Multiple Species Habitat Consistency Analysis, Biological Resource Technical Report, Focused Narrow Endemic Plants and Burrowing Owl Surveys

Sartin Yard Project

City of Calimesa

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List of Acronyms

AMSL	above mean sea level
APN	Assessor's Parcel Numbers
BIOS	Biogeographic Information and Observation System
BMPs	Best Management Practices
BUOW	western burrowing owl
CD:CR	Community Development-Commercial Retail
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
CFGC	California Fish and Game Code
CEQA	California Environmental Quality Act
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CRPR	California Rare Plant Rank
CMC	City of Calimesa's Municipal Code
CMU	concrete masonry until wall
CUP	Conditional Use Permit
ZC	Zone Change
DBESP	Determination of Biologically Equivalent or Superior Preservation
DBH	diameter at breast height
EIR	Environmental Impact Report
ECOS	Environmental Conservation Online System
ESA	Endangered Species Act
°F	degrees Fahrenheit
GPA	General Plan Amendment
GIS	Geographic Information Systems
GPS	Global Positioning System
HA	habitat assessment
HANS	Habitat Evaluation and Acquisition Negotiation Strategy
IPaC	Information for Planning and Conservation
ITP	incidental take permit
LBVI	least Bell's vireo
LI	Light Industrial
LLA	Lot Line Adjustment
MBTA	Migratory Bird Treaty Act
MM	Mitigation Measure
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
NEPSSA	Narrow Endemic Plant Species Survey Area

List of Acronyms Continued

NRCS	Natural Resources Conservation Service
OP	Office Space
OHWM	Ordinary High-water Mark
Project	Sartin Yard Project
RCA	Regional Conservation Authority
RVA	Ruth Villalobos & Associates Inc.
SSC	species of special concern
SCH	State Clearing House
SWRCB	State Water Resources Control Board
SWPPP	Stormwater Pollution Prevention Plan
SWFL	southwestern willow flycatcher
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WoUS	Waters of the United States
WSC	Water of the State of California
WQMP	Water Quality Management Plan
YBCU	yellow-billed cuckoo

1.0 INTRODUCTION

The purpose of this Consistency Analysis is to summarize the biological resources for the proposed Sartin Yard Project (Project) and to document the Project's consistency with the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) in support of the Joint Project Review (JPR) process. This report covers all three Project parcels of the Project area and associated offsite improvements. Although no entitlement applications have been submitted to the City, and no reasonably foreseeable development is proposed for areas outside of the Project development footprint; the RCA required the entirety of the parcels area to be evaluated for consistency with the MSHCP, as part of the JPR process.

1.1 Project Location

The proposed Project area is located north of Chandler Avenue and west of Calimesa Boulevard, in the City of Calimesa, California (see Figure 1 – Regional Map and Figure 2 – Project Area Vicinity Map). The proposed Project area is located in MSHCP Criteria Cells 410 and 411, the *El Casco* United States Geological Survey (USGS) 7.5-minute quadrangle, and within the northeast quarter of Section 24, of Township 2 South and Range 2 West of the Public Land Survey System. The Project area encompasses three Assessor Parcel Numbers (APNs): 413-210-022, -023, and -024 (refer to Figure 3 – Project Parcels Map) and Chandler Avenue. Refer to Figure 4 – Project Development Footprint Map. The latitude and longitude coordinates for the approximate middle of the Project development footprint are 33.984081°, -117.050773°.

