

INFORMATION SUMMARY



- A. Report Date: July 25th, 2023
- B. Report Title: Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance Analysis for the 28.20-Acre Tentative Tract Map (TTM) 38483 Project Site, Unincorporated Riverside County, California.
- C. APN#: 466-310-019, 466-310-020, and 466-310-021 (offsite right-of-way).
- D. Project Location: USGS 7.5' Series Winchester Quadrangle, Riverside County, Township 6 South, Range 2 West, Section 9, Extending East of Eucalyptus Road, West of Holcolmb Road, and North of Craig Avenue, as shown in Attachment A, *Regional Location Map* and Attachment B, *Project Site Map*.
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- G. Date of Survey: July 18th, 2023.
- H. Summary: The 28.20-acre property including 5.18-acre offsite assessment area (right-of-way), 33.38-acres total is located within the MSHCP San Harvest Valley/Winchester Area Plan. The project site is not located within or adjacent to an MSHCP Criteria Area, Cell Group, or Linkage Area. Therefore, no MSHCP Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR) are required.
- The project site does not occur within a predetermined Survey Area for criteria area plant species. (Regional Conservation Authority (RCA) GIS Data Downloads 2023). No additional surveys are required.

The entire project site is located within a predetermined Survey Area for six (6) MSHCP narrow endemic plant species including California Orcutt grass (*Orcuttia californica*), many-stemmed dudleya (*Dudleya multicaulis*), Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), spreading navarretia (*Navarretia fossalis*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*), as shown in Attachment C, *MSHCP Relationship Map*. No suitable undisturbed soils, vegetation, or features representing suitable habitat for MSHCP narrow endemic plant species is present within the project site. No additional surveys are required.

The project site does not occur within a predetermined Survey Area for amphibians (RCA GIS Data Downloads 2023). No additional surveys are required.

The project site does not occur within a predetermined Survey Area for mammals (RCA GIS Data Downloads 2023). No additional surveys are required.

The project site occurs completely within a predetermined Survey Area for the burrowing owl (*Athene cunicularia*) as shown in Attachment C, *MSHCP Relationship Map*. The entire project site has and continues to be actively cultivated and no suitable burrowing owl burrows larger than 4 inches in diameter were documented within and/or adjacent to the project site including the offsite rights-of-way. At the time of the habitat assessment, the western region had been recently disked and the eastern region was under cultivation (common wheat). Based on the lack of suitable burrows, focused MSHCP burrowing owl surveys are not required to determine the presence/absence and status of the species within and adjacent to the project site. However, if left fallow, the project site could be utilized by burrowing owl. Therefore, a 30-day MSHCP preconstruction survey will be required immediately prior to the initiation of construction (condition of approval) to ensure protection for this species and compliance with the conservation goals as outlined in MSHCP Section 6.3.2.

No evidence of vernal pools, seasonal depressions, seasonally inundated road ruts or other wetland features representing suitable habitat for fairy shrimp was recorded on the project site as detailed in the following report and shown in Attachment D, *Vegetation Communities Map*. No additional surveys are required.

No suitable habitat (riparian scrub, forest or woodlands) for the least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*) or western yellow-billed cuckoo (*Coccyzus americanus*) was documented within or adjacent to the

project site as detailed in the following report and shown in Attachment D, *Vegetation Communities Map*. No additional surveys are required.

No features regulated by the United States Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Boards (RWQCB) and MSHCP Section 6.1.2 were documented within the project site. A formal jurisdictional delineation, permits, certifications and MSHCP Determination of Biological Equivalent or Superior Preservation (DBESP are not required.

SUBJECT

Western Riverside County Multiple Species Habitat Conservation Plan Biological Resources Compliance Analysis for the 28.20-Acre Tentative Tract Map 38483 Project Site, Unincorporated Riverside County, California.

This report presents the findings of a biological resources Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) compliance analysis for the 28.20-acre (5.18-acre offsite right-of-way), 33.38-acre total Tentative Tract Map (TTM) 38483 project site “Project Site” located within unincorporated western Riverside County, California (RCIP 2004). Specifically, the Project Site is located within Assessor Parcel Numbers (APNs) 466-310-019, 466-310-020, and 466-310-021. The purpose of this study, conducted by Cadre Environmental, is to document the existing biological resources, identify general vegetation types, and assess the potential biological and regulatory constraints, impacts and mitigation measures associated with the proposed development to ensure compliance with the Western Riverside County MSHCP and Riverside County California Environmental Quality Act (CEQA) review of an Initial Study (IS) and Mitigated Negative Declaration (MND).

The Project Site is located within United States Geological Survey (USGS) 7.5’ Series Winchester Quadrangle, Riverside County, Township 6 South, Range 2 West, Section 9. Specifically, the Project Site extends east of Eucalyptus Road, west of Holcolmb Road, and north of Craig Avenue, as shown in Attachment A, *Regional Location Map* and Attachment B, *Project Site Map*.

The Project Site is located within the MSHCP Harvest Valley/Winchester Area Plan and is not located within or adjacent to an MSHCP Criteria Area, Cell Group, or Linkage Area.

This report incorporates the findings of an extensive literature review, compilation of existing documentation, and field reconnaissance conducted on July 18th, 2023. This documentation is consistent with accepted scientific and technical standards, the requirements of the United States Fish and Wildlife Service (USFWS), and the California Department of Fish and Wildlife (CDFW). When appropriate, general biological resources are described in summary form in an effort to provide the reader with adequate background information. However, the report focuses on documenting those resources considered to be significant and/or sensitive as outlined by the CEQA and the Western Riverside County MSHCP.

An assessment of jurisdictional resources was conducted concurrent with the MSHCP habitat assessment on July 18th, 2023 to determine the extent of features onsite subject to the United States Army Corps of Engineers (USACE) jurisdiction pursuant to Section 404 of the Clean Water Act, CDFW jurisdiction pursuant to Division 2, Chapter 6, Section 1600 of the Fish and Wildlife Code, the Santa Ana Regional Water Quality Control Board (RWQCB) 401 certification/Waste Discharge Requirements (WDR’s), and MSHCP jurisdiction pursuant to Section 6.1.2 (MSHCP 2004).

PROJECT DESCRIPTION

The proposed project includes the schedule “A” subdivision of the property into 89 residential home lots including parks (open space) and water quality basin.

METHODS OF STUDY

LITERATURE REVIEW

Existing biological resource conditions within and adjacent to the Project Site were initially investigated through review of pertinent scientific literature. Federal register listings, protocols, and species data provided by the USFWS were reviewed in conjunction with anticipated federally listed species potentially occurring within the Project Site (USFWS Species Occurrence Database 2023). The California Natural Diversity Database (CNDDB 2023a),¹, a CDFW Natural Heritage Division species account database, was also reviewed for all pertinent information regarding the locations of known occurrences of sensitive species in the vicinity of the properties. In addition, numerous regional floral and faunal field guides were utilized in the identification of species and suitable habitats. Combined, the sources reviewed provided an excellent baseline from which to assess the biological resources potentially occurring in the area. Other USFWS and CDFW reports and publications consulted include the following:

- Special Animals (CDFW 2023b);
- State and Federally Listed Endangered and Threatened Animals of California (CDFW 2023c);
- Endangered, Threatened, and Rare Plants of California (CDFW 2023d); and
- Special Vascular Plants and Bryophytes List (CDFW 2023e).
- Threatened and Endangered Species Occurrence Database (USFWS 2023)

As required by the MSHCP, and during the initial property assessment process, Project Site APN’s were searched using the Regional Conservation Authority (RCA) Geographic Information System (GIS) Data to determine if the property falls within a “Criteria Area” and if additional surveys for narrow endemic/criteria area plant species or wildlife not adequately covered by the MSHCP may be required as shown in Attachment C, *MSHCP Relationship Map* (RCA GIS Data Downloads 2023).

Data, which contain digital images derived from aerial photography with orthographic projection properties (Google Earth Pro 2023), were used in conjunction with Cadre Environmental’s in-house geographic information system (GIS) database as an important base layer to identify vegetation communities, drainage features, and USFWS designated critical habitat boundaries. Vegetation communities were then “ground-truthed” during field observations to obtain characteristic descriptions.

¹ California Natural Diversity Data Base, Department of Fish and Wildlife. July 2023. Natural Heritage Program: RareFind, Winchester Quadrangle.

FIELD INVESTIGATION

The Project Site was surveyed on July 18th, 2023. The survey included complete coverage of the Project Site, with special attention focused toward sensitive resources or those habitats potentially supporting sensitive flora or fauna that would be essential to efficiently implementing the terms and conditions of the Western Riverside County MSHCP including features potentially subject to MSHCP 6.1.2 jurisdiction. Aerial photography of the Project Site and vicinity was utilized to accurately locate and survey the property. General plant communities were preliminarily mapped directly on the aerial photo using visible landmarks in the field, which are depicted in Attachment D, *Vegetation Communities Map*. Representative photographs of the Project Site's natural resources and existing conditions were taken during the field survey as shown in Attachments E to G, *Current Project Site Photographs*.

