



INFORMATION SUMMARY

- A. Report Date: January 19th, 2026
- B. Report Title: Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Biological Resources Compliance and California Environmental Quality Act (CEQA) Analysis for the 4.00-acre Tentative Tract Map (TTM) 39105 Project Site, City of Jurupa Valley, Western Riverside County, California.
- C. APNs#: 163-400-042, and -045
- D. Project Location: USGS 7.5' Series Riverside West Quadrangle Township 2 South, Range 6 West, Section 25, Extending South of Limonite Avenue and East of Baldwin Avenue, Attachment A, *Regional Location Map*, and Attachment B, *Vicinity Map*.
- E. Applicant: RC Hobbs Company
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- G. Date of Survey: October 10th 2024
- H. Summary: The project site is located within the Western Riverside County MSHCP Jurupa Area Plan and is not located within a criteria cell area, cell group, or linkage area, as shown in Attachment C, *MSHCP Relationship Map*. No Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR) are required.

The project site is primarily characterized as developed and non-native grassland/ruderal, as shown in Attachment D, *Vegetation Communities Map* and Attachments E and F, *Current Project Site Photographs*. No native undisturbed vegetation communities or soils are present onsite.

The northern developed region of the project site occurs within a predetermined Survey Area for three (3) MSHCP narrow endemic sensitive plant species which includes: San Diego ambrosia, San

Miguel savory, and Brand's phacelia (RCA GIS Data Downloads 2024). San Diego ambrosia, a perennial species was not detected onsite and no suitable undisturbed habitat or soils for San Miguel savory or Brand's phacelia is present as noted in detail in the following report. No additional surveys required.

The project site does not occur within a predetermined Survey Area for criteria area sensitive plants (RCA GIS Data Downloads 2024). No additional surveys are required.

The project site does not occur within a predetermined Survey Area for amphibians (RCA GIS Data Downloads 2024). No additional surveys are required.

The project site does not occur within a predetermined Survey Area for mammals (RCA GIS Data Downloads 2024). No additional surveys are required.

The northern developed region of the project site occurs within a predetermined Survey Area for the burrowing owl. No burrowing owl burrows of any size including greater than 4 inches in diameter or characteristic sign such as white-wash, feathers, tracks, or pellets were detected within or adjacent to the project site boundary. No additional surveys required.

No evidence of vernal pools, seasonal depressions or seasonally inundated road ruts were documented onsite during the assessment, review of soils and historic aerials during years inundation is detectable. No suitable habitat for sensitive or common fairy shrimp was documented within or adjacent to the project site. No additional surveys are required.

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 and F, *Current Project Site Photographs*. No additional surveys are required.

No MSHCP Section 6.1.2 vernal pool, riparian or riverine resources were documented onsite or will be directly or indirectly impacted as a result of the proposed project. Therefore, no MSHCP Determination of Biological Equivalent or Superior Preservation (DBESP) is required respective of compliance with MSHCP Section 6.1.2.

No resources regulated by the United States Army Corps of Engineers, Regional Water Quality Control Board and California Department of Fish and Wildlife were documented within the project site. A formal jurisdictional delineation and regulatory permits/certifications are not required.

SUBJECT

Western Riverside County Multiple Species Habitat Conservation Plan Biological Resources Compliance and California Environmental Quality Act Analysis for the 4.00-acre Tentative Tract Map 39105 Project Site, City of Jurupa Valley, Western Riverside County, California.

INTRODUCTION

This report presents the findings of a biological resources Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) compliance analysis for the 4.00-acre project site (“Project Site”), Assessor Parcel Numbers (APNs) 163-400-042, and - 045.

The Project Site is located on the U.S. Geological Survey (USGS) 7.5’ series Riverside East Quadrangle, Township 2 South, Range 6 West, Section 25, extending east of Baldwin Avenue and south of Limonite Avenue in the City of Jurupa Valley, Western Riverside County, California, as shown in Attachment A, *Regional Location Map*, and Attachment B, *Vicinity Map*. The Project Site is located within the Western Riverside County MSHCP Jurupa Plan Area and is not located within an MHSCP Criteria Cell, Cell Group, or Linkage Area, as shown in Attachment C, *MSHCP Relationship Map*.

This report incorporates the findings of a literature review, compilation of existing documentation, and field reconnaissance conducted on October 10th, 2024. 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. 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 and impacts associated with the proposed development within the Project Site as outlined by the Western Riverside County MSHCP and/or considered to be significant and/or sensitive as outlined by the California Environmental Quality Act (CEQA) (Appendix A – CEQA Checklist Summary).

The site assessment also focused on determining 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). Accordingly, this report also provides an overview of potential USACE, RWQCB, CDFW, MSHCP riparian/riverine/vernal pool jurisdictional resources and a habitat assessment for species that may require additional focused surveys as outlined by the MSHCP.

PROJECT DESCRIPTION

The proposed project includes the construction of 77 single family townhomes.

METHODS OF STUDY

APPROACH

Prior to visiting the Project Site, a review of all available and relevant data on the biological characteristics, sensitive habitats, and species potentially present on or adjacent to the Project Site was conducted. Additionally, aerial photography, and USGS topographic map were examined. After reviewing the available information, Cadre Environmental conducted a physical site assessment.

As required by the MSHCP, and during the initial property assessment process, all Project Site APNs 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*.

Data, which contain digital images derived from aerial photography with orthographic projection properties, 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.

LITERATURE REVIEW

The study was initiated with a review of relevant literature on the biological resources of the Project Site and vicinity. The MSHCP list of covered species potentially occurring onsite was also examined (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). In addition, federal register listings, protocols, and species data provided by USFWS were reviewed in conjunction with anticipated federally listed species potentially occurring at the Project Site. The California Natural Diversity Database (CNDDB),¹ a review of the California Native Plant Society sixth inventory (Tibor 2001), and Roberts et al. (2004) were also reviewed for pertinent information regarding the location of known occurrences of sensitive species in the vicinity of the property. In addition, numerous regional floral and faunal field guides were utilized in the identification of species and suitable habitats. Documents consulted regarding potential onsite biological conditions are listed in the references section at the end of this report.

¹ California Natural Diversity Data Base, Department of Fish and Game. October 2024. Natural Heritage Program: RareFind, Riverside East and surrounding Quadrangles.

FIELD INVESTIGATION

The Project Site was surveyed on October 10th, 2024. The survey included complete coverage of the Project Site, with special attention focused toward sensitive species 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 Attachments E and F, *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 and Holland (1986)/CDFG (2003) vegetation community classification systems when appropriate. When a vegetation community could not be accurately characterized using this information, an updated community classification code was developed to more accurately represent onsite habitat types.

General Plant Inventory

All 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 (2024). 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. All 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 (2024) 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).

Narrow Endemic Sensitive Plant Assessment

The northern developed region of the Project Site occurs within a predetermined Survey Area for three (3) MSHCP narrow endemic plant species including (RCA GIS Data Downloads 2024).

- San Diego ambrosia (*Ambrosia pumila*) [FE, CRPR 1B.1];
- San Miguel savory (*Clinopodium chandleri*, formerly *Satureja chandleri*) [CRPR List 1B.2]; and
- Brand's phacelia (*Phacelia stellaris*) [CRPR 1B.1]

A reconnaissance survey of the Project Site was conducted by Cadre Environmental on October 10th, 2024 in order to characterize and identify potential vegetation communities, soil types and general condition of the property to establish the accuracy of the data identified in the literature search.

Existing biological resources within and adjacent to the Project Site were initially investigated through a review of pertinent literature and online data. The California Natural Diversity Database (CNDDDB 2024a), and CNPS (2024). In addition, soil, local floras, and consultation with local experts were utilized in the identification of species, soils, or habitats that could support the target MSHCP sensitive plants within or adjacent to the Project Site. These and other references are listed below and in References.

Prior to conducting fieldwork, a thorough archival review was conducted using the following baseline resources:

- California Native Plant Society 8th Inventory Online (2024);
- California Natural Diversity Data Base for the USGS 7.5' Riverside East and Surrounding Quadrangles (CNDDDB 2024a);
- Soil Survey of Western Riverside Area (Knecht 1971; USDA-NRCS 2024);
- Vegetation Alliances of Western Riverside County, California (Klein and Evens 2005);
- Vascular Flora of Western Riverside County (Roberts et al. 2004); and
- Reports prepared by the Regional Conservation Authority, Western Riverside County (<http://www.wrc-rca.org/about-rca/monitoring/monitoring-surveys/>).