1.2 Project Description

The Project proposes the development of an approximate 103,565-square-foot, 2.40-acre open lot for the development of a storage facility, as shown on Figure 5 – Site Plan. The proposed Project development footprint includes a storage yard for light construction equipment and materials, recreational vehicles, boats, trucks, and trailers. To accommodate the storage of the trucks and trailers, the yard would include 42 truck parking stalls. Project development will include minor grading to develop the pad and will be improved with asphalt ("AC") paving, a perimeter fence/block wall, and a stormwater drainage/infiltration basin. The proposed grading cut and fill will be balanced within the Project development footprint, and there is no need for import or export of soil. Grading for the Project would not exceed 5 feet in depth for the stormwater basin and the general grading of the remainder of the site would be 2 feet or less. Security lighting will consist of two 23-foot poles, located generally in the center of the site, with two LED lights on each pole that will be shielded downwards and angled away from adjacent properties. Security cameras will be installed on the perimeter block wall. The lights and cameras will be solar powered with a back-up battery source. The perimeter fencing/block wall includes 6-foot decorative block wall (concrete masonry until wall; "CMU") and two automatic gates, tubular steel with steel mesh screens, at two driveways along the Chandler Avenue. No buildings are proposed and there would be no regularly scheduled employees at the storage yard. The hours of operation are from 7 am to 7 pm for the owner and any customers to access the yard (pick up or drop off vehicles, equipment, etc.).

The Project area encompasses three Assessor Parcel Numbers (APNs): 413-210-022, -023, and -024 and Chandler Avenue. The Project parcels have recorded acreages as follows 413-210-022 1.75 acres, -023 4.68 acres, and -024 2.43 acres, for a total Project area of 8.86 acres. The Project requires a Lot Line Adjustment (LLA) to create the 2.40-acre lot within APN 413-210-023, as the proposed Sartin Yard Project

development footprint. The LLA would include an acreage adjustment to parcel APN 413-210-024. The Project also requires a Lot Merger to combine APNs 413-210-022 & 024 into a single parcel to allow for access to be taken from Chandler Ave. After the proposed lot-line adjustment the Project parcels have recorded acreages as follows 413-210-022 1.75 acres, -023 2.4 acres, and -024 4.71 acres The proposed Project would additionally requires a General Plan Amendment (GPA) from Office Space (OP) to Light Industrial (LI) and a Zone Change (ZC) from OP to LI to allow for the development of the storage facility. The proposed GPA and ZC would apply to all three existing parcels, two parcels after the Lot Merger.

The Project development footprint will consist of parcel -023, for the development of a 2.40-acre storage yard. and approximately 0.16-acre offsite improvements to Chandler Avenue within the right-of-way, for a total impact area of 2.56 acres. No development is planned for APNs 413-210-022 & 024; any future development of this parcel would require the submission and approval of the appropriate application through the City of Calimesa Planning Department. Refer to Table 1 – Proposed Project Development Footprint Temporary and Permanent Impacts. Although no entitlement applications or development is proposed for areas outside of the Project development footprint; the RCA required the entirety of the parcels area to be evaluated for consistency with the MSHCP, as part of the JPR process.

The Project impact area also includes offsite improvements to the northern half width of Chandler Avenue along the Project's frontage (approximately 0.16-acre), including new asphalt pavement, curb, gutter, and sidewalk. These improvements will require relocation of one existing power pole and removal of several existing eucalyptus trees. Two driveways/entrances will be constructed along Chandler Avenue. Landscape screening will be installed along all boundaries of the Sartin Yard between the property line and the 6-foot decorative wall surrounding the storage yard. The existing power pole will be relocated from the proposed driveway/path of travel to the landscaped screening area. A water line connection and meter will be installed to connect the Project to an existing Yucaipa Valley Water District line in Chandler Avenue to supply water for the landscaping surrounding the storage yard. Table 1 – Proposed Project Temporary and Permanent Impacts, below, provides a summary of the proposed temporary and permanent impacts associated with the Project's development.