Plant Community/Habitat Classification and Mapping

Plant communities were preliminarily mapped with the aid of an aerial photograph using the MSHCP uncollapsed vegetation communities' classification system.

General Plant Inventory

Plants observed during the survey efforts were either identified in the field or collected and later identified using taxonomic keys. Plant taxonomy and nomenclatural changes follow Baldwin et al. (2012) or the Jepson Flora Project (2023). Common names used in this report generally follow Roberts et al. (2004) or Baldwin et al. (2012). Scientific names are included only at the first mention of a species; thereafter, common names alone are used.

General Wildlife Inventory

General wildlife surveys were not conducted during the general biological habitat assessment. However, animals identified during the reconnaissance survey by sight, call, tracks, nests, scat, remains, or other signs were recorded in field notes. Wildlife was identified in the field with the aid of binoculars and taxonomic keys (if applicable). Vertebrate taxonomy followed in this report is according to the Center of North American Herpetology (2023) for amphibians and reptiles, the American Ornithologists' Union (1998 and supplemental) for birds, and Bradley et al. (2014) for mammals. Scientific names are used during the first mention of a species; common names only are used in the remainder of the text (if applicable).

MSHCP Criteria Area and Narrow Endemic Plant Assessment

The Project Site does not occur within a predetermined Survey Area for criteria area plant species. (RCA GIS Data Downloads 2023).

The entire Project Site occurs within a predetermined MSHCP Survey Area for six (6) MSHCP narrow endemic (ne) plant species, as shown in Attachment C, *MSHCP*

Relationship Map (RCA GIS Data Downloads 2023). Habitat assessments were conducted throughout the Project Site for all of the following six (6) narrow endemic plant species:

- California Orcutt grass (*Orcuttia californica*) (ne), FE, SE, CRPR 1B.1
- Many-stemmed dudleya (*Dudleya multicaulis*) (ne), CRPR 1B.2
- Munz's onion (*Allium munzii*) (ne), FE, ST, CRPR 1B.1
- San Diego ambrosia (*Ambrosia pumila*) (ne), FE, CRPR 1B.1
- Spreading navarretia (*Navarretia fossalis*) (ne), FT, CRPR 1B.1
- Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*) (ne), CRPR 2.1

The habitat assessment included a review of existing soil types/condition, vegetative communities, review of regional sensitive species occurrence databases, and historic land uses throughout the Project Site.

MSHCP Burrowing Owl Habitat Assessment

The Project Site occurs completely within an MSHCP burrowing owl (*Athene cunicularia*) survey area and a habitat assessment was conducted for the species to ensure compliance with MSHCP guidelines for the species.

In accordance with the MSHCP Burrowing Owl Survey Instructions (County of Riverside 2006), survey protocol consists of two steps, Step I – Habitat Assessment and Step II – Locating Burrows and Burrowing Owls. The following section describes the approach to conducting the habitat assessment.

Step I – Habitat Assessment

Step 1 of the MSHCP habitat assessment for burrowing owl consists of a walking survey to determine if suitable habitat is present onsite. Cadre Environmental conducted the habitat assessment on July 18th, 2023. Upon arrival at the Project Site, and prior to initiating the assessment survey, Cadre Environmental used binoculars to scan suitable habitats on and adjacent to the property, including perch locations, to ascertain owl presence.

Suitable areas of the Project Site were surveyed on foot by walking slowly and methodically while recording/mapping areas that may represent suitable owl habitat onsite. Primary indicators of suitable burrowing owl habitat in western Riverside County include, but are not limited to, native and non-native grassland, interstitial grassland within shrub lands, shrub lands with low density shrub cover, golf courses, drainage ditches, earthen berms, unpaved airfields, pastureland, dairies, fallow fields, and agricultural use areas. Burrowing owls typically use burrows made by fossorial mammals, such as ground squirrels (*Otospermophilus beecheyi*) or badgers (*Taxidea taxus*), but they often utilize man-made structures, such as earthen berms, cement culverts, cement, asphalt, rock, wood debris piles, openings beneath cement or asphalt pavement. Burrowing owls are often found within, under, or in close proximity to man-made structures.

According to the MSHCP guidelines, if suitable habitat is present, the biologist should also walk the perimeter of the property, which consists of a 150-meter (approximately 500 feet) buffer zone around the Project Site boundary. If permission to access the buffer area cannot be obtained, the biologist shall not trespass, but visually inspect adjacent habitats with binoculars. In addition to surveying the entire Project Site, bordering natural habitats located immediately adjacent to the Project Site were assessed.

Step II – Locating Burrows and Burrowing Owls

Concurrent with the initial habitat assessment, a detailed focused burrow survey was conducted and included documentation of appropriately sized natural burrows or suitable man-made structures that may be utilized by burrowing owl - as part of the MSHCP protocol, which is described below under Part A. Focused Burrow Survey. The MSHCP protocol indicated that no more than 100 acres should be surveyed per day/per biologist.

Part A: Focused Burrow Survey

A systematic survey for burrows, including burrowing owl sign, was conducted by walking across suitable habitats mapped within the Project Site on July 18th, 2023. Pedestrian survey transects were spaced to allow 100% visual coverage of the ground surface. The distances between transect centerlines were no more than 20 meters (approximately 66 ft.) apart, and owing to the terrain, often much smaller. Transect routes were also adjusted to account for topography and in general ground surface visibility. Observations of suitable burrows or dens, natural or man-made, or sightings of burrowing owl, were recorded and mapped during the survey.

Regional Connectivity/Wildlife Movement Corridor Assessment

The analysis of wildlife movement corridors associated with the Project Site and its immediate vicinity is based on information compiled from literature, analysis of the aerial photograph, and direct observations made in the field during the site visit.

A literature review was conducted that included documents on island biogeography (studies of fragmented and isolated habitat “islands”), reports on wildlife home range sizes and migration patterns, and studies on wildlife dispersal. Wildlife movement studies conducted in southern California were also reviewed. Use of field-verified digital aerial data, in conjunction with the GIS database, allowed proper identification of vegetation communities and drainage features. This information was crucial to assessing the relationship of the property to large open space areas in the immediate vicinity and was also evaluated in terms of connectivity and habitat linkages. Relative to corridor issues, the discussions in this report are intended to focus on wildlife movement associated with the property and the immediate vicinity.

Overview

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open

space areas by urbanization creates isolated “islands” of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas, various studies have concluded that some wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas because they prohibit the infusion of new individuals and genetic information (MacArthur and Wilson 1967, Soule 1987, Harris and Gallagher 1989, Bennett 1990). Corridors effectively act as links between different populations of a species. A group of smaller populations (termed “demes”) linked together via a system of corridors is termed a “metapopulation.” The long-term health of each deme within the metapopulation is dependent upon its size and the frequency of interchange of individuals (immigration vs. emigration). The smaller the deme, the more important immigration becomes, because prolonged inbreeding with the same individuals can reduce genetic variability. Immigrant individuals that move into the deme from adjoining demes mate with individuals and supply that deme with new genes and gene combinations that increases overall genetic diversity. An increase in a population’s genetic variability is generally associated with an increase in a population’s health.

Corridors mitigate the effects of habitat fragmentation by (1) allowing animals to move between remaining habitats, which allows depleted populations to be replenished and promotes genetic diversity; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fires or disease) will result in population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs (Noss 1983, Farhig and Merriam 1985, Simberloff and Cox 1987, Harris and Gallagher 1989). Wildlife movement activities usually fall into one of three movement categories: (1) dispersal (e.g., juvenile animals from natal areas, individuals extending range distributions); (2) seasonal migration; and (3) movements related to home range activities (foraging for food or water, defending territories, searching for mates, breeding areas, or cover). A number of terms have been used in various wildlife movement studies, such as “wildlife corridor”, “travel route”, “habitat linkage”, and “wildlife crossing” to refer to areas in which wildlife moves from one area to another. To clarify the meaning of these terms and facilitate the discussion on wildlife movement in this study, these terms are defined as follows:

Travel Route: A landscape feature (such as a ridge line, drainage, canyon, or riparian strip) within a larger natural habitat area that is used frequently by animals to facilitate movement and provide access to necessary resources (e.g., water, food, cover, den sites). The travel route is generally preferred because it provides the least amount of topographic resistance in moving from one area to another; it contains adequate food, water, and/or cover while moving between habitat areas; and provides a relatively direct link between target habitat areas.

Wildlife Corridor: A piece of habitat, usually linear in nature, that connects two or more habitat patches that would otherwise be fragmented or isolated from one another. 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.