Burrowing Owl Habitat Assessment

The northern developed region of the Project Site occurs within a predetermined Survey Area for the burrowing owl (*Athene cunicularia*) 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 (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 October 10th, 2024. Upon arrival at the Project Site, and prior to initiating the assessment survey, Cadre Environmental used binoculars to scan all suitable habitats on and adjacent to the property, including perch locations, to ascertain owl presence.

All 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 all 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.

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.

EXISTING CONDITIONS

The Project Site is characterized as developed (Parking Area) and non-native grassland/ruderal vegetation, as summarized in Table 1, *Vegetation Communities Acreages*, and shown in Attachment D, *Vegetation Communities Map* and Attachments E and F, *Current Project Site Photographs*. No native undisturbed vegetation communities or soils are present onsite.

Table 1.
Vegetation Communities Acreages

Vegetation Type	TOTAL Acres
Non-native Grassland/Ruderal	1.96
Developed	2.04
TOTALS	4.00

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SOILS

The Soil Survey of Western Riverside Area has the Project Site classified as Madera fine sandy loam, shallow, 2 to 8 percent slopes, eroded (MbC2) and terrace escarpments (TeG), as shown in Attachment G, *Soils Association Map*.

PLANT COMMUNITY/HABITAT CLASSIFICATION

Natural community names and hierarchical structure follows the CDFW “List of California Terrestrial Natural Communities” or Holland (1986) classification systems, which have been refined and augmented where appropriate to better characterize the habitat types observed onsite when not addressed by the MSHCP classification system.

Non-Native Grassland/Ruderal

The southern region of the Project Site is heavily disturbed, currently being utilized as a dump site for trash and green waste and is characterized as non-native grassland/ruderal vegetation. Dominant species documented within this vegetation community include Italian rye (*Festuca perennis*), fountain grass (*Pennisetum setaceum*), foxtail chess (*Bromus madritensis* ssp. *rubens*), Bermuda grass (*Cynodon dactylon*), puncture vine (*Tribulus terrestris*), Australian saltbush (*Atriplex semibaccata*), castor bean (*Ricinus communis*), silverleaf nightshade (*Solanum elaeagnifolium*), stinknet (*Oncosiphon*

pilulifer), Russian thistle (*Salsola tragus*), tocalote (*Centaurea melitensis*), prickly lettuce (*Lactuca serriola*), black mustard (*Brassica nigra*), and horseweed (*Erigeron canadensis*).

Developed

Developed regions include parking areas and paved roads. Scattered ornamental plantings occur within and adjacent to these developed areas including but not limited to Chinese elm (*Ulmus parvifolia*), Chinese pistachio (*Pistacia chinensis*), and common myrtle (*Myrtus communis*).

WILDLIFE POPULATIONS

General wildlife species documented within or adjacent to the Project Site during the habitat assessment include mourning dove (*Zenaida macroura*), Say's phoebe (*Sayornis saya*), northern mockingbird (*Mimus polyglottos*), house sparrow (*Passer domesticus*), European starling (*Sturnus vulgaris*), American crow (*Corvus brachyrhynchos*), and house finch (*Haemorhous mexicanus*).

REGIONAL CONNECTIVITY/WILDLIFE MOVEMENT

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, Fahrig 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.

Wildlife Movement within the Project Site

The Project Site is bordered by high density commercial development and high traffic roadways to the east, west and north and block wall along the length of the southern boundary. The Project Site is not located within or adjacent to an MSHCP linkage area and does not represent a wildlife movement corridor or travel route.

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 (2024), CNDDDB (CDFW 2024a), CDFW (2024d, 2024e), CNPS (2024), and Skinner and Pavlik (1994),

Invertebrate - Crotch's bumble bee *Bombus crotchii*: Leif Richardson, Paul Williams, Robbin Thorp and Sheila Colla, et al. (2022), CDFW (2019), CDFW (2023), Hatfield, et al. (2019).

Wildlife: California Wildlife Habitat Relationships (2008), USFWS (2024), CNDDDB (CDFW 2024a), CDFW (2024b, 2024c, 2024f), and Leif Richardson, Paul Williams, Robbin Thorp and Sheila Colla, et al. (2022).

Habitats: CNDDDB (CDFW 2024a, 2024f).

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

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	Plants presumed extirpated in California and either rare or extinct elsewhere
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

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 MSHCP has determined that all of the sensitive species potentially occurring onsite have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required for narrow endemic plants and/or criteria area plant species if suitable habitat is documented onsite and/or if the property is located within a predetermined “Survey Area” (MSHCP 2004).

The Project Site does not occur within a predetermined Survey Area for MSHCP criteria area plant species. (RCA GIS Data Downloads 2024). No additional surveys or mitigation required.

The northern developed region of the Project Site occurs within a predetermined Survey Area a predetermined Survey Area for three (3) MSHCP narrow endemic plant species including San Diego ambrosia, San Miguel savory, and Brand’s phacelia (RCA GIS Data Downloads 2024). San Diego ambrosia, a perennial species was not detected onsite and no suitable undisturbed habitat for San Miguel savory or Brand’s phacelia is present onsite. Focused surveys are not warranted.

San Diego ambrosia – According to the U.S. Fish and Wildlife Service 5-Year Review² this species is an herbaceous perennial that produces aerial stems from their underground rhizomes in early spring after winter rains, and flower between May and October. This species occurs primarily on upper terraces of rivers and drainages but can also occur in other settings, including disturbed grasslands. This perennial species was not detected within the Project Site during the site assessment.

² U.S. Fish and Wildlife Service. 2010. *Ambrosia pumila* (San Diego ambrosia) 5-Year Review: Summary and Evaluation

Brand's Phacelia – Suitable habitat for Brand's phacelia includes coastal dunes and/or coastal scrub in sandy openings, sandy benches, dunes, sandy washes, or flood plains of rivers and is restricted to clay soils at elevations between 0 and 400 m (MSHCP 2004). The Project Site contains no potential vegetation or soils for this species.

San Miguel Savory – this species occurs in the Santa Ana Mountains to the southeast of the Project Site, where it occurs primarily on shaded slopes and within canyons in chaparral or oak woodland. The Project Site contains no potential vegetation or soils for this species.

Following the habitat assessment and review of species distribution and habitat requirements, no MSHCP Narrow Endemic Plant Species were detected or are expected to occur within the Project Site impact area as shown in Table 2, *Potential MSHCP Narrow Endemic Plant Assessment*.

Table 2.
MSHCP Narrow Endemic Plant Assessment

Species Name (Scientific Name) Status	Habitat Description	Comments
MSHCP Narrow Endemic Species		
San Diego ambrosia (<i>Ambrosia pumila</i>) FE CRPR 1B.1 MSHCP Covered	Chaparral, coastal sage scrub, valley and foothill grassland, vernal pools. Often in disturbed habitats.	<u>Not Detected</u> – The perennial species was not documented onsite.
San Miguel savory (<i>Clinopodium chandleri</i> (formerly <i>Satureja chandleri</i>)) CRPR 1B.2 MSHCP Covered	Occurs in chaparral, cismontane woodland, coastal scrub, riparian woodland and valley and foothill grasslands from 120 to 1,075 meters (394 to 3,526 feet).	<u>No Potential</u> – No suitable undisturbed habitat documented onsite.
Brand's phacelia (<i>Phacelia stellaris</i>) CRPR 1B.1 MSHCP Covered	Brand's phacelia is an annual herb and occurs in coastal sage scrub and dune habitats.	<u>No Potential</u> – No suitable undisturbed habitat documented onsite.
California Native Plant Society (CNPS): California Rare Plant Rank (CRPR) CRPR 1A – plants presumed extirpated in California and either rare or extinct elsewhere 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		

Sensitive Wildlife Species

The MSHCP has determined that all of the sensitive wildlife species potentially occurring onsite have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required for criteria area wildlife species if suitable habitat is documented onsite and/or if the property is located within a predetermined “Survey Area” (MSHCP 2004).

The Project Site does not occur within a predetermined Survey Area for amphibians (RCA GIS Data Downloads 2024). No surveys are required.

The Project Site does not occur within a predetermined Survey Area for mammals (RCA GIS Data Downloads 2024). No surveys are required.

The northern developed region of the Project Site occurs within a predetermined Survey Area for the burrowing owl (*Athene cunicularia*) (RCA GIS Data Downloads 2024). No burrowing owl burrows of any size including greater than 4 inches in diameter or characteristic sign such as white-wash, feathers, tracks, or pellets were detected within or adjacent to the Project Site boundary. No surveys are required.