Table 1 – Proposed Project Temporary and Permanent Impacts

Parcel APN:	Project Area Acreage	Project Development Footprint Temporary Impacts (acres)	Project Development Footprint Permanent Impacts (acres)
413-210-022 & 413-210-024	6.46 acres	0.00 acres	0.00 acres
413-210-023 (Project Development Footprint)	2.40 acres	0.00 acres	2.40 acres
Chandler Avenue (offsite in ROW)	--	0.00 acres	0.16 acre
Total:	8.86 acres	0.00 acres	2.56 acres

2.0 REGULATORY FRAMEWORK

2.1 Federal Regulations

Federal Endangered Species Act

The Federal Endangered Species Act (ESA) was enacted in 1973 to conserve threatened and endangered species and their ecosystems. Actions that jeopardize endangered or threatened species and their habitats upon which they rely are considered "take" under the ESA. Take of a Federally listed threatened or endangered species is prohibited without a special permit. The ESA allows for take of a threatened or endangered species incidental to development activities once a habitat conservation plan (HCP) has been prepared to the satisfaction of the U.S. Fish and Wildlife Service (USFWS) and an incidental take permit has been issued. The ESA also allows for the take of threatened or endangered species after Section 7(a)(2) consultation with the USFWS has deemed that development of the Federal action associated with activities will not jeopardize the continued existence of the species.

"Critical habitat" is a term within the Federal ESA designed to guide actions by Federal agencies (as opposed to State, local, or other agency actions) and defined as "an area occupied by a species listed as threatened or endangered within which are found physical or geographical features essential to the conservation of the species, or an area not currently occupied by the species which is itself essential to the conservation of the species."

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) was enacted in 1918 to protect native migratory birds or any part, nest, or egg of such bird unless allowed by another regulation adopted in accordance with the act. Enforced in the U.S. by the USFWS, the MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in the Code of Federal Regulations, Title 50, Chapter 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (Code Fed. Regs., Title 50, Ch. 21). Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) may be considered "take" and is potentially punishable by fines and/or imprisonment.

Clean Water Act (33 U.S.C. 1344 ET SEQ.)

Section 404 of the Clean Water Act (CWA) regulates the discharge of dredged or fill material into Waters of the United States (WoUS), including wetlands. The U.S. Environmental Protection Agency (USEPA) promulgated Section 404(b)(1) guidelines (40 CFR Part 230); however, the United States Army Corps of Engineers (USACE) Regulatory Program evaluates, and issues permits for proposed discharges into Waters of the U.S. Section 401 of the CWA requires that applicants for Federal permits or licenses provide certification from the State that any discharges will comply with State-established water quality standard requirements. Applicants/Requestors must obtain a Section 401 certification or waiver for a proposed Project before USACE can authorize a permit under Section 408 and Section 404.

Waters of the U.S.

On December 30, 2022, the USEPA and USACE announced the final "Revised Definition of Waters of the United States" rule. On January 18, 2023, the rule was published in the Federal Register, with the rule going into effect on March 20, 2023. In this rule, consistent with the general framework of the 1986 regulations, the USEPA and USACE interpret the term "Waters of the United States" to include (40 C.F.R. §120.2(a)(1)-(5)):

- Traditional navigable waters, the territorial seas, and interstate waters (i.e., paragraph (a)(1) waters)
- Impoundments of "Waters of the United States" (i.e., paragraph (a)(2) impoundments)
- "Tributaries" to traditional navigable waters, the territorial seas, interstate waters, or paragraph (a)(2) impoundments when tributaries meet either the relatively permanent standard or the significant nexus standard (i.e., jurisdictional tributaries)
- Wetlands "adjacent" to paragraph (a)(1) waters; wetlands adjacent to and with a continuous surface connection to relatively permanent paragraph (a)(2) impoundments or jurisdictional tributaries when the jurisdictional tributaries meet the relatively permanent standard; and wetlands adjacent to paragraph (a)(2) impoundments or jurisdictional tributaries when the wetlands meet the significant nexus standard (i.e., jurisdictional adjacent wetlands)
- Interstate lakes and ponds, streams or wetlands not identified in paragraphs (a)(1) through (4) that meet either the relatively permanent standard or the significant nexus standard (i.e., paragraph (a)(5) waters)

2.2 State Regulations

California Endangered Species Act

The California Endangered Species Act (CESA), like the Federal ESA, contains a process for the listing of species and regulating potential impacts to listed species. State threatened and endangered species includes plants, wildlife, and invertebrates. The designation "rare" applies only to California native plants. State threatened and endangered plant species are regulated largely under the Native Plant Preservation Act in conjunction with the CESA. State threatened and endangered species are legally protected against take. The CESA authorizes the California Department of Fish and Wildlife (CDFW) to issue an incidental take permit for a State-listed threatened and endangered species only if specific criteria are met.