Wildlife Crossing: A small, narrow area, relatively short in length and generally constricted in nature, that allows wildlife to pass under or through an obstacle or barrier that otherwise hinders or prevents movement. Crossings typically are manmade and include culverts, underpasses, drainage pipes, and tunnels to provide access across or under roads, highways, pipelines, or other physical obstacles. These are often “choke points” along a movement corridor.

Jurisdictional Resources

An assessment of jurisdictional resources was conducted concurrent with the MSHCP habitat assessment on July 18th, 2023 to determine the extent of features onsite potentially subject to the USACE jurisdiction pursuant to Section 404 of the Clean Water Act, CDFW jurisdiction pursuant to Division 2, Chapter 6, Section 1600 of the Fish and Wildlife Code, the Santa Ana RWQCB 401 certification/WDR’s, and MSHCP jurisdiction pursuant to Section 6.1.2 (MSHCP 2004).

EXISTING CONDITIONS

The Project Site is generally flat and has been actively cultivated since at least 2002 based on a review of historic aerials and the County of Riverside GIS mapping which characterizes the property as field croplands (Agriculture). The Project Site is characterized as field croplands and disturbed vegetation, as shown in Attachment, D *Vegetation Communities Map*, Attachments E to G, *Current Project Site Photographs*, and outlined in Table 1, *Project Site Vegetation Community Acreages & Impacts*.

Table 1
Project Site Vegetation Community Acreages & Impacts

Vegetation Community	Project Site (ac)	Project Site Impacts (ac)	Offsite Project Site Impacts (ac)	TOTAL Project Site Impacts (ac)
Field Croplands	28.13	28.13	2.85	30.98
Disturbed	0.07	0.07	2.33	2.40
TOTAL	28.20	28.20	5.18	33.38

Source: Cadre Environmental 2023.

SOILS

As illustrated in Attachment H, *Soils Association Map*, the Soil Survey of Western Riverside Area has classified the Project Site as follows (U.S. Department of Agriculture 2023):

- **Ds2 – Domino fine sandy loam, eroded**

- Ena – Exeter sandy loam, 0 to 2 percent slopes
- EnC2 - Exeter sandy loam, 2 to 8 percent slopes, eroded
- PaC2 – Pachappa fine sandy loam, 2 to 8 percent slopes, eroded
- RaA – Ramona sandy loam, 0 to 2 percent slopes, MLRA 19

Domino soil types (Bold) are classified as sensitive substrates considered important for the conservation of certain plant species and vernal pool resources in the region (MSHCP 2004). Domino series consist of moderately well drained to somewhat poorly drained saline-alkali soils that occur in basins and on alluvial fans.

PLANT COMMUNITY/HABITAT CLASSIFICATION

Field Croplands

The Project is characterized as field croplands (actively cultivated). The western region was recently disked and is devoid of any vegetation. The eastern region is currently dominated by common wheat (*Triticum aestivum*).

Disturbed

Disturbed regions of the Project Site include offsite reaches of Holcolmb Road and Eucalyptus Road. These areas are generally devoid of vegetation with scattered invasive species documented along the edges including foxtail barley (*Hordeum murinum*), stinknet (*Oncosiphon piluliferum*), London rocket (*Sisymbrium irio*), prickly lettuce (*Lactuca serriola*), lambs' quarters (*Chenopodium album*), common fiddleneck (*Amsinckia intermedia*), common sow thistle (*Sonchus oleracens*), cheeseweed (*Malva parviflora*), prostrate knotweed (*Polygonum aviculare*), and bull thistle (*Cirsium vulgare*).

Representative distribution and photographs of these habitat types are illustrated in Attachment D, *Vegetation Communities Map* and Attachments E to G, *Current Project Site Photographs*.

WILDLIFE POPULATIONS

General wildlife species documented onsite include red-tailed hawk (*Buteo jamaicensis*), mourning dove (*Zenaida macroura*), American crow (*Corvus brachyrhynchos*), western meadowlark (*Sturnella neglecta*), and house finch (*Haemorhous mexicanus*).

REGIONAL CONNECTIVITY/WILDLIFE MOVEMENT

The Project Site does not represent a regional wildlife movement corridor. The Project Site is not located within an MSHCP designated core, extension of existing core, non-contiguous habitat block, constrained linkage, or linkage area.

SENSITIVE BIOLOGICAL RESOURCES

OVERVIEW OF CLASSIFICATIONS

The following discussion describes the plant and wildlife species present, or potentially present, within the property boundaries, that have been afforded special recognition by federal, state, or local resource conservation agencies and organizations, principally due to the species' declining or limited population sizes, usually resulting from habitat loss. Also discussed are habitats that are unique, of relatively limited distribution, or of particular value to wildlife. Protected sensitive species are classified by either state or federal resource management agencies, or both, as threatened or endangered under provisions of the state and federal Endangered Species Acts. Vulnerable or "at-risk" species that are proposed for listing as threatened or endangered are categorized administratively as "candidates" by the USFWS. The CDFW uses various terminology and classifications to describe vulnerable species. There are additional sensitive species classifications applicable in California. These are described below.

Sensitive biological resources are habitats or individual species that have special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, or rare. The CDFW, the USFWS, and special groups like the California Native Plant Society (CNPS) maintain watch lists of such resources. For the purpose of this assessment, sources used to determine the sensitive status of biological resources are:

Plants: USFWS (2023), CNDDDB (CDFW 2023a), CDFW (2023b), CNPS (2023), and Skinner and Pavlik (1994),

Wildlife: California Wildlife Habitat Relationships (2008), USFWS (2023), CNDDDB (CDFW 2023a), and CDFW (2023b).

Habitats: CNDDDB (CDFW 2023a).

Federal Protection and Classifications

The Federal Endangered Species Act of 1973 (FESA) defines an endangered species as "any species that is in danger of extinction throughout all or a significant portion of its range." Threatened species are defined as "any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range." Under provisions of Section 9(a)(1)(B) of the FESA, it is unlawful to "take" any listed species. "Take" is defined as follows in Section 3(18) of the FESA: "...harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Further, the USFWS, through regulation, has interpreted the terms "harm" and "harass" to include certain types of habitat modification as forms of a "take." These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species. In a case where a property owner seeks permission from a federal agency for an action that could affect a federally listed plant and animal species, the property owner and agency are required to consult with the

USFWS. Section 9(a)(2)(b) of the FESA addresses the protections afforded to listed plants. Recently, the USFWS instituted changes in the listing status of former candidate species. Former C1 (candidate) species are now simply referred to as candidate species and represent the only candidates for listing. Former C2 species (for which the USFWS had insufficient evidence to warrant listing at this time) and C3 species (either extinct, no longer a valid taxon, or more abundant than was formerly believed) are no longer considered as candidate species. Therefore, these species are no longer maintained in list form by the USFWS, nor are they formally protected. However, some USFWS field offices have issued memoranda stating that former C2 species are henceforth to be considered Federal Species of Concern. This term is employed in this document, but carries no official protections. All references to federally protected species in this report (whether listed, proposed for listing, or a candidate) include the most current published status or candidate category to which each species has been assigned by the USFWS. For purposes of this assessment, the following acronyms are used for federal status species:

FE	Federal Endangered
FT	Federal Threatened
FPE	Federal Proposed Endangered
FPT	Federal Proposed Threatened
FC	Federal Candidate for Listing

The designation of critical habitat can also have a significant impact on the development of land designated as “*critical habitat*.” The FESA prohibits federal agencies from taking any action that will “*adversely modify or destroy*” critical habitat (16 U.S.C. § 1536(a)(2)). This provision of the FESA applies to the issuance of permits by federal agencies. Before approving an action affecting critical habitat, the federal agency is required to consult with the USFWS who then issues a biological opinion evaluating whether the action will “*adversely modify*” critical habitat. Thus, the designation of critical habitat effectively gives the USFWS extensive regulatory control over the development of land designated as critical habitat.

The federal Migratory Bird Treaty Act (MBTA) makes it unlawful to “*take*” any migratory bird or part, nest, or egg of such bird listed in wildlife protection treaties between the United States and Great Britain, the Republic of Mexico, Japan, and the Union of Soviet States. For purposes of the MBTA, “*take*” is defined as to pursue, hunt, capture, kill, or possess or attempt to do the same.

The Bald Eagle and Golden Eagle Protection Act explicitly protects the bald eagle and golden eagle and imposes its own prohibition on any taking of these species. As defined in this act, take means to pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, or molest or disturb. Current USFWS policy is not to refer the incidental take of bald eagles for prosecution under the Bald Eagle and Golden Eagle Protection Act (16 U.S.C. 668-668d).

State of California Protection and Classifications

The California Endangered Species Act (CESA) defines an endangered species as “...a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.” The State defines a threatened species as “...a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as rare on or before January 1, 1985 is a threatened species.” Candidate species are defined as “...a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list.” Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission.