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 and F, *Current Project Site Photographs*. No surveys are required.

Nesting Bird Habitat

The vegetation communities documented onsite represent low quality nesting habitat for ground nesting bird species and those which nest in ornamental vegetation. Potential indirect impacts to regulated nesting birds respective within the Project Site will require compliance with federal MBTA and CDFG Codes Section 3503, 3503.5, and 3513.

MSHCP Section 6.1.2 Riparian, Riverine, Vernal Pool Resources

Vernal Pool Resources

No evidence of MSHCP Section 6.1.2 vernal pools, seasonal depressions or seasonally inundated road ruts were documented within 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.

A review of historic aerials was conducted to determine if inundated features were present on the adjacent dirt roads during years of high rainfall when features would certainly be documented. Historic aerials taken in 2011 and 2023 represent an ideal baseline during which known (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the dirt access roads within the Project Site during a review of historic aerials.

In summary, none of the conditions (i.e., no inundated depressions including road ruts, historic inundation, etc.) were observed or documented within the Project Site temporary or permanent impact area. No features are present that would support fairy shrimp.

Riparian/Riverine Resources

No MSHCP Section 6.1.2 riparian or riverine resources were documented onsite or will be directly or indirectly impacted as a result of the proposed project.

Jurisdictional Resources

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

SUMMARY OF CONSISTENCY WITH MSHCP POLICIES

The purpose of this report is to document the existing biological resources, identify general vegetation types, and assess the potential biological and regulatory constraints and impacts associated with the proposed development within the Project Site as outlined by the Western Riverside County MSHCP. Specifically, the report is intended to assist the City of Jurupa Valley during project review and compliance with MSHCP and regulatory requirements. The following sections summarize the Project Site's relationship to MSHCP criteria areas and MSHCP compliance guidelines.

A total of 3.80-acres of developed and non-native grassland/ruderal vegetation would be permanently impacted as a result of the proposed action as summarized in Table 3, *Vegetation Communities Impacts*, and illustrated in Attachment H, *Vegetation Communities Impact Map*.

Table 3.
Vegetation Communities Impacts

Vegetation Type	TOTAL Acres	TOTAL Impact Acres
Non-native Grassland/Ruderal	1.96	1.76
Developed	2.04	2.04
TOTALS	4.00	3.80

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CRITERIA AREAS

The Project Site is located within the Western Riverside County MSHCP Jurupa Plan Area and is not located within an MSHCP Criteria Cell, Cell Group, or Linkage Area, as shown in Attachment C, *MSHCP Relationship Map*.

No 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 2024).

The project is consistent with MSHCP Section 6.3.2.

NARROW ENDEMIC PLANT SPECIES SURVEY AREA

The northern developed region of the Project Site occurs within a predetermined Survey Area for three (3) MSHCP narrow endemic plant species including San Diego ambrosia, San Miguel savory, and Brand's phacelia (RCA GIS Data Downloads 2024). San Diego ambrosia, a perennial species was not detected onsite and no suitable undisturbed habitat for San Miguel savory or Brand's phacelia is present onsite. Focused surveys are not warranted.

The project will be consistent with MSHCP Section 6.1.3

AMPHIBIAN SPECIES SURVEY AREA

The Project Site does not occur within the amphibian Species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2024).

The project is consistent with MSHCP Section 6.3.2.

MAMMAL SPECIES SURVEY AREA

The Project Site does not occur within the mammal Species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2024).

The project is consistent with MSHCP Section 6.3.2.

BURROWING OWL SURVEY AREA

The northern developed region of the Project Site occurs within a predetermined Survey Area for the burrowing owl (RCA GIS Data Downloads 2024). No burrowing owl burrows of any size including greater than 4 inches in diameter or characteristic sign such as white-wash, feathers, tracks, or pellets were detected within or adjacent to the Project Site boundary. No surveys are required.

The project is consistent with MSHCP Section 6.3.2.

RIPARIAN/RIVERINE AREAS AND VERNAL POOLS

No MSHCP Section 6.1.2 vernal pool, riverine or riparian resources were documented within or adjacent to the Project Site. Therefore, no MSHCP Determination of Biological Equivalent or Superior Preservation (DBESP) is required respective of compliance with MSHCP Section 6.1.2.

The project will be 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 compliant 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 compliant with MSHCP Section 6.4.

MSHCP COMPLIANCE MEASURES

Implementation of Mitigation Measures BIO-CM1 and BIO-CM2 would reduce all potential significant unavoidable impacts on biological resources below a level of significance, thereby ensuring compliance with CEQA and MSHCP guidelines.

BIO-CM1 MSHCP Local Development Mitigation Fee

The project applicant shall pay MSHCP Local Development Mitigation fees as established by the RCA and implemented by the City of Jurupa Valley. Five categories of the fee are defined, include and are effect till June 30th, 2026: Residential, density less than 8.0 dwelling units per acre \$4,486 per dwelling unit; Residential, density between 8.1 and 14.0 dwelling units per acre \$1.870 per dwelling unit; Residential, density greater than 14.1 dwelling units per acre \$827 per dwelling unit; Commercial \$20,191 per acre; and Industrial \$20,191 per acre. Annual updated MSHCP fees are available at [Permits and Fees | Western Riverside County Regional Conservation Authority](#).

BIO-CM2 MBTA & CDFG Nesting Bird Code Compliance

Potential indirect impacts to regulated nesting birds will require compliance with the federal 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 must conduct a 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 (100 feet) to the Project Site impact area. Following submittal, review and approval of the nesting bird survey report by the City of Jurupa Valley and compliance with all species-specific conservation goals, if detected within or adjacent to the Project Site, the project will be in compliance with the federal MBTA and CDFG Codes Section 3503, 3503.5, and 3513.

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ATTACHMENTS

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

APPENDIX

- A – CEQA Checklist Summary

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: January 19th, 2026

Fieldwork Performed by  Date: January 19th, 2026



APN 163-400-042, and -045

Attachment A - Regional Location Map

MSHCP Compliance and CEQA Analysis
Tentative Tract Map 39105 Project Site
City of Jurupa Valley, Riverside County, California