California Fish and Game Code

The California Fish and Game Code (CFGC) provides protection from take for a variety of species, referred to as fully protected species. Take is defined in Section 86 as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." Section 5050 lists protected amphibians and reptiles. Section 3315 prohibits take of fully protected fish species. Eggs and nests of all birds are protected under Section 3503, nesting birds (including raptors and passerines) under Sections 3503.5 and 3513, birds of prey under Section 3503.5, and fully protected birds under Section 3511. Migratory non-game birds are protected under Section 3800. Mammals are protected under Section 4700.

Regional Water Quality Control Board

The Regional Water Quality Control Board (RWQCB) regulates activities pursuant to Section 401(a)(1) of the CWA. Section 401 of the CWA specifies that certification from the State is required for any applicant requesting a Federal license or permit including a Section 404 permit. Through the Porter Cologne Water Quality Control Act, the RWQCB asserts jurisdiction over Waters of the State of California (WSC) which is generally the same as WoUS but may also include waters not in Federal jurisdiction. The State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State was adopted in April 2020 and put into effect Statewide on May 28, 2020 (State Water Resources Control Board, 2020).

The Water Boards define an area as wetlands as follows:

An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes or the area lacks vegetation.

The Water Code defines WSC broadly to include "any surface water or groundwater, including saline waters, within the boundaries of the State." WSC includes all WoUS but also includes waters not in Federal jurisdiction.

The following wetlands are Waters of the State:

1. Natural wetlands
2. Wetlands created by modification of a surface water of the State, and
3. Artificial wetlands that meet any of the following criteria:
    a. Approved by an agency as compensatory mitigation for impacts to other Waters of the State, except where the approving agency explicitly identifies the mitigation as being of limited duration,
    b. Specifically identified in a water quality control plan as a wetland or other Waters of the State,
    c. Resulted from historic human activity, is not subject to ongoing operation and maintenance, and has become a relatively permanent part of the natural landscape; or
    d. Greater than or equal to one acre in size, unless the artificial wetland was constructed, and is currently used and maintained, primarily for one or more of the following purposes (i.e., the following artificial wetlands are not Waters of the State unless they also satisfy the criteria set forth in 2, 3a, or 3b):
        i. Industrial or municipal wastewater treatment or disposal
        ii. Settling of sediment
        iii. Detention, retention, infiltration, or treatment or stormwater runoff and other pollutants or runoff subject to regulation under a municipal, construction, or industrial stormwater permitting program
        iv. Treatment of surface waters
        v. Agricultural crop irrigation or stock watering
        vi. Fire suppression
        vii. Industrial processing or cooling
        viii. Active surface mining – even if the site is managed for interim wetlands functions and values
        ix. Log storage
        x. Treatment, storage, or distribution of recycled water
        xi. Maximizing groundwater recharge (this does not include wetlands that have incidental groundwater recharge benefits)
        xii. Fields flooded for rice growing

All artificial wetlands that are less than an acre in size and do not satisfy criteria set forth in 2, 3a, 3b, or 3c are not WSC.

California Department of Fish and Wildlife

The CDFW regulates water resources under Section 1600-1616 of the California Fish and Game Code. Section 1602 states: "An entity may not substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake (CDFW, 2015)."

CDFW jurisdiction includes ephemeral, intermittent, and perennial watercourses (including dry washes) and lakes characterized by the presence of (1) definable bed and banks and (2) existing fish or wildlife resources. Furthermore, CDFW jurisdiction often extends to habitats adjacent to watercourses, such as oak woodlands in canyon bottoms or willow woodlands that support hydrologic functions within the riparian system. CDFW jurisdiction typically does not include features without a discernible bed and bank, such as swales.

2.3 Local Regulations

Riverside County

Western Riverside County Multiple Species Habitat Conservation Plan

The Project area is located in the City of Calimesa, Riverside County, California. Within the *Badlands/San Bernardino National Forest The Pass Area Plan* of the MSHCP, and within Criteria Cells 410 and 411.

The City of Calimesa is a Permittee under the MSHCP, and because the Project area is located in the MSHCP Criteria Area (consisting of Cells and Cell Groups), the Project must go through the *Property Owner Initiated Habitat Evaluation and Negotiation Strategy (HANS)* process pursuant to MSHCP Section 6.1.1 to identify areas on specific properties potentially needed for inclusion in the MSHCP Conservation Area or subject to other MSHCP requirements. As a Permittee, the City has mitigation responsibilities per MSHCP Section 6.1.6 and must also review and determine the Project's consistency with applicable policies of the MSHCP. After HANS, the Project area would be subject to the JPR process with the Regional Conservation Authority (RCA), and would subsequently involve review by CDFW and USFWS (these two agencies are collectively referred to as the "Wildlife Agencies").

Projects must be consistent with the following MSHCP policies:

- Protection of species associated with MSHCP Riparian/Riverine areas and vernal pools set forth in MSHCP Section 6.1.2
- Protection of Narrow Endemic Plant Species set forth in Section 6.1.3
- Urban/Wildlands Interface Guidelines set forth in Section 6.1.4
- Vegetation Mapping following the guidelines set forth in Section 6.3.1
- The requirements for conducting additional surveys, including criteria area plant species, burrowing owl, and other species, if applicable, set forth in Section 6.3.2
- Fuels management guidelines set forth in Section 6.4

A portion of the Project area falls within MSHCP-designated survey area for burrowing owl (*Athene cunicularia*), as well as a Narrow Endemic Plant Species Survey Area (NEPSSA), specifically for Yucaipa onion (*Allium marvinii)* and many-stemmed dudleya (*Dudleya multicaulis*).

City of Calimesa

The City of Calimesa Municipal Code: Landscape Requirements Chapter (18.70) Section (18.70.120) Tree Preservation Guidelines

This section of the City of Calimesa's Municipal Code (CMC) outlines "guidelines to be incorporated in approved grading, building and landscaping plans and shall apply to all species of trees with the exception of oak trees, which are regulated by Chapter 18.70 CMC:" (*Landscape requirements Chapter 18.70, Section 18.70.120 Tree Preservation Guidelines*). This section further regulates "Removal of healthy, shade-providing, aesthetically valuable trees shall be discouraged. In the event that more than five trees are to be cut down, uprooted, destroyed or removed within a 36-month period, a permit shall first be issued by the Community Development Department." (*Landscape Requirements Chapter 18.70 Section 18.70.120 Tree Preservation Guidelines*). The other subsections of Section 18.70.120 *Tree Preservation Guidelines* pertain to landscape and building design requirements for the protection of tree species that are not in the genus *Quercus.*

The City of Calimesa Municipal Code: Tree Preservation Chapter (18.80) Sections (18.80.010 -- 18.80.070)

This chapter of the City of Calimesa's Municipal Code provides regulation "and set(s) forth criteria for the cutting, pruning, removal, relocation, or replacement of oak trees to ensure that no oak trees are removed unless: A. A reasonable and conforming use of property justifies the removal, cutting, pruning, and/or encroachment into the protected zone of an oak tree, heritage oak tree, or protected stand of oak trees; and B. Adequate mitigation, including the planting of replacement trees or acorns or the payment of replacement costs to the city for each tree removed, is provided at the discretion of the community development director or the planning commission, as applicable. [Ordinance 342 § 3 (Exhibit A), 2016.]" (*Tree Preservation Chapter 18.80, Sections 18.80.010 -- 18.80.070*). The definitions of the terms used in Chapter 18.80 *Tree Preservation* in relation to oak trees and their further classifications and/or groupings can be found in Table 2 below.

Subsection 18.80.020 *Oak Tree Protection and Conservation* outlines what trees are subject to protection within chapter 18.80 being: "Heritage oak trees, Protected oak trees, and Protected stands of oak trees" (*Tree Preservation Chapter 18.8,) Sections 18.80.010 -- 18.80.070*). The subsection further outlines that "No person shall cut, damage, remove, encroach into the protected zone of a protected oak tree, heritage oak tree, or protected stand of oak trees, or relocate any oak tree on any public or private property within the city, without first having obtained a permit, as set forth in this chapter." (*Tree Preservation Chapter 18.80, Sections(18.80.010 -- 18.80.070*).

Subsection 18.80.030 *Exemptions* outlines under which circumstances oak tree permits are not required to be obtained from the city. The following circumstances are exempt from the necessity of obtaining an oak tree permit: Pruning of juvenile trees, removal of dead trees, removal of trees posing a threat to human life and/or property, tree removal at the discretion of a fire official, removal by a public agency, and in pursuits of the operation of commercial tree nurseries.

Subsection 18.80.040 *Oak Tree Pruning Permit* outlines when it is necessary to obtain an oak tree pruning permit and who will issue the permit.

Subsection 18.80.050 *Oak Tree Removal/Encroachment Permit* outlines when it is necessary to obtain an oak tree removal/encroachment permit, how to obtain the permit, and who will issue the permit. The following circumstances require the acquisition of an oak tree removal/encroachment permit: removal of

a protected oak tree, encroachment into the protected zone of a protected oak tree, and/or relocation of a protected oak tree. This subsection also outlines that "If removal, encroachment, or relocation of a protected oak tree is necessary for development, an oak tree removal permit shall be obtained prior to approval of a grading or construction permit for work in an area where trees are located." (*Tree Preservation Chapter 18.80, Sections 18.80.010 -- 18.80.070)*. The subsection additionally outlines other instances when the permit is necessary, when it will be issued, as well as stipulating the need for replacement or appropriate mitigation.

Subsection 18.80.060 *Oak tree preservation and replacement plan and permit* required outlines when it is necessary to create "An oak tree preservation and replacement plan shall be prepared and submitted in conjunction with an application for an oak tree preservation and replacement permit for the following activities" (*Tree Preservation Chapter 18.80, Sections 18.80.010 -- 18.80.070*) such as removal, encroachment, and/or relocation of protected oak trees. "The oak tree preservation and replacement plan shall be prepared by a licensed arborist retained by the community development department, with the cost paid by the applicant. In addition to other information required to demonstrate" (*Tree Preservation Chapter 18.80, Sections 18.80.010 -- 18.80.070*) the following:

1. The proposed location and configuration of lots, buildings, and streets have been designed to minimize to the greatest extent feasible the removal of healthy trees, including the protection of singular significant specimens (i.e., heritage oak trees) and clusters of oak woodlands.
2. The proposed trees to be retained are located on common open space lots that will be preserved indefinitely.
3. In considering site design, more than 90 percent of healthy trees will be retained.
    a. If a lesser percentage of trees is proposed to be retained, the plan shall identify additional measures to offset the loss of more trees, including the payment of fees equivalent to the replacement cost of the tree(s).
    b. Not less than 75 percent of trees shall be retained.
4. In considering site design, any impacted grove will be retained.
5. Grading operations (e.g., location of cut and fill, construction operations) will be designed and conducted to minimize any negative effects on the trees to be retained.
6. An effective combination of replacement trees, acorns, and/or appropriate mitigation will be planted or provided.
    a. Trees to be removed shall be replaced at a minimum replacement ratio of one tree for each tree removed or nine acorns planted for each tree removed.
    b. Mitigation other than replacement shall include the payment of replacement costs to replace each tree that is removed as determined by the oak tree assessment.
7. The trees to be retained or replacement trees will be located in an area that will be maintained in such a manner as to ensure their long-term health (e.g., not be overwatered or receive too many nutrients).
8. A program has been included to monitor and report on the survival rate of replaced trees to ensure the long-term success of a tree preservation and replacement plan." (*Tree Preservation Chapter 18.80, Sections 18.80.010 -- 18.80.070*).

The rest of the subsection outlines success criteria for when the planning commission of the City of Calimesa will approve and issue the oak tree preservation and replacement permit.

Subsection 18.80.070 *Nonliability of the City of Calimesa* outlines the following "Nothing in this chapter shall be deemed to impose any liability for damages or a duty of care and maintenance upon the City or upon any of its officers or employees. The person in possession of any public property or the owner of any private property shall have a duty to maintain the oak trees upon the property consistent with the terms of this chapter. Where emergency action is necessary, as set forth in CMC 18.80.030, Exemptions, any person who removes a tree located on property possessed, owned, or controlled by them is responsible for securing the area as appropriate to safeguard both persons and improvements from damage. [Ordinance 342 § 3 (Exhibit A), 2016.]" (*Tree Preservation Chapter 18.80, Sections(18.80.010 -- 18.80.070*).

Trees that meet the aforementioned conditions are fully protected against removal or relocation without first obtaining the requisite permit(s) from the City of Calimesa.

Table 2 – City of Calimesa Municipal Codes Chapter 18.10 *Definitions*

Term	Definition
Cluster	For the purposes of interpreting Chapter 18.80 CMC, Tree Preservation, a grouping of at least three trees whose driplines intersect.
Heritage oak tree	An oak tree of the genus Quercus other than a protected oak tree or scrub oak that has a trunk measuring 12 inches or more in diameter as measured four and one-half feet from the natural grade (i.e., diameter at breast height (DBH)).
Oak tree	Any oak tree of the genus Quercus, including scrub oak (*Quercus dumosa*).
Protected oak tree	An oak tree of the genus Quercus, including scrub oak (*Quercus dumosa*), other than a heritage oak tree or scrub oak, that has a trunk measuring two inches or more in diameter as measured four and one-half feet from the natural grade (i.e., diameter at breast height (DBH)).
Protected stand of oak trees (oak grove)	A cluster of four or more oak **trees** of the genus Quercus, including scrub oaks (*Quercus dumosa*).
Protected zone	Specifically defined area totally encompassing an oak tree or an oak grove within which work activities are strictly controlled. When depicted on a map, the outermost edge of the protected zone will appear as an irregular-shaped circle that follows the contour of the dripline of the tree or the outermost trees in a grove. Using the dripline as a point of reference, the protected zone shall commence at a point five feet outside of the dripline of an oak tree or oak grove and extend inward to the trunk of the tree or grove. In no case shall the protected zone be less than 15 feet from the trunk of an oak tree.

3.0 METHODOLOGY

Ruth Villalobos & Associates (RVA) biologists conducted a thorough preliminary desktop analysis of the Project area (all three parcels) and surrounding areas. The desktop analysis included a literature review and records search to determine what sensitive biological resources have the potential to occur on the Project area parcels. Desktop research was also conducted to determine if potentially jurisdictional hydrological features, historical or current, exist on the Project area. The information gathered in the desktop research serves as a basis of information utilized during the field survey/ habitat assessment of

the Project area. The initial field survey and habitat assessment of the Project area was conducted on January 29, 2024.

3.1 Literature Review

RVA biologists conducted a desktop literature review and records search as a part of the desktop review of the Project area and the immediate vicinity to identify potential presence or probability for occurrence of sensitive or special-status species. The desktop review specifically focused on finding Federal and/or State designated sensitive wildlife and plant species, as well as habitats that could support such species. The findings of the desktop review serve as