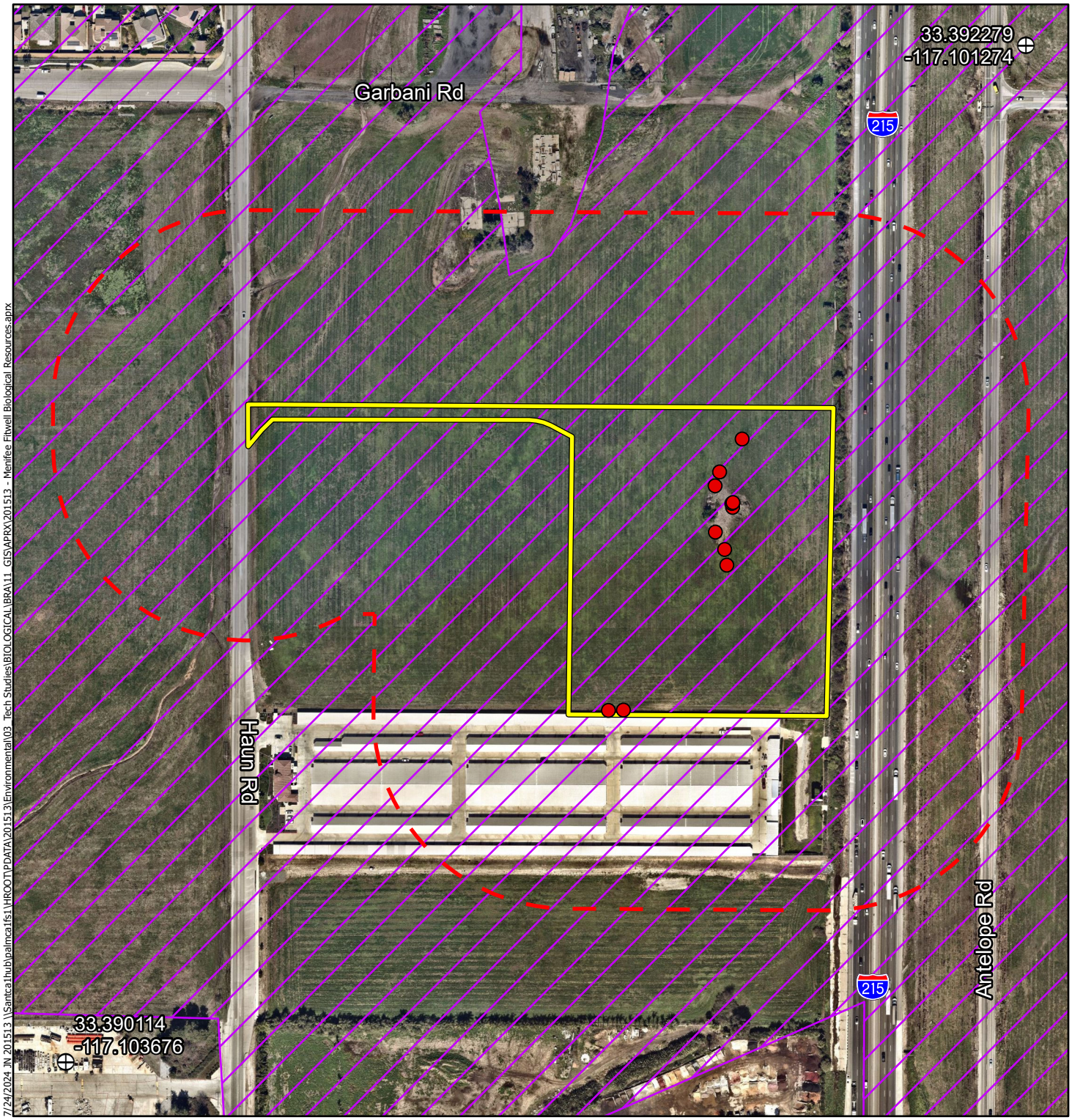
0 250 500 US Feet

Source: ESRI, Riverside County, 2024 Nearmap Imagery.

PLN23-0150 FITWELL HEALTH PROJECT
2024 BURROWING OWL FOCUSED SURVEY

Project Site

Figure 3



7/24/2024 JN 201513 \\Santeca1hub\palmca1fs1\HROOT\DATA\201513\Environmental\03_Tech Studies\BIOLOGICAL\BRA\11_GIS\APRX\201513 - Menifee Fitwell Biological Resources.aprx

Legend

- Reference Point
- Project Site (8.92 acres)
- Study Area (500-ft) (57.5 acres)
- MSHCP Burrowing Owl Survey Area
- Suitable Burrows

PLN23-0150 FITWELL HEALTH PROJECT
2024 BURROWING OWL FOCUSED SURVEY

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0 150 300 US Feet

Source: ESRI, Riverside County, Western Riverside MSHCP, 2024 Nearmap Imagery

Focused Survey Results & MSHCP Survey Area Map

Figure 4

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Attachment B
Site Photographs



Photograph 1. View looking northwest from southeast boundary of project site.



Photograph 2. View looking northeast from western portion of project site.



Photograph 3. View facing northeast at area within the project site where multiple suitable burrows were mapped.



Photograph 4. Photo of a red-tailed hawk within project site (spotted during all four focused surveys).



Photograph 5. Photo of potential suitable burrow between rocks on project site.



Photograph 6. Potential suitable burrow found within the southern boundary of project site.

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Attachment C
Wildlife Species Compendium

ANIMAL COMPENDIUM	
Scientific Name	Common Name
BIRDS	
ACCIPITRIDAE—HAWKS, KITES, EAGLES, & ALLIES	
Buteo jamaicensis	red-tailed hawk
AEGITHALIDAE—LONG-TAILED TITS & BUSHTITS	
Psaltriparus minimus	bushtit
COLUMBIDAE—PIGEONS & DOVES	
Columba livia	rock pigeon (rock dove)*
Streptopelia decaocto	Eurasian collared-dove*
Zenaida macroura	mourning dove
CORVIDAE—CROWS & JAYS	
Corvus brachyrhynchos	American crow
FALCONIDAE—FALCONS, CARACARAS, & KESTELS	
Falco sparverius	American kestrel
ICTERIDAE—NEW WORLD BLACKBIRDS	
Agelaius phoeniceus	red-winged blackbird
MIMIDAE— MOCKINGBIRDS, THRASHERS, CATBIRDS & TREMBLERS	
Mimus polyglottos	northern mockingbird
PASSERELLIDAE—NEW WORLD SPARROWS	
Melozone crissalis	California towhee
STURNIDAE—STARLINGS	
Sturnus vulgaris	European starling*
TYRANNIDAE—TYRANT FLYCATCHERS	
Sayornis nigricans	black phoebe
Tyrannus vociferans	Cassin's kingbird
INVERTEBRATES	
PIERIDAE—WHITES & SULPHURS	
Pieris rapae	Cabbage white

ANIMAL COMPENDIUM	
MAMMALS	
CANIDAE—DOGS, WOLVES, COYOTES, FOXES, & JACKALS	
Canis latrans	coyote
CRICETIDAE—NEW WORLD RATS, MICE, VOLES, MUSKRATS, LEMMINGS, & HAMSTERS	
Reithrodontomys megalotis	western harvest mouse
GEOMYIDAE—POCKET GOPHERS	
Thomomys bottae	Botta's pocket gopher
LEPORIDAE—RABBITS & HARES	
Sylvilagus bachmani	brush rabbit
REPTILES	
PHRYNOSOMATIDAE—LIZARDS	
Sceloporus occidentalis	western fence lizard

*non-native species