CADRE
Environmental



not to scale



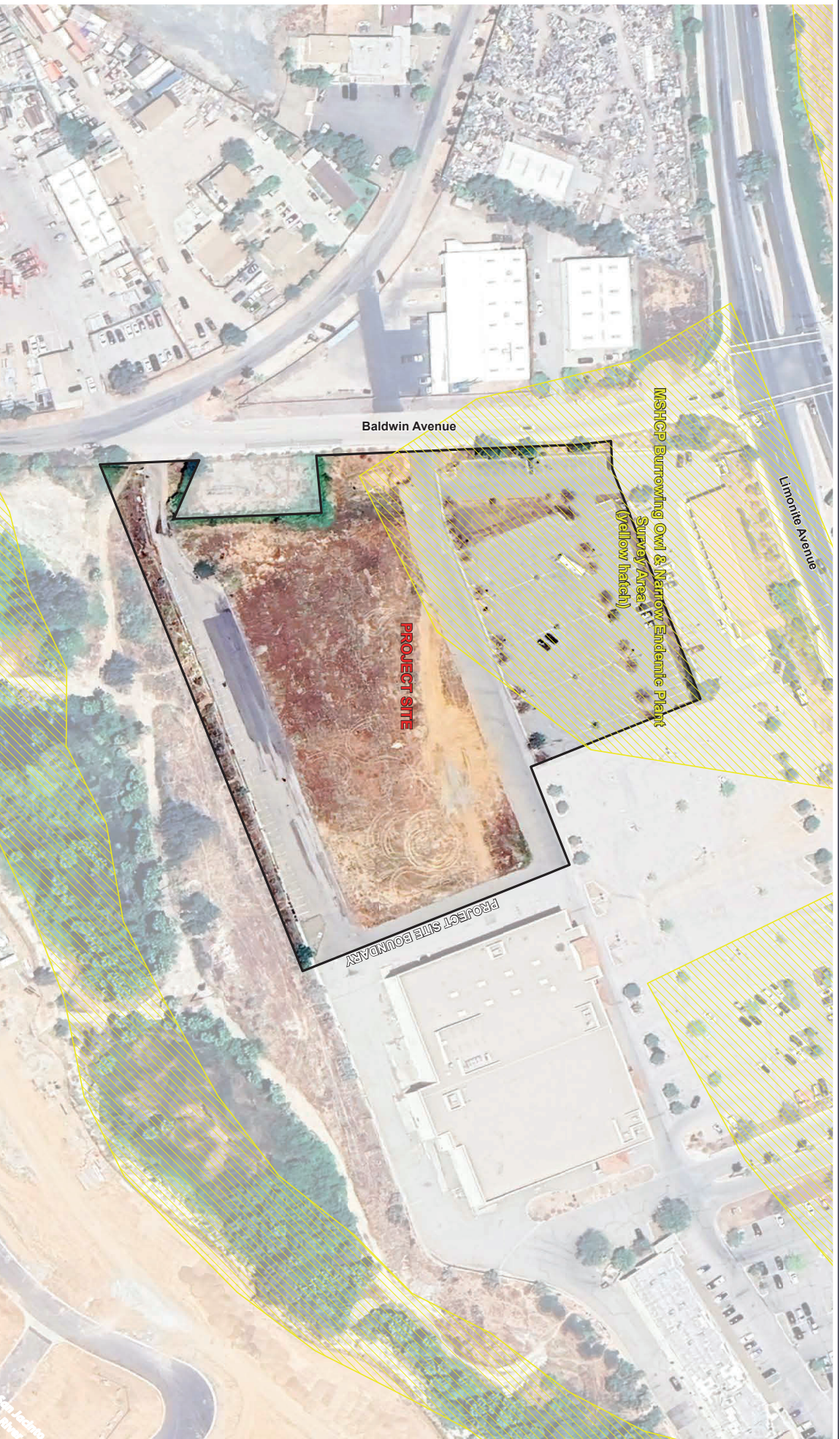
APN 163-400-042, and -045

Photo Point & Direction

Attachment B - Vicinity Map

MSHCP Compliance and CEQA Analysis
Tentative Tract Map 39105 Project Site, City of Jurupa Valley, Riverside County, California





APN 163-400-042, and -045

Attachment C - MSHCP Relationship Map

MSHCP Compliance and CEQA Analysis
Tentative Tract Map 39105 Project Site, City of Jurupa Valley, Riverside County, California





APN 163-400-042, and -045

Attachment D - Vegetation Communities Map

MSHCP Compliance and CEQA Analysis

Tentative Tract Map 39105 Project Site, City of Jurupa Valley, Riverside County, California





PHOTOGRAPH 1



PHOTOGRAPH 2

Refer to Attachment B - Vicinity for Photographic Key

Attachment E - Current Project Site Photographs

MSHCP Compliance and CEQA Analysis

Tentative Tract Map 39105 Project Site

City of Jurupa Valley, Riverside County, California





PHOTOGRAPH 3

Refer to Attachment B - Vicinity for Photographic Key

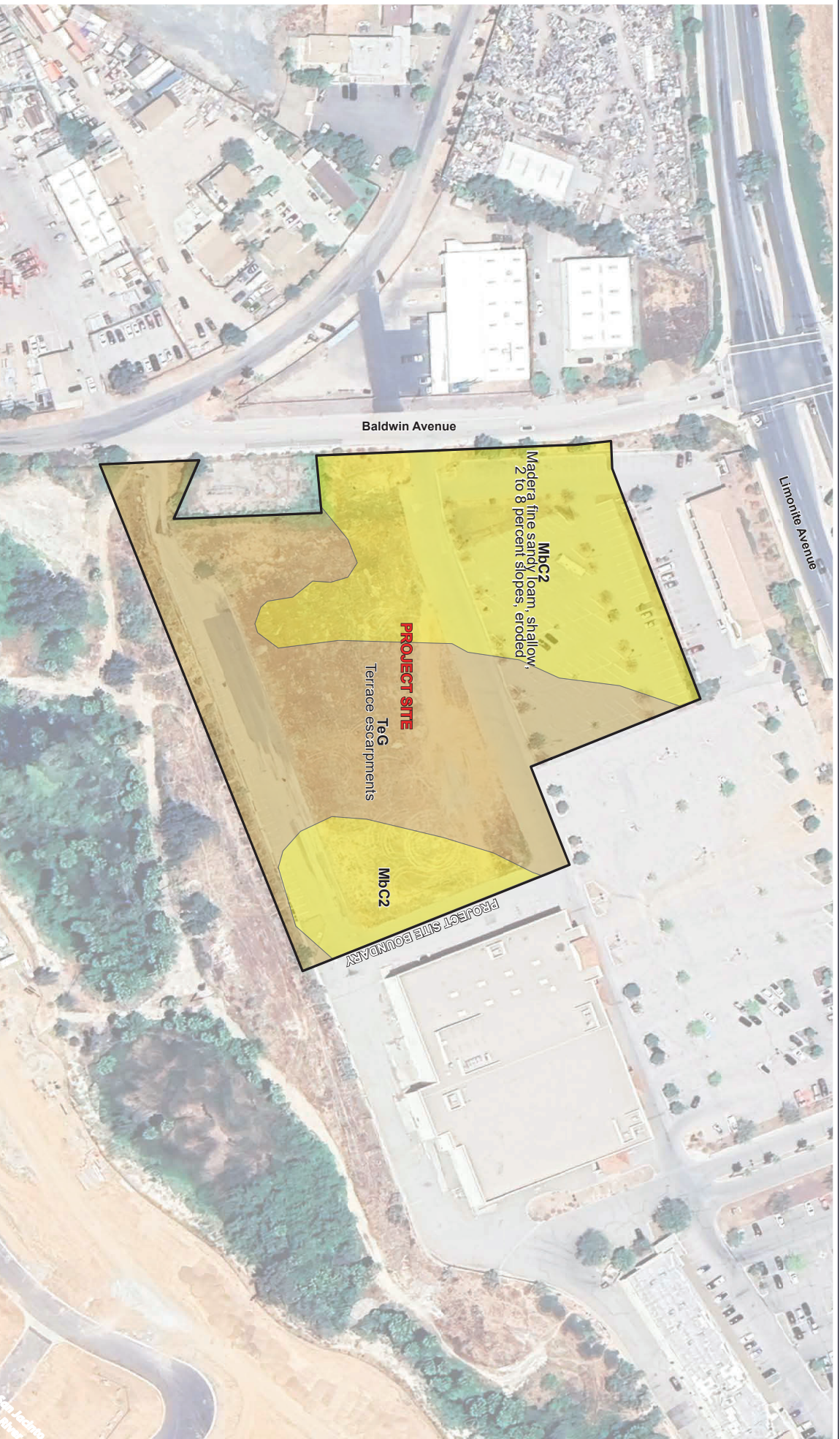
Attachment F - Current Project Site Photographs