Article 3, sections 2080 through 2085 of the CESA addresses the taking of threatened or endangered species by stating “no person shall import into this state, export out of this state, or take, possess, purchase, or sell within this state, any species, or any part or product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided...” Under the CESA, “take” is defined as “...hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.” Exceptions authorized by the state to allow “take” require “...permits or memorandums of understanding...” and can be authorized for “...endangered species, threatened species, or candidate species for scientific, educational, or management purposes.” Sections 1901 and 1913 of the California Fish and Game Code provide that notification is required prior to disturbance.

Additionally, some sensitive mammals and birds are protected by the State as Fully Protected Mammals or Fully Protected Birds, as described in the California Fish and Game Code, sections 4700 and 3511, respectively. California Species of Special Concern (“special” animals and plants) listings include special status species, including all state and federal protected and candidate taxa, Bureau of Land Management and U.S. Forest Service sensitive species, species considered to be declining or rare by the CNPS or National Audubon Society, and a selection of species that are considered to be under population stress but are not formally proposed for listing. This list is primarily a working document for the CDFW CNDDDB project. Informally listed taxa are not protected per se, but warrant consideration in the preparation of biotic assessments. For some species, the CNDDDB is only concerned with specific portions of the life history, such as roosts, rookeries, or nest sites. For the purposes of this assessment, the following acronyms are used for state status species:

SE	State Endangered
ST	State Threatened
SCE	State Candidate Endangered
SCT	State Candidate Threatened
SFP	State Fully Protected
SP	State Protected
SR	State Rare
CSC	California Species of Special Concern
WL	California Watch List

Nesting birds, including raptors, are protected under California Fish and Game Code Section 3503, which reads, “It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.” In addition, under California Fish and Game Code Section 3503.5, “it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto”. Passerines and non-passerine land birds are further protected under California Fish and Game Code 3513. As such, CDFW typically recommends surveys for nesting birds that could potentially be directly (e.g., actual removal of trees/vegetation) or indirectly (e.g., noise disturbance) impacted by project-related activities. Disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered “take” by CDFW.

California Native Plant Society

The CNPS is a private plant conservation organization dedicated to the monitoring and protection of sensitive species in the state. This organization has compiled an inventory comprised of the information focusing upon geographic distribution and qualitative characterization of rare, threatened, or endangered vascular plant species of California (Tibor 2001). The list serves as the candidate list for listing as threatened and endangered by the CDFW. The CNPS has developed five categories of rarity (California Rare Plant Rank [CRPR]):

CRPR 1A	Presumed extinct in California
CRPR 1B	Rare, threatened, or endangered in California and elsewhere
CRPR 2A	Plants presumed extirpated in California but common elsewhere
CRPR 2B	Plants rare, threatened, or endangered in California but more common elsewhere
CRPR 3	Plants about which we need more information – a review list

CRPR 4	Species of limited distribution in California (i.e., naturally rare in the wild), but whose existence does not appear to be susceptible to threat
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As stated by the CNPS:

Threat Rank is an extension added onto the California Rare Plant Rank and designates the level of endangerment by a 1 to 3 ranking with 1 being the most endangered and 3 being the least endangered. A Threat Rank is present for all California Rare Plant Rank 1B, 2, 4, and the majority of California Rare Plant Rank 3. California Rare Plant Rank 4 plants are seldom assigned a Threat Rank of 0.1, as they generally have large enough populations to not have significant threats to their continued existence in California; however, certain conditions exist to make the plant a species of concern and hence be assigned a California Rare Plant Rank. In addition, all California Rare Plant Rank 1A (presumed extinct in California), and some California Rare Plant Rank 3 (need more information) plants, which lack threat information, do not have a Threat Rank extension (CNPS 2012).

0.1	Seriously threatened in California (over 80 percent of occurrences threatened/high degree and immediacy of threat)
0.2	Fairly threatened in California (20-80 percent occurrences threatened/moderate degree and immediacy of threat)
0.3	Not very threatened in California (<20 percent of occurrences threatened/low degree and immediacy of threat or no current threats known)

POTENTIALLY SENSITIVE SPECIES/RESOURCES

Determinations of MSHCP sensitive species that could potentially occur on the Project Site are based on one or both of the following: (1) a record reported in the CNDDDB or CNPS inventory and; (2) the Project Site is within the known distribution of a species and contains suitable habitat or species documented onsite.

Sensitive Plant Species

The Project Site does not occur within a predetermined Survey Area for MSHCP criteria area or narrow endemic plant species. (RCA GIS Data Downloads 2023). No surveys are required.

A Project Site occurs completely within a predetermined Survey Area for the Orcutt grass many-stemmed dudleya, Munz's onion, San Diego ambrosia, spreading navarretia, and Wright's trichocoronis. None of the six Narrow Endemic species were detected during the project surveys and/or are not expected to occur within the Project Site due to lack of suitable habitat, undisturbed soils, and historic/current agricultural activities documented onsite, as outlined in Table 2, *Potential MSHCP Narrow Endemic Plant Assessment*. A brief discussion follows.

Munz's Onion (*Allium munzii*) [Federal endangered, State threatened, CRPR 1B.1] – Munz's onion is an endemic species restricted to mesic clay soils in western Riverside County, California. It blooms from March to May. This species is found in southern needlegrass grassland, annual grassland, open coastal sage scrub, or occasionally in cismontane juniper woodlands. In western Riverside County, most populations occur in the Gavilan Hills, including Harford Springs County Park, the Temescal Valley, the Cleveland National Forest in the Santa Ana Mountains (Elsinore Peak), near Murrieta, Lake Skinner, and the Domenigoni Hills. Munz's onion prefers annual grasslands within open patches of wild oat grass and open Riversidean sage scrub developed on clayey soils.

Suitable clay soils (substrates) are not present onsite. The Project Site is also actively cultivated and no undisturbed soils of vegetation are present onsite. The species is not expected to be present.

San Diego Ambrosia (*Ambrosia pumila*) [Federal endangered, CRPR 1B.1] – San Diego ambrosia is known from Baja California, Mexico, and San Diego and Riverside counties in the United States. It blooms May to September. *Ambrosia pumila* occurs primarily on upper terraces of rivers and drainages, in open grasslands, openings in coastal sage scrub, and occasionally in areas adjacent to vernal pools. The species may also be found in disturbed sites such as fire fuel breaks and the edges of dirt roads. Populations in western Riverside County occur along Nichols Road (Warm Springs Valley), at Alberhill near Lake Elsinore, the Temecula-Murrieta region, Temescal Valley, at Skunk Hollow, and elsewhere. A historical occurrence in the Arlington area in the City of Riverside has also been reported. The soils are often gravelly fine sandy loam, loam, clay, or alkaline soils.

This perennial species was not detected onsite and no records are known from the region of the Project Site. The species is not expected to be present.

Many-Stemmed Dudleya (*Dudleya multicaulis*) [CRPR 1B.2] – Many-stemmed dudleya is a succulent perennial in the stonecrop family (Crassulaceae). It blooms April to July. This species is known from several southern California counties; typically, it grows in dry, clay, stony places on heavy soils in scrub and grassland habitats below 2,000 feet elevation. It is also frequently found in thinly vegetated areas around rock outcrops. In western Riverside County, most populations of many-stemmed dudleya occur within the Temescal Valley and Gavilan Hills, the vicinity of Santa Ana Canyon, Estelle Mountain, Lake Mathews, Alberhill near Lake Elsinore, and in the San Mateo Wilderness.

Suitable clay soils (substrates) are not present onsite. The Project Site is also actively cultivated and no undisturbed soils of vegetation are present onsite. The species is not expected to be present.

Spreading Navarretia (*Navarretia fossalis*) [Federal threatened, CRPR 1B] – Spreading navarretia is a member of the phlox family, and is found in vernal pools, chenopod scrub, edge of marshes, and playas on saline-alkali soils. Occasionally it grows

in ditches and depressions associated with degraded habitat or old stock ponds (Consortium 2015/2016/2017). Spreading navarretia blooms April to June. In western Riverside County, spreading navarretia is found primarily within the seasonally flooded alkali vernal plains and vernal pools of the San Jacinto River and Upper Salt Creek drainage near Hemet. These populations are associated mostly with the Domino-Traver-Willows alkali soils (USFWS 2005, 2009). Other populations are reported from Murrieta, French Valley, the Menifee Valley, and the Santa Rosa Plateau (USFWS 1998; CNDDDB 2023a; Consortium 2015/2016/2017).

No vernal pools, seasonal depressions or undisturbed substrates/vegetation communities representing suitable habitat for spreading navarretia was documented onsite. The species is not expected to be present.

California Orcutt Grass (*Orcuttia californica*) [Federal/State endangered, CRPR 1B.1] – This small, unique grass occurs primarily in vernal pool habitats. In southern California, it is known from Orange, Los Angeles, Riverside, Ventura, and San Diego Counties, and continues south into Baja California, Mexico. California Orcutt grass blooms April to August. In western Riverside County, this species is found in southern basaltic claypan vernal pools on the Santa Rosa Plateau, and in alkaline vernal pools such as Skunk Hollow, at Upper Salt Creek near Hemet, Menifee Valley, and elsewhere.

No vernal pools, seasonal depressions or undisturbed substrates/vegetation communities representing suitable habitat for California Orcutt grass was documented onsite. The species is not expected to be present.

Wright's Trichocoronis (*Trichocoronis wrightii* var. *wrightii*) [CRPR 2.1] – The historic known range of Wright's trichocoronis in California includes the Great Valley and western Riverside County; it is also known from south Texas and adjacent northeastern Mexico. This plant grows in meadows and seeps, marshes, riparian scrub, and vernal pools. Wright's Trichocoronis blooms May to September. In southern California Wright's trichocoronis is known only from western Riverside County, where it grows along the San Jacinto River in the vicinity of the Ramona Expressway, the San Jacinto Wildlife Area, and the north-shore of Mystic Lake.

No meadow, marsh, riparian scrub, vernal pool, seasonal depressions or undisturbed substrates/vegetation communities representing suitable habitat for Wright's trichocoronis was documented onsite. The species is not expected to be present.

Table 2.
Potential MSHCP Narrow Endemic Plant Assessment

Species Name (<i>Scientific Name</i>) Status	Habitat Description	Comments
Munz's onion (<i>Allium munzii</i>) FE/ST CRPR List 1B.1 MSHCP NEPSA CA Endemic	Restricted to mesic clay soils in western Riverside County, California. It blooms from March to May. This species is found in southern needlegrass grassland, annual grassland, open coastal sage scrub, or occasionally, in cismontane juniper woodlands.	Suitable clay soils (substrates) are not present onsite. The Project Site is also actively cultivated and no undisturbed soils of vegetation are present onsite. The species is not expected to be present.
San Diego ambrosia (<i>Ambrosia pumila</i>) FE CRPR List 1B.1 MSHCP NEPSA	San Diego ambrosia is known from Baja California, Mexico, and San Diego and Riverside counties in the United States. It blooms May to September. San Diego ambrosia occurs primarily on upper terraces of rivers and drainages as well as in open grasslands, openings in coastal sage scrub, and occasionally in areas adjacent to vernal pools.	This perennial species was not detected onsite and no records are known from the region of the Project Site. The species is not expected to be present.
Multi-stemmed dudleya (<i>Dudleya multicaulis</i>) CRPR List 1B.2 MSHCP NEPSA	Many-stemmed dudleya is a succulent perennial in the stonecrop family. It blooms April to July. This species is known from several southern California counties, and typically occurs in dry, stony places on heavy soils in scrub and grassland habitats below 2,000 feet elevation. Many-stemmed dudleya is most often associated with clay soils in barren, rocky places, or thinly vegetated openings in chaparral, coastal sage scrub, and southern needlegrass grasslands.	Suitable clay soils (substrates) are not present onsite. The Project Site is also actively cultivated and no undisturbed soils of vegetation are present onsite. The species is not expected to be present.

Species Name <i>(Scientific Name)</i> Status	Habitat Description	Comments
Spreading navarretia <i>(Navarretia fossalis)</i> FT/SE CRPR List 1B.1 MSHCP NEPSA	Spreading navarretia is a member of the phlox family, and is found in vernal pools, chenopod scrub, edge of marshes, and playas on saline-alkali soils. It occasionally grows in ditches and depressions associated with degraded habitat or old stock ponds (Consortium 2012). Spreading navarretia is a small prostrate to occasionally erect annual. Spreading navarretia blooms April to June.	No vernal pools, seasonal depressions or undisturbed substrates/vegetation communities representing suitable habitat for spreading navarretia was documented onsite. The species is not expected to be present.
California Orcutt grass <i>(Orcuttia californica)</i> FE/SE CRPR List 1B.1 MSHCP NEPSA	California Orcutt grass is a small, unique grass that occurs primarily in vernal pool habitats. In southern California, it is known from Orange (recently reported occurrence), Los Angeles, Riverside, Ventura, and San Diego Counties, and continues south into Baja California, Mexico. California Orcutt grass blooms April to August. In Riverside County, this species is found in southern basaltic claypan vernal pools at the Santa Rosa Plateau, and alkaline vernal pools such as Skunk Hollow, at Upper Salt Creek near Hemet, Menifee and elsewhere.	No vernal pools, seasonal depressions or undisturbed substrates/vegetation communities representing suitable habitat for California Orcutt grass was documented onsite. The species is not expected to be present.
Wright's trichocoronis <i>(Trichocoronis wrightii</i> var. <i>wrightii)</i> CRPR List 2.1 MSHCP NEPSA	The historic known range of Wright's trichocoronis includes the Great Valley of central California, western Riverside County, and south Texas and adjacent northeast Mexico. This plant grows in meadows and seeps, marshes, riparian scrub, and vernal pools. Wright's trichocoronis blooms May to September.	No meadow, marsh, riparian scrub, vernal pool, seasonal depressions or undisturbed substrates/vegetation communities representing suitable habitat for Wright's trichocoronis was documented onsite. The species is not expected to be present.

Species Name (Scientific Name) Status	Habitat Description	Comments
California Native Plant Society (CNPS): California Rare Plant Rank (CRPR) CRPR 1A – plants presumed extinct in California CRPR 1B – plants rare, threatened, or endangered in California, but more common elsewhere CRPR 2A – plants presumed extirpated in California but common elsewhere CRPR 2B – plants rare, threatened, or endangered in California but more common elsewhere CRPR 3 – plants about which we need more information, a review list CRPR 4 – plants of limited distribution, a watch list .1 – Seriously endangered in California .2 – Fairly endangered in California .3 – Not very endangered in California Federal (USFWS) Protection and Classification FE – Federally Endangered FT – Federally Threatened FC – Federal Candidate for Listing State (CDFW) Protection and Classification SE – State Endangered ST – State Threatened		

Source: Cadre Environmental 2023

Sensitive Wildlife Species

The Project Site does not occur within a predetermined Survey Area for amphibians (RCA GIS Data Downloads 2023).

The Project Site does not occur within a predetermined Survey Area for mammals (RCA GIS Data Downloads 2023).

Burrowing Owl

The Project Site occurs completely within a predetermined Survey Area for the burrowing owl as shown in Attachment C, *MSHCP Relationship Map*. The entire Project Site has and continues to be actively cultivated and no suitable burrowing owl burrows larger than 4 inches in diameter were documented within and/or adjacent to the Project Site including the offsite rights-of-way. At the time of the habitat assessment, the western region had been recently disked and the eastern region was under cultivation (common wheat).

Riparian Birds

No riparian scrub, forest or woodland habitat is located within or adjacent to the Project Site. No suitable habitat for the least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*) or western yellow-billed cuckoo (*Coccyzus americanus*) is present onsite as detailed in the following report and shown in Attachment D, *Vegetation Communities Map*, and Attachments E to G, *Current Project Site Photographs*.

Nesting Bird Habitat

The vegetation communities including field croplands habitat documented onsite represent low quality but potential nesting habitat for common and MSHCP covered bird

species. Potential direct/indirect impacts to regulated nesting birds will require compliance with MBTA and CDFG Codes Section 3503, 3503.5, and 3513.

Stephens' Kangaroo Rat

The Project Site falls within the Stephens' kangaroo rat (*Dipodomys stephensi*, SKR) Fee Area outlined in the Riverside County SKR Habitat Conservation Plan (HCP).

MSHCP Section 6.1.2 Riparian, Riverine, Vernal Pool Resources

Vernal Pool Resources

No evidence of vernal pools, seasonal depressions, seasonally inundated road ruts or other wetland features were recorded on the Project Site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools became completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop.

No indication of clay substrates or hydric soils were documented within the Project Site.

A review of historic aerials was conducted to determine if inundated features were present during years of high rainfall when features would certainly be documented. Historic aerials taken in 2011 and 2023 represent an ideal baseline during which know (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials. In summary, none of the conditions (i.e., no inundated depressions including road ruts, hydric soils, historic inundation, etc.) were observed on documented within the Project Site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water was recorded.

Riparian/Riverine Resources

No Section 6.1.2 riparian scrub, forest, woodland or riverine habitat is located within or adjacent to the Project Site.

Regulatory Resources

No features regulated by the USACE, CDFW, or RWQCB were documented within the Project Site. A formal jurisdictional delineation, permits, and certifications are not required.

SUMMARY OF COMPLIANCE WITH MSHCP POLICIES

The purpose of this report is to document the existing biological resources, assess the potential biological and regulatory constraints, impacts and mitigation requirements associated with the proposed development to ensure compliance with the MSHCP and CEQA. The following section summarizes the Project Site's relationship to MSHCP criteria areas and MSHCP compliance guidelines based on impacts to all 28.20-acres including the 5.18-acre offsite assessment area (right-of-way), 33.38-acres total, as shown in Attachment I, *Project Site Impact Map*, and outlined in Table 1, *Project Site Vegetation Community Acreages & Impacts*.

CRITERIA AREAS

The 28.20-acre Project Site including 5.18-acre offsite assessment area (right-of-way), 33.38-acres total is located within the Western Riverside County MSHCP Harvest Valley/Winchester Area Plan. The Project Site is not located within an MSHCP Criteria Area, Cell Group, or Linkage Area.

No MSHCP Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR) are required.

CRITERIA AREA SPECIES SURVEY AREA

The Project Site does not occur within a predetermined Survey Area for MSHCP criteria area plant species; therefore, no surveys are required (RCA GIS Data Downloads 2023).

The project is consistent with MSHCP Section 6.3.2.

NARROW ENDEMIC PLANT SPECIES SURVEY AREA

None of the six Narrow Endemic species were detected during the project surveys and/or are not expected to occur within the Project Site due to lack of suitable habitat, undisturbed soils, and historic/current agricultural activities onsite as outlined in Table 2, *Potential MSHCP Narrow Endemic Plant Assessment*.

The project will be consistent with MSHCP Section 6.1.3

AMPHIBIAN SPECIES SURVEY AREA

The Project Site is not within the Amphibian Species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2023).

The project is consistent with MSHCP Section 6.3.2.

MAMMAL SPECIES SURVEY AREA

The Project Site is not within the Mammal Species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2023).

The project is consistent with MSHCP Section 6.3.2.

BURROWING OWL SURVEY AREA

The Project Site occurs completely within a predetermined Survey Area for the burrowing owl. Based on the lack of suitable burrows, focused MSHCP burrowing owl surveys are not required to determine the presence/absence and status of the species within and adjacent to the Project Site. However, if left fallow, the Project Site could be utilized by burrowing owl. Therefore, a 30-day MSHCP preconstruction survey will be required immediately prior to the initiation of construction (condition of approval) to ensure protection for this species and compliance with the conservation goals as outlined in MSHCP Section 6.3.2.

Following submittal, review and approval of the 30-day burrowing owl preconstruction survey report by the County of Riverside Environmental Programs Division (EPD) and compliance with all species-specific conservation goals, if detected, the project will be consistent with MSHCP Section 6.3.2.

MSHCP SECTION 6.1.2 RIPARIAN/RIVERINE AREAS AND VERNAL POOLS

Riparian Birds

No riparian scrub, forest or woodland habitat is located within or adjacent to the Project Site. No suitable habitat for the least Bell's vireo, southwestern willow flycatcher or western yellow-billed cuckoo is present onsite as detailed in the following report and shown in Attachment D, *Vegetation Communities Map*, and Attachments E to G, *Current Project Site Photographs*. No surveys are required.

The project is consistent with MSHCP Section 6.1.2.

Vernal Pool Resources

No evidence of vernal pools, seasonal depressions, seasonally inundated road ruts or other wetland features were recorded on the Project Site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water was recorded.

The project is consistent with MSHCP Section 6.1.2.

Riparian/Riverine Resources

No riparian scrub, forest or woodland habitat or riverine features were recorded on the Project Site.

The project is consistent with MSHCP Section 6.1.2.

URBAN/WILDLANDS INTERFACE

The MSHCP Urban/Wildlands Interface guidelines presented in Section 6.1.4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to a MSHCP Conservation Area. The Project Site is not located adjacent to an existing or proposed MSHCP Conservation Area.

The project is consistent with MSHCP Section 6.1.4.

FUELS MANAGEMENT

The fuels management guidelines presented in Section 6.4 of the MSHCP are intended to address brush management activities around new development within or adjacent to MSHCP Conservation Areas. The Project Site is not located adjacent to an existing or proposed MSHCP Conservation Area.

The project is consistent with MSHCP Section 6.4.

CONDITIONS OF APPROVAL

The following section summarizes conditions of approval which will need to be implemented to ensure development of the Project Site remains in compliance with CEQA and MSHCP guidelines. The proposed action includes impacts to 30.98-acres of field croplands and 2.40-acre of disturbed habitat within the Project Site as shown in Attachment I, *Project Site Impact Map* and outlined in Table 1, *Project Site Vegetation Community Acreages & Impacts*.

MSHCP Local Development Mitigation Fee

The project applicant shall pay MSHCP Local Development Mitigation fees as established by the RCA and implemented by the County of Riverside.

MSHCP 30-Day Burrowing Owl Preconstruction Survey

A 30-day pre-construction survey for burrowing owls will be required prior to initial ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the Project Site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the County of Riverside EPD and Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan.

If no burrowing owl are detected and ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrow owl is found, the same coordination described above will be necessary.

SKR Mitigation Fee

The Project Site falls within the SKR Fee Area outlined in the Riverside County SKR HCP. The project applicant shall pay the fees pursuant to County Ordinance 663.10 for the SKR HCP Fee Assessment Area as established and implemented by the County of Riverside.

MBTA & CDFG Nesting Bird Code Compliance

The field croplands vegetation documented onsite represents low quality potential nesting habitat for ground nesting bird species. Potential direct or indirect impacts to regulated nesting birds will require compliance with the MBTA and CDFG Codes Section 3503, 3503.5, and 3513.

Construction outside the nesting season (between September 16th and January 31st) do not require pre-removal nesting bird surveys. If construction is proposed between February 1st and September 15th, a qualified biologist will conduct a preconstruction nesting bird survey(s) no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent to the Project Site.

The survey(s) will focus on identifying any bird nests that would be directly or indirectly affected by construction activities. If active nests are documented, species-specific measures will be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest will be postponed until the young birds have fledged. The perimeter of the nest setback zone will be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, will be submitted to the County of Riverside EPD for review and approval prior to initiation of grading in the nest-setback zone.

The qualified biologist will serve as a construction monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. A final monitoring report of the findings, prepared by a qualified biologist, will be submitted to the County of Riverside EPD documenting compliance with the MBTA and CDFG Codes. Any nest permanently vacated for the season would not warrant protection pursuant to the MBTA or CDFG Codes.

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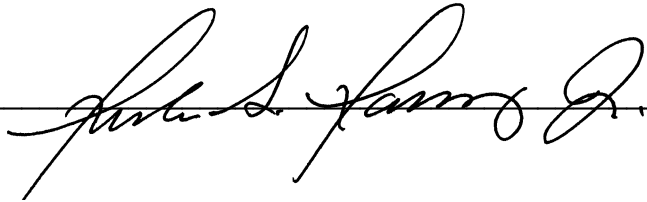
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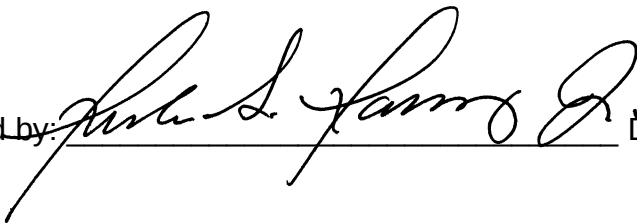
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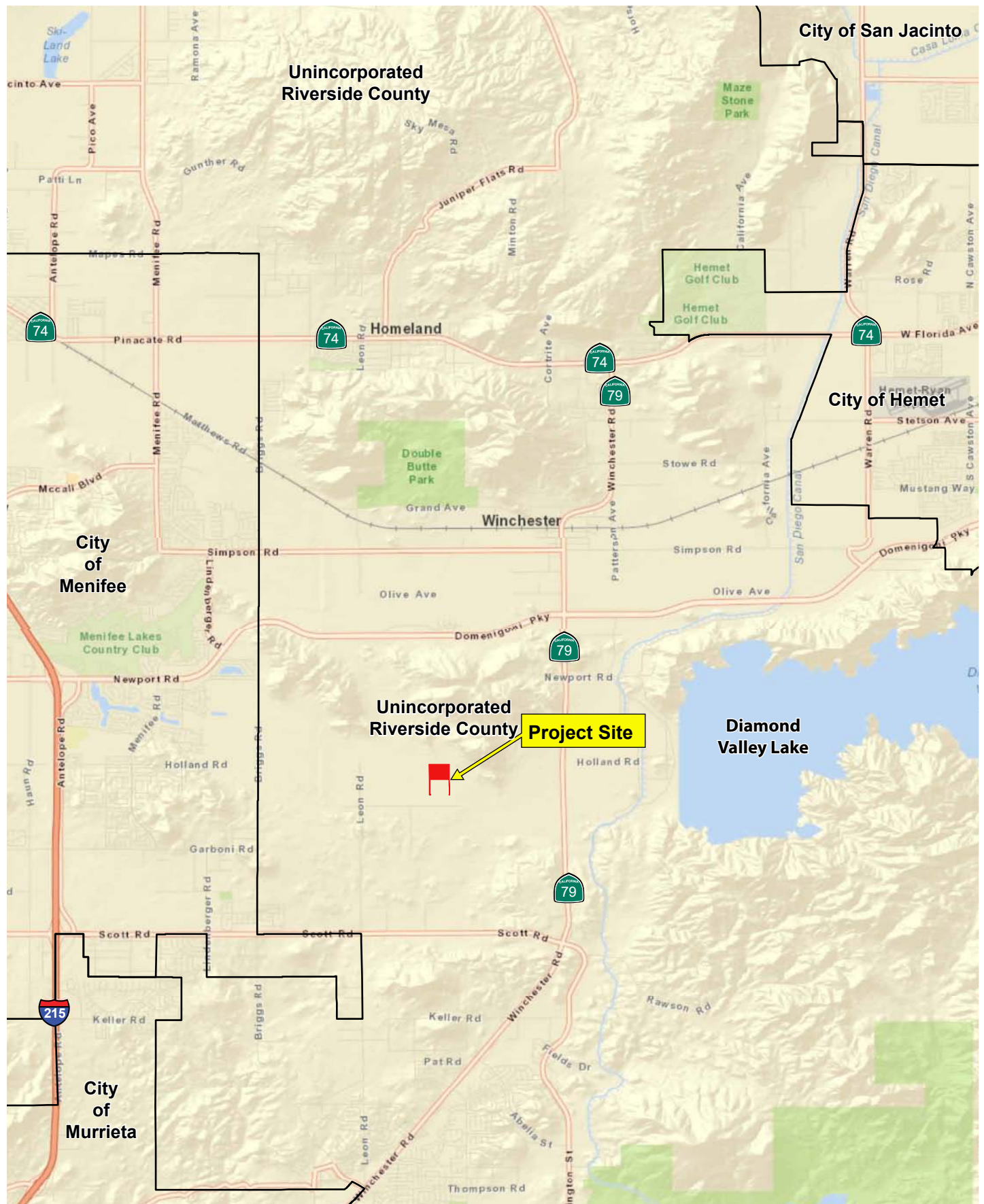
- A – Regional Location Map
- B – Project Site Map
- C – MSHCP Relationship Map
- D – Vegetation Communities Map
- E – Current Project Site Photographs
- F – Current Project Site Photographs
- G – Current Project Site Photographs
- H – Soils Association Map
- I – Project Site Impact Map

Certification

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

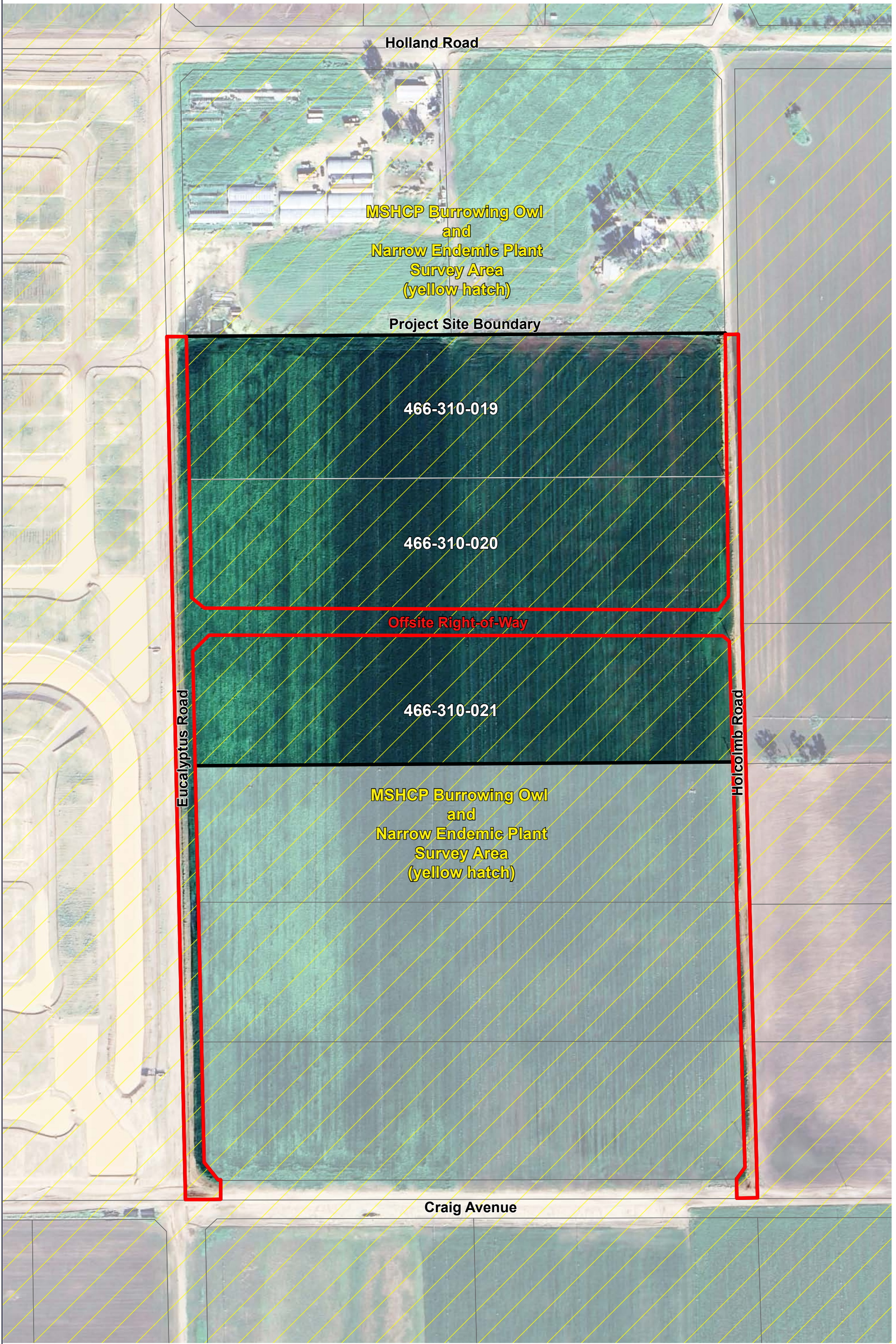
Author:  Date: July 25th, 2023

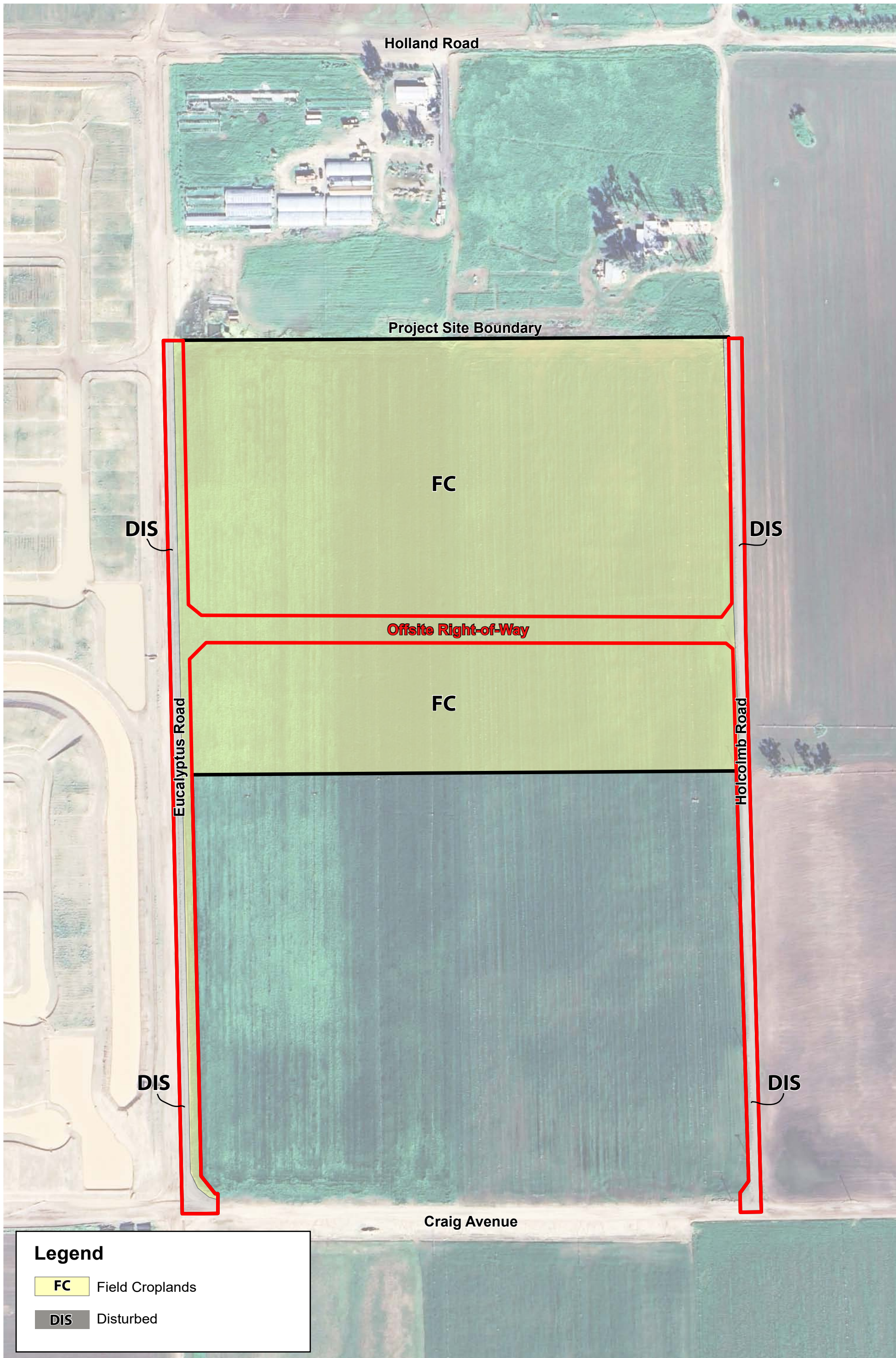
Fieldwork Performed by:  Date: July 25th, 2023



Attachment A - Regional Location Map
 MSHCP Compliance Analysis Report
 Tentative Tract Map 38483, Unincorporated Riverside County, California









PHOTOGRAPH 1 - Northward view of offsite impact area road improvements within Holcolmb Road right-of-way extending from Craig Avenue.



PHOTOGRAPH 2 - Northward view of offsite impact area road improvements within Eucalyptus Road right-of-way extending from Craig Avenue.

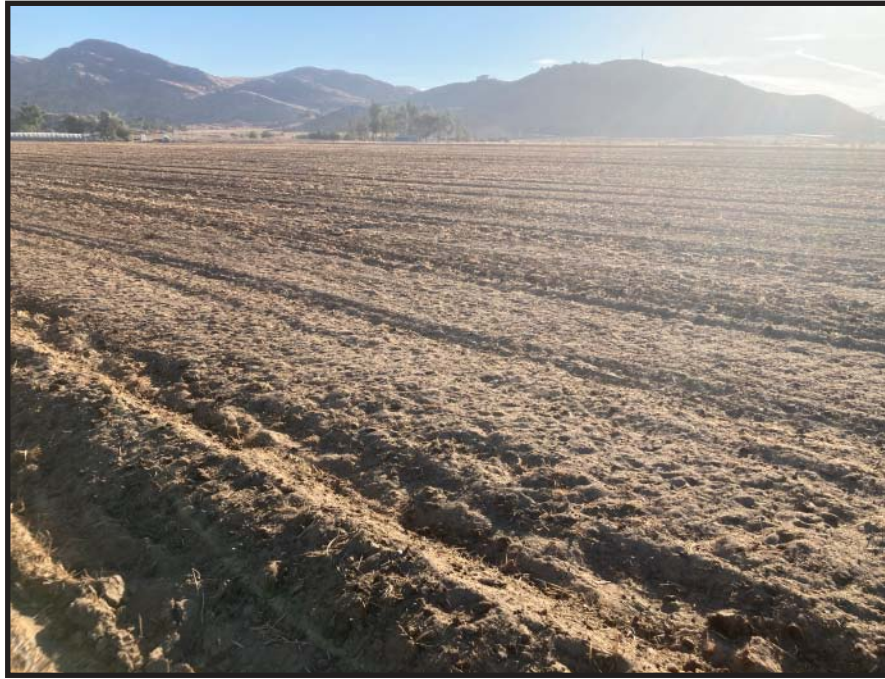
Refer to Attachment B for Photographic Key Map

Attachment E - Current Project Site Photographs

MSHCP Compliance Analysis Report

Tentative Tract Map 38483, Unincorporated Riverside County, California





PHOTOGRAPH 3 - Northeast view of Project Site from southwest corner. The entire Project Site is characterized as field croplands (active cultivation).



PHOTOGRAPH 4 - Southeast view of Project Site from northwest corner. The entire Project Site is characterized as field croplands (active cultivation).

Refer to Attachment B for Photographic Key Map

Attachment F - Current Project Site Photographs

MSHCP Compliance Analysis Report

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PHOTOGRAPH 5 - Northwest view of Project Site from southeast corner. The entire Project Site is characterized as field croplands (active cultivation).

Refer to Attachment B for Photographic Key Map

Attachment G - Current Project Site Photographs

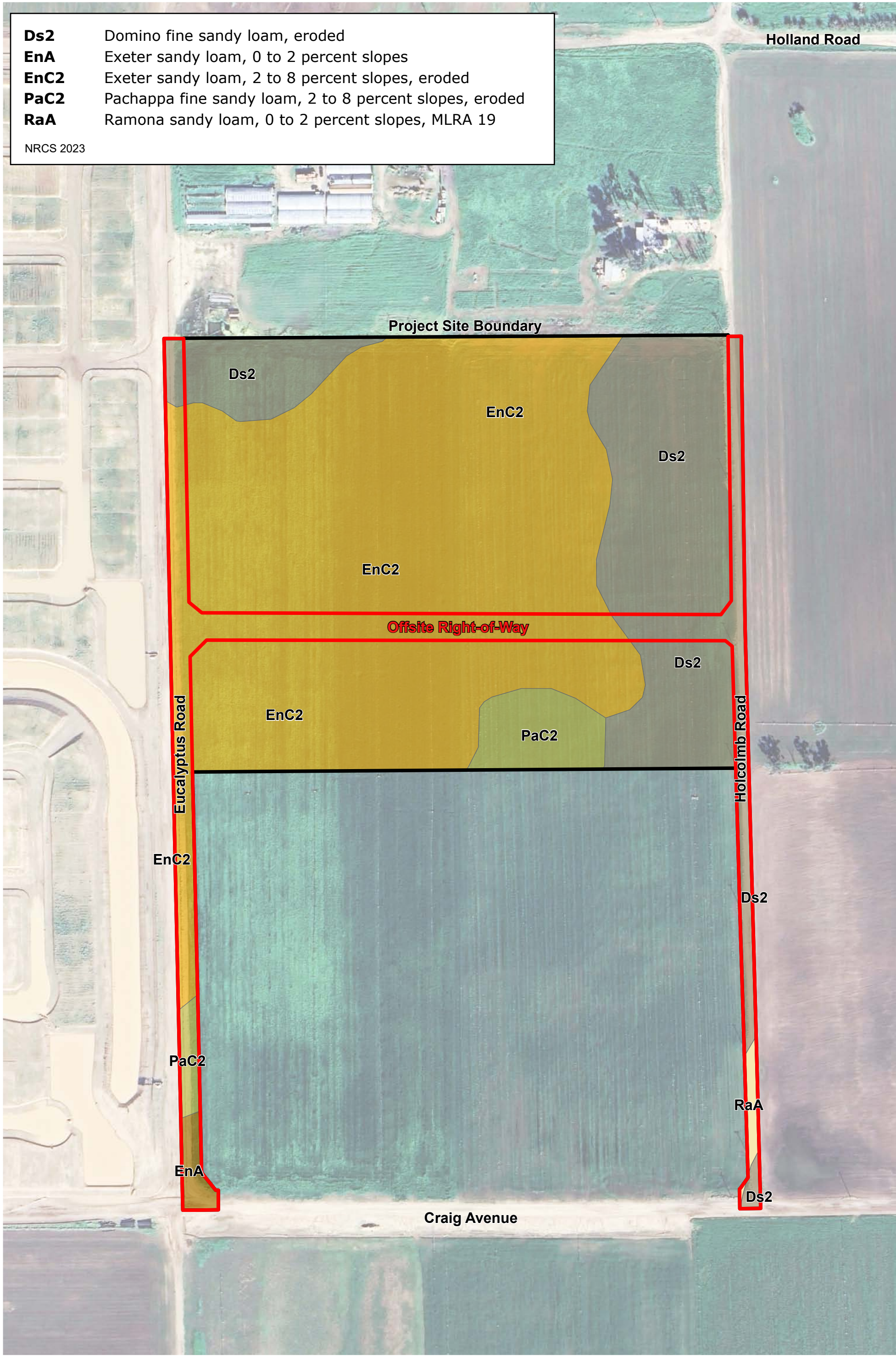
MSHCP Compliance Analysis Report

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- Ds2** Domino fine sandy loam, eroded
EnA Exeter sandy loam, 0 to 2 percent slopes
EnC2 Exeter sandy loam, 2 to 8 percent slopes, eroded
PaC2 Pachappa fine sandy loam, 2 to 8 percent slopes, eroded
RaA Ramona sandy loam, 0 to 2 percent slopes, MLRA 19

NRCS 2023



Attachment H - Soils Association Map

*MSHCP Compliance Analysis Report
Tentative Tract Map 38483, Unincorporated Riverside County, California*