MSHCP Compliance and CEQA Analysis

Tentative Tract Map 39105 Project Site

City of Jurupa Valley, Riverside County, California



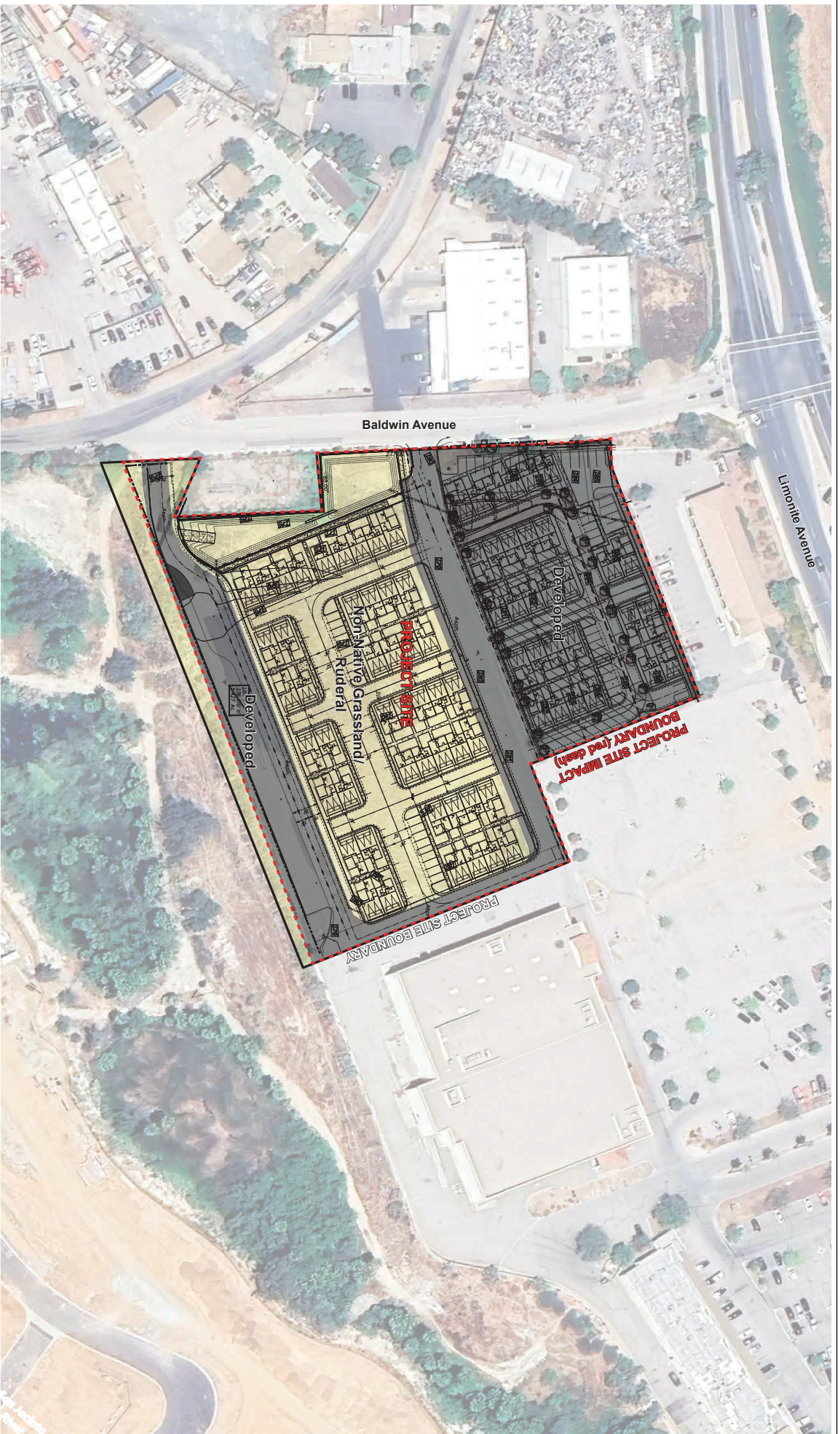


APN 163-400-042, and -045

Attachment G - Soils Association Map

MSHCP Compliance and CEQA Analysis
Tentative Tract Map 39105 Project Site, City of Jurupa Valley, Riverside County, California





APN 163-400-042, and -045

Attachment H - Vegetation Communities Impact Map
MSHCP Compliance and CEQA Analysis
Tentative Tract Map 39105 Project Site, City of Jurupa Valley, Riverside County, California



APPENDIX A CEQA CHECKLIST SUMMARY

The following appendix includes an analysis of the direct impacts, indirect impacts, and cumulative effects of the proposed action on sensitive biological resources. This analysis characterizes the project related activities that are anticipated to adversely impact the species, and when feasible, quantifies such impacts. Direct effects are defined as actions that may cause an immediate effect on the species or its habitat, including the effects of interrelated actions and interdependent actions. Indirect effects are caused by or result from the proposed actions, are later in time, and are reasonably certain to occur. Indirect effects may occur outside of the area directly affected by the proposed action.

Cumulative impacts refer to incremental, individual environmental effects of two or more projects when considered together. These impacts taken individually may be minor but may be collectively significant. Cumulative effects include future tribal, local, or private actions that are reasonably certain to occur in the proposal vicinity considered in this report. A cumulative impact to biological resources may occur if a project has the potential to collectively degrade the quality of the environment, substantially reduce the habitat of wildlife species or cause a population to drop below self-sustaining levels, thereby threatening to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal species.

THRESHOLD OF SIGNIFICANCE

The environmental impacts relative to biological resources are assessed using impact significance criteria which mirror the policy statement contained in CEQA at Section 21001 (c). This section reflects that the legislature has established it to be the policy of the state to:

“Prevent the elimination of fish and wildlife species due to man’s activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities...”

Also, the determination of impacts has been made according to the federal definition of “take”. The federal FESA prohibits the “taking” of a member of an endangered or threatened wildlife species or removing, damaging, or destroying a listed plant species by any person (including private individuals and private or government entities). The FESA defines “take” as “to harass, harm, pursue, hunt, shoot, would, kill, trap, capture or collect” an endangered or threatened species, or to attempt to engage in these activities.

The following definitions apply to the significance criteria for biological resources:

- “Endangered” means that the species is listed as endangered under state or federal law.
- “Threatened” means that the species is listed as threatened under state or federal law.
- “Rare” means that the species exists in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens.

- “*Region*” refers to the area within southern California that is within the range of the individual species.
- “*Sensitive habitat*” refers to habitat for plants and animals (1) which plays a special role in perpetuating species utilizing the habitat on the property, and (2) without which there would be substantial danger that the population of that species would drop below self-perpetuating levels.
- “*Substantial effect*” means significance loss or harm of a magnitude which, based on current scientific data and knowledge, (1) would cause a species or a native plant or animal community to drop below self-perpetuating levels on a statewide or regional basis or (2) would cause a species to become threatened or endangered.

Impacts to biological resources may result in a significant adverse impact if one or more of the following conditions would result from implementation of the proposed project.

- Have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). **No Impact.**

The Project Site does not represent suitable habitat for any federally listed threatened or endangered plant or wildlife species based on a lack of undisturbed vegetation or soils, as summarized in Table 1, *Sensitive Plant Species with Potential to Occur Onsite*, and Table 2, *Sensitive Wildlife Species with Potential to Occur Onsite*. The Project Site is devoid of any native vegetation and is currently characterized as developed and non-native grassland/ruderal vegetation, as shown in Attachment D, *Vegetation Communities Map*. No native undisturbed vegetation communities present onsite.

Table 1
Sensitive Plant Species with Potential to Occur Onsite.

Species Name (Scientific Name)	Habitat Description	Comments
Status		
San Diego ambrosia <i>(Ambrosia pumila)</i> FE CRPR 1B.1 MSHCP NEPS MSHCP Covered Species	San Diego ambrosia is known from Baja California, Mexico, and San Diego and Riverside counties in the United States. 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.	No potential – perennial species not detected onsite.

Species Name (<i>Scientific Name</i>)	Habitat Description	Comments
Status		
Marsh sandwort (<i>Arenaria paludicola</i>) FE/SE CRPR 1B.1	Perennial stoloniferous herb generally blooming from May to August with sandy openings in association with marshes and swamps (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Horn's milk-vetch (<i>Astragalus hornii</i> var. <i>hornii</i>) CRPR 1B.1	Annual herb generally blooming from May to October in lake margins, alkaline meadows, seeps and playas (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Nevin's barberry (<i>Berberis nevinii</i>) FE/SE CRPR 1B.1 MSHCP Covered Species	Perennial evergreen shrub which generally blooms from February to June within chaparral, cismontane woodland, coastal scrub, and riparian scrub in sandy, gravelly substrates (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Plummer's mariposa-lily (<i>Calochortus plummerae</i>) CRPR 4.2 MSHCP Covered Species	Perennial bulbiferous herb which generally blooms from May to June within chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and grassland habitats with granite and rocky substrates (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Bristly sedge (<i>Carex comosa</i>) CRPR 2B.1	Perennial rhizomatous herb generally blooming from May to September within coastal prairie, marsh, swamp and valley and foothill grasslands habitats (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Smooth tarplant (<i>Centromadia pungens</i> ssp. <i>laevis</i>) CRPR 1B.1 MSHCP Covered Species	Annual herb which generally blooms from April to September within chenopod scrub, meadows and seeps, playas, riparian woodland, valley and foothill grassland (alkaline substrates). (CNPS 2024)	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Salt marsh bird's-beak (<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>) FE/SE CRPR 1B.2	Annual herb (hemiparasitic) generally blooming from May to November within coastal dunes, marshes and swamps) (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.

Species Name (Scientific Name)	Habitat Description	Comments
Status		
Parry's spineflower <i>(Chorizanthe parryi var. parryi)</i> CRPR 1B.1 MSHCP Covered Species	Annual herb which generally blooms from April to June within chaparral, cismontane woodland, coastal scrub and grassland habitats with sandy and/or rocky openings (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Slender-horned spineflower <i>(Dodecahema leptoceras)</i> FE/SE CRPR 1B.1 MSHCP Covered Species	Annual herb which generally blooms from April to June within chaparral, cismontane woodland and coastal scrub (alluvial fan) with sandy substrates (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Santa Ana River woollystar <i>(Eriastrum densifolium ssp. sanctorum)</i> FE/SE CRPR 1B.1 MSHCP Covered Species	Perennial herb which generally blooms from April to September within chaparral, coastal scrub (alluvial fan) in sandy and gravelly substrates (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
California bedstraw <i>(Galium californicum ssp. primum)</i> CRPR 1B.2 MSHCP Covered Species	Perennial herb generally blooming from May to July in chaparral and lower montane coniferous forest in association with granitic and sandy substrates (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Mesa horkelia <i>(Horkelia cuneata ssp. puberula)</i> CRPR 1B.1	Perennial herb which generally blooms from February to September within chaparral (maritime), cismontane woodland and coastal scrub with sandy or gravelly substrates (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Coulter's goldfields <i>(Lasthenia glabrata ssp. coulteri)</i> CRPR List 1B.1 MSHCP Criteria Area Species	Coulter's goldfields is associated with low-lying alkali and saline habitats along the coast and inland valleys. The majority of the populations are associated with coastal salt marsh. In Riverside County, Coulter's goldfields primarily grow in highly alkaline, silty clays associated with the Traver-Domino-Willows soils, and usually in the wet areas in the alkali vernal plain community.	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.

Species Name (<i>Scientific Name</i>)	Habitat Description	Comments
Status		
Robinson's pepper-grass (<i>Lepidium virginicum</i> var. <i>robinsonii</i>) CRPR 4.3	Annual herb which generally blooms from January to July within chaparral and coastal sage scrub habitats (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Parish's desert-thorn (<i>Lycium parishii</i>) CRPR 2B.3	Perennial shrub generally blooms from March to April within coastal scrub and Sonoran Desert scrub (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Pringle's monardella (<i>Monardella pringlei</i>) CRPR 1A (Presumed Extinct)	Annual herb which generally blooms from May to June in coastal scrub dominated sandy substrates (CNPS 2024)	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Brand's phacelia (<i>Phacelia stellaris</i>) CRPR 1B.1 MSHCP NEPS	Brand's phacelia is an annual herb and occurs in coastal sage scrub and dune habitats.	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Parish's gooseberry (<i>Ribes divaricatum</i> var. <i>parishii</i>) CRPR 1A	Perennial deciduous shrub generally blooming from February to April within riparian woodland habitats (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
San Miguel savory (<i>Satureja chandleri</i>) CRPR 1B.2 MSHCP NEPS	San Miguel savory is a perennial shrub. This species occurs in rocky habitats within chaparral, coastal scrub, riparian woodland, and grassland habitats.	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Chaparral ragwort (<i>Senecio aphanactis</i>) CRPR 2B.2	Annual herb which generally blooms from January to May within chaparral, cismontane woodland and coastal scrub habitats (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Salt spring checkerbloom (<i>Sidalcea neomexicana</i>) CRPR 2.2	Perennial herb which generally blooms from March to June within chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playas within alkaline/mesic gravelly substrates (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.

Species Name (Scientific Name)	Habitat Description	Comments
Status		
San Bernardino aster (<i>Symphyotrichum defoliatum</i>)	Perennial rhizomatous herb generally blooming from July to December within various vegetation communities in associating with wetland substrates (ditches, streams and springs) (CNPS 2024).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
California Native Plant Society (CNPS): California Rare Plant Rank (CRPR) CRPR 1A – plants presumed extirpated in California and either rare or extinct elsewhere 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		

Table 2.
Sensitive Wildlife Species with Potential to Occur Onsite.

Species Name (Scientific Name)	Habitat Description	Comments
Status		
INVERTEBRATES		
Delhi Sands flower-loving fly <i>(Rhaphiomidas terminatus abdominalis)</i> FE MSHCP Covered Species	The Delhi Sands flower-loving fly is found at low numbers and is narrowly distributed within the Plan Area. This species is restricted by the distribution and availability of open habitats within the fine, sandy Delhi series soils (MSHCP 2004).	Not expected to occur onsite based on a lack of Delhi soils.
Crotch's bumble bee <i>(Bombus crotchii)</i> SCE	Range extends from southern to northern California within a variety of habitats including grassland, scrub, chaparral and desert habitats. Food plants	No potential to occur onsite based on a lack of suitable habitat including food plants and nesting resources. No undisturbed vegetation was documented onsite.

Species Name (Scientific Name)	Habitat Description	Comments
Status		
	include but are not limited to the following genera: <i>Antirrhinum, Phacelia, Clarkia, Cordylanthus, Dendromecon, Medicago Eschscholzia, Chaenactis, Eriogonum, Hypericum, Lantana, Lupinus, Salvia, Asclepias, Cirsium, Monardella, Keckiella, Acmispon, Euthamia, Ehrendorferia, Vicia, and/or Trichostema.</i>	
Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>) FT MSHCP Covered Species	Vernal pool fairy shrimp is restricted to seasonal vernal pools (Eng, Belk, and Eriksen 1990; USFWS 1994). The vernal pool fairy shrimp prefers cool-water pools that have low to moderate dissolved solids, are unpredictable, and often short lived (Eriksen and Belk 1999, MSHCP 2004).	No potential to occur onsite based on a lack of suitable inundated habitat. No undisturbed vegetation was documented onsite.
Riverside fairy shrimp (<i>Streptocephalus woottoni</i>) FE MSHCP Covered Species	<i>S. woottoni</i> is restricted to deep seasonal vernal pools/ephemeral ponds, and stock ponds and other human modified depressions (Eng, Belk, and Eriksen 1990, USFWS 1993, USFWS 2001). Riverside fairy shrimp prefer warm-water pools that have low to moderate dissolved solids, are less predictable, and remained filled for extended periods of time (Eriksen and Belk 1999, MSHCP 2004).	No potential to occur onsite based on a lack of suitable inundated habitat. No undisturbed vegetation was documented onsite.
FISH		
Santa Ana sucker (<i>Catostomus santaanae</i>) FT MSHCP Covered Species	Preferred habitat, open water and emergent vegetation (MSHCP 2004).	No potential to occur onsite based on a lack of suitable habitat.

Species Name (<i>Scientific Name</i>)	Habitat Description	Comments
Status		
Arroyo chub (<i>Gila orcuttii</i>) SSC MSHCP Covered Species	Preferred habitat, open water and emergent vegetation in lower gradient streams with sand or mud substrate (MSHCP 2004).	No potential to occur onsite based on a lack of suitable habitat.
REPTILES		
Orange-throated whiptail (<i>Aspidoscelis hyperythra</i>) CWL MSHCP Covered Species	The orange-throated whiptail occurs primarily in a wide variety of habitats but is more closely tied to coastal sage scrub and chaparral habitats with less than 90 percent vegetative cover.	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Coastal western whiptail (<i>Aspidoscelis tigris stejnegeri</i>) SSC MSHCP Covered Species	The coastal western whiptail occurs in a wide variety of habitats including coastal sage scrub, desert scrub, Riversidean alluvial fan scrub, woodlands, grasslands, playas, and respective ecotones between these habitats (MSHCP 2004).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Red-diamond rattlesnake (<i>Crotalus ruber</i>) SSC MSHCP Covered Species	The red-diamond rattlesnake is often found in areas with dense vegetation especially chaparral and sage scrub up to 1,520 meters in elevation (MSHCP 2004).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Western pond turtle (<i>Emys marmorata</i>) SSC MSHCP Covered Species	The western pond turtle inhabits slow moving permanent or intermittent streams, small ponds, small lakes, reservoirs, abandoned gravel pits, permanent and ephemeral shallow wetlands, stock ponds, and sewage treatment lagoons (Rathbun <i>et al.</i> , 1992; Holland, 1994). Pools are the preferred habitat within streams (Bury, 1972, MSHCP 2004).	No potential to occur onsite based on a lack of suitable breeding or upland habitat. No undisturbed vegetation was documented onsite.

Species Name (<i>Scientific Name</i>)	Habitat Description	Comments
Status		
Coast horned lizard (<i>Phrynosoma blainvillii</i>) SSC MSHCP Covered Species	The horned lizard occurs primarily in scrub, chaparral, and grassland habitats. The species is common in most areas of the Plan Area except where adjacent to urban situations (MSHCP 2004).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
BIRDS		
Cooper's hawk (<i>Accipiter cooperii</i>) SSC MSHCP Covered Species	Cooper's hawk is most commonly found within or adjacent to riparian/oak forest and woodland habitats. This uncommon resident of California increases in numbers during winter migration.	No potential to occur onsite based on a lack of suitable foraging or nesting habitat. No undisturbed vegetation was documented onsite.
Southern California rufous-crowned sparrow (<i>Aimophila ruficeps canescens</i>) CWL MSHCP Covered Species	Southern California rufous-crowned sparrow is a non-migratory bird species that primarily occurs within sage scrub and grassland habitats and to a lesser extent chaparral sub-associations (Unitt 2004). This species generally breeds on the ground within grassland and scrub communities in the western and central regions of California.	No potential to occur onsite based on a lack of suitable foraging or nesting habitat. No undisturbed vegetation was documented onsite.
Bell's sage sparrow (<i>Artemisiospiza belli belli</i>) CWL MSHCP Covered Species	Bell's sage sparrow is an uncommon to fairly common but localized resident breeder in dry chaparral and coastal sage scrub along the coastal lowlands, inland valleys, and in the lower foothills of local mountains (MSHCP 2004).	No potential to occur onsite based on a lack of suitable foraging or nesting habitat. No undisturbed vegetation was documented onsite.
Burrowing owls (<i>Athene cunicularia</i>) SCE MSHCP Covered Species	The burrowing owl uses predominantly open land, including grassland, agriculture (e.g., dry-land farming and grazing areas), playa, and sparse coastal sage scrub and desert scrub habitats	No potential burrowing owl burrows of any size including greater than 4 inches in diameter or characteristic sign such as white-wash, feathers, tracks, or pellets were detected within the Project Site boundary.

Species Name <i>(Scientific Name)</i> Status	Habitat Description	Comments
	(Garrett and Dunn 1981). Some breeding burrowing owls are year-round residents and additional individuals from the north may winter throughout the MSHCP Area Plan (MSHCP 2004).	
Western yellow-billed cuckoo <i>(Coccyzus americanus occidentalis)</i> FT/SE MSHCP Covered Species	Although the preferred habitat, riparian scrub and forest, is well distributed at scattered locations within the Plan Area in the Riverside Lowland Bioregions, the western yellow-billed cuckoo apparently no longer inhabits much of this habitat (MSHCP 2004).	No potential to occur onsite based on a lack of riparian scrub, forest or woodland habitats within or adjacent to the Project Site.
White-tailed kite <i>(Elanus leucurus)</i> SFP MSHCP Covered Species	The white-tailed kite is found in riparian, oak woodlands adjacent to large open spaces including grasslands, wetlands, savannahs and agricultural fields. This non-migratory bird species occurs throughout the lower elevations of California and commonly nests in coast live oaks (Unitt 2004).	No potential to occur onsite based on a lack of suitable foraging or nesting habitat. No undisturbed vegetation was documented onsite.
Southwestern willow flycatcher <i>(Empidonax traillii extimus)</i> FE/SE MSHCP Covered Species	The southwestern willow flycatcher is narrowly distributed at few locations within the Plan Area. Although the preferred habitat, riparian woodland and select other forests, is well distributed within all bioregions and spread over the entire Plan Area, few current locations for the willow flycatcher have been documented (MSHCP 2004).	No potential to occur onsite based on a lack of riparian scrub, forest or woodland habitats within or adjacent to the Project Site.

Species Name (<i>Scientific Name</i>)	Habitat Description	Comments
Status		
American peregrine falcon (<i>Falco peregrinus anatum</i>) SFP MSHCP Covered Species	Throughout the species' range, peregrine falcons are found in a large variety of open habitats, including tundra, marshes, seacoasts, savannahs and high mountains (AOU 1998, MSHCP 2004).	No potential to occur onsite based on a lack of roosting, foraging, and nesting habitat.
Loggerhead shrike (<i>Lanius ludovicianus</i>) SSC MSHCP Covered Species	Loggerhead shrike prefer open ground for foraging and thick trees and shrubs including sage scrub, chaparral, and desert scrub habitats for nesting.	No potential to occur onsite based on a lack of suitable foraging or nesting habitat. No undisturbed vegetation was documented onsite.
Black-crowned night heron (<i>Nycticorax nycticorax</i>) MSHCP Covered Species	Black-crowned night-herons require marshes, ponds, reservoirs, and estuaries for foraging and also occur along the margins of lacustrine, large riverine, and fresh and saline emergent habitats and, rarely, in kelp beds in marine subtidal habitats (MSHCP 2004).	No potential to occur onsite based on a lack of suitable foraging or nesting habitat. No undisturbed vegetation was documented onsite.
Osprey (<i>Pandion haliaetus</i>) CWL MSHCP Covered Species	The osprey is restricted to large water bodies supporting fish with surrounding or nearby forest Habitats, often ponderosa pine or mixed conifer (MSHCP 2004).	No potential to occur onsite based on a lack of open water within or adjacent to the Project Site.
Double-crested cormorant (<i>Phalacrocorax auritus</i>) CWL MSHCP Covered Species	The double-crested cormorant is a common inhabitant of seacoasts and inland waters, rarely observed out of sight of land (MSHCP 2004).	No potential to occur onsite based on a lack of roosting, foraging, and nesting habitat.
White-faced ibis (<i>Plegadis chihi</i>) CWL MSHCP Covered Species	The white-faced ibis is sparsely distributed throughout the Riverside Lowlands Bioregions of the MSHCP Plan Area within its suitable Habitat. It occurs at some of the areas of freshwater marsh habitat but is only documented for breeding at two locations: Prado	No potential to occur onsite based on a lack of roosting, foraging, and nesting habitat.

Species Name (<i>Scientific Name</i>)	Habitat Description	Comments
Status		
	Basin and Mystic Lake/San Jacinto Wildlife Area (MSHCP 2004).	
Coastal California gnatcatcher (<i>Polioptila californica californica</i>) FT/SSC MSHCP Covered Species	The coastal California gnatcatcher is a non-migratory bird species that primarily occurs within sage scrub habitats in coastal southern California dominated by California sagebrush (<i>Artemisia californica</i>), and California buckwheat (<i>Eriogonum fasciculatum</i>).	No potential to occur onsite based on a lack of suitable foraging or nesting habitat. No undisturbed vegetation was documented onsite.
Tree swallow (<i>Tachycineta bicolor</i>) MSHCP Covered Species	Suitable habitat is provided for the tree swallow by the riparian forest and woodland up through the lodgepole pine belt for breeding habitats. It frequents valley foothill and montane riparian habitats below 2,700 meters (9,000 feet) for breeding within its range (MSHCP 2004).	No potential to occur onsite based on a lack of riparian scrub, forest or woodland habitats within or adjacent to the Project Site.
Least Bell's vireo (<i>Vireo bellii pusillus</i>) FE/SE MSHCP Covered Species	Least Bell's vireo resides in riparian habitats with a well-defined understory including southern willow scrub, mule fat, and riparian forest/woodland habitats.	No potential to occur onsite based on a lack of riparian scrub, forest or woodland habitats within or adjacent to the Project Site.
MAMMALS		
Northwestern San Diego pocket mouse (<i>Chaetodipus fallax fallax</i>) SSC MSHCP Covered Species	The northwestern San Diego pocket mouse occurs throughout the Plan Area in coastal sage scrub (Riversidean upland sage scrubs and alluvial fan sage scrub), sage scrub/grassland ecotones, chaparral, and desert scrubs at all elevations up to 6,000 feet (MSHCP 2004).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation or soils were documented onsite.

Species Name <i>(Scientific Name)</i> Status	Habitat Description	Comments
San Bernardino kangaroo rat <i>(Dipodomys merriami parvus)</i> FE MSHCP Covered Species	Alluvial sage scrub on alluvial fans, flood plains, along washes, in adjacent upland areas, and in areas with historic braided stream channels; these habitats characterized by sand, loam, sandy loam, or gravelly soils. Prefers the more open early and intermediate phases of alluvial sage scrub, but mature sage scrub is important as refugia during floods.	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation or soils were documented onsite.
Western mastiff bat <i>(Eumops perotis californicus)</i> SSC	Western mastiff bats are found in a variety of biotic environments from low desert scrub to chaparral, oak woodland and ponderosa pine.	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Yellow bat <i>(Lasiurus xanthinus)</i> SSC	Although formerly associated only with the desert palm oasis in California (Bond, 1970), yellow bats appear to be expanding their range to the coast and northward, possibly as a result of the planting of ornamental palms.	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Bobcat <i>(Lynx rufus)</i> MSHCP Covered Species	The bobcat requires large expanses of relatively undisturbed brushy and rocky habitats near springs or other perennial water sources.	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
Pocketed free-tailed bat <i>(Nyctinomops femorosaccus)</i> SSC MSHCP Covered Species	Usually associated with rugged canyons, high cliffs, and rock outcroppings. Roosts in rock crevices and caves during the day; may also roost in buildings or under roof tiles (Ziener et al. 1988-1990).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.

Species Name (Scientific Name)	Habitat Description	Comments
Status		
Los Angeles pocket mouse <i>(Perognathus longimembris brevinasus)</i> SSC MSHCP Covered Species	The Los Angeles pocket mouse appears to be limited to sparsely vegetated habitat areas in patches of fine sandy soils associated with washes or of aeolian (windblown) origin, such as dunes (MSHCP 2004).	No potential to occur onsite based on a lack of suitable habitat. No undisturbed vegetation was documented onsite.
American badger <i>(Taxidea taxus)</i> SSC	The American badger prefers friable soils in open grassland and scrub habitat in southern California.	No burrows documented onsite.
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 SSC – State Species of Special Concern SCE – State Candidate Endangered CWL – California Watch List SPF – State Fully Protected		

- Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS, and meets the definition of Section 15380 (b), (c), or (d) of the CEQA Guidelines. **No Impact.**

The Project Site does not represent suitable habitat for 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 Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS) based on a lack of undisturbed vegetation or soils, as summarized in Table 1, *Sensitive Plant Species with Potential to Occur Onsite*, and Table 2, *Sensitive Wildlife Species with Potential to Occur Onsite*. The Project Site is devoid of any native vegetation and is currently characterized as developed and non-native grassland/ruderal vegetation, as shown in Attachment D, *Vegetation Communities Map* and Attachments E and F, *Current Project Site Photographs*. No native undisturbed vegetation communities or soils are present onsite.

No Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) non-covered sensitive floral or faunal species were not detected or expected to occur within or adjacent to the project as summarized in Table 1, *Sensitive Plant Species with Potential to Occur Onsite*, and Table 2, *Sensitive Wildlife Species with Potential to Occur Onsite*. No Impact.

- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS. **No Impact.**

No features or habitats regulated by the United States Army Corps of Engineers (USACE), CDFW, Regional Water Quality Control Board (RWQCB) and MSHCP Section 6.1.2. Riparian/Riverine/Vernal Pools are present within the Project Site. Regulatory permits, certifications and MSHCP DBESP are not required. No Impact.

- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. **No Impact.**

No features including wetlands regulated by the USACE, CDFW, RWQCB and MSHCP Section 6.1.2. Riparian/Riverine/Vernal Pools are present onsite. Regulatory permits, certifications and MSHCP Determination of Biological Equivalent or Superior Preservation (DBESP) are not required. No Impact.

- Interfere substantially with the movement of any native resident or migratory fish and wildlife species or with established native resident migratory wildlife corridors, or impede the use of native nursery sites. **No Impact**

The Project Site is not located within or adjacent to an MSHCP designated core, extension of existing core, non-contiguous habitat block, constrained linkage, or linkage area. The Project Site is bordered by high density commercial development and high traffic roadways to the east, west and north and block wall along the length of the southern boundary. The Project Site is not located within or adjacent to an MSHCP linkage area and does not represent a wildlife movement corridor or travel route. No Impact.

The vegetation communities documented onsite represent low quality nesting habitat for ground nesting bird species and those which nest in ornamental vegetation. Potential indirect impacts to regulated nesting birds respective within the Project Site will require compliance with federal MBTA and CDFG Codes Section 3503, 3503.5, and 3513. (BIO-CM2 MBTA & CDFG Nesting Bird Code Compliance).

BIO-CM2, MBTA & CDFG Nesting Bird Code Compliance - Potential indirect impacts to regulated nesting birds will require compliance with the federal 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 must conduct a 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 (100 feet) to the Project Site impact area. Following submittal, review and approval of the nesting bird survey report by the City of Jurupa Valley and compliance with all species-specific conservation goals, if detected within or adjacent to the Project Site, the project will be in compliance with the federal MBTA and CDFG Codes Section 3503, 3503.5, and 3513.

- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. **No Impact.**

No trees occur within the Project Site. No biological resources regulated by the City of Jurupa Valley municipal codes or ordinances occur within the Project Site. No Impact.

- Conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state conservation plan. **Less than significant.**

A total of 3.80-acres of developed and non-native grassland/ruderal vegetation would be permanently impacted as a result of the proposed action, as summarized in Table 3, *Vegetation Communities Impacts*, and illustrated in Attachment H, *Vegetation Communities Impact Map*. Impacts to 3.80-acres within the MSHCP will be mitigated to less than significant following implementation of (BIO-CM1 MSHCP Local Development Mitigation Fee).

**Table 3.
Vegetation Communities Impacts**

Vegetation Type	TOTAL Acres	TOTAL Impact Acres
Non-native Grassland/Ruderal	1.96	1.76
Developed	2.04	2.04
TOTALS	4.00	3.80

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BIO-CM1, MSHCP Local Development Mitigation Fee - The project applicant shall pay MSHCP Local Development Mitigation fees as established by the RCA and implemented by the City of Jurupa Valley. Five categories of the fee are defined, include and are effect till June 30th, 2026: Residential, density less than 8.0 dwelling units per acre \$4,486 per dwelling unit; Residential, density between 8.1 and 14.0 dwelling units per acre \$1,870 per dwelling unit; Residential, density greater than 14.1 dwelling units per acre \$827 per dwelling unit; Commercial \$20,191 per acre; and Industrial \$20,191 per acre. Annual updated MSHCP fees are available at [Permits and Fees | Western Riverside County Regional Conservation Authority](#).

CUMULATIVE IMPACTS

The permanent impacts of the project would not result in cumulative impacts (State CEQA Section 15310) to environmental resources within the region of the Project Site. Cumulative impacts refer to incremental effects of an individual project when assessed with the effects of past, current, and proposed projects. The Project Site is located completely within the City of Jurupa Valley, an MSHCP permittee and is not located within or adjacent to a designated conservation area. As stated in the County of Riverside Transportation and Land Management Agency:

"Implementation of the MSHCP and Covered Projects will not result in a cumulative adverse effect, either directly or through habitat modifications, on any of the Covered Species, including the 31 species that are currently listed as threatened or endangered and the one species that is currently proposed for listing. Implementation of the MSHCP will benefit the Covered Species by preserving their habitat in order to address their life cycle needs. Thus, based on the features of the Plan itself, impacts to Covered Species are mitigated below a level of significance." (County of Riverside Transportation and Land Management Agency 2003)

The project would result in the permanent loss of 3.80-acres of developed and non-native grassland/ruderal vegetation. As referenced above, the MSHCP was developed to address the comprehensive regional planning effort and anticipated growth in the City of Jurupa Valley.

As stated in the County of Riverside Transportation and Land Management Agency:

"However, implementation of the MSHCP will result in cumulatively significant impacts on the Non-Covered Species because the issuance of incidental take permits will remove an impediment to development outside of the MSHCP Conservation Area. Non-Covered Species would receive little or no protection outside the reserves under existing ordinances and regulations" (County of Riverside Transportation and Land Management Agency 2003)

Non-covered sensitive floral or faunal species were not detected or expected to occur within or adjacent to the project and therefore the development of the Project Site would not result or contribute to a cumulative impact to non-covered species. No Impact.

As stated in the County of Riverside Transportation and Land Management Agency:

"The Plan will not cause adverse cumulative effects related to the reduction of sensitive vegetation communities within the Plan Area; rather, the Plan is designed to preserve sufficient acreage of the sensitive vegetation communities present in western Riverside County. Similarly, the Plan will not cause adverse cumulative effects related to interference with the movement of any native resident or migratory fish or wildlife species or obstruction of genetic flow for the identified Planning Species. Part of the purpose and goals of the MSHCP is to use regional planning efforts to assemble a reserve that will preserve contiguous blocks of habitat in large enough areas to ensure that the reserve will allow movement of species and flow of genetic information."

The MSHCP will not cause adverse cumulative impacts by conflicting with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan or other approved local, regional, or State habitat conservation plan either within or outside of the Plan area. Rather, the MSHCP has been written specifically to complement existing HCPs,

such as the Stephens' kangaroo rat long-term HCP." (County of Riverside Transportation and Land Management Agency 2003)

The proposed project has been designed and conservation measures will be implemented to remain in compliance with all MSHCP conservation goals and guidelines and therefore will not result in an adverse cumulative impact. No Impact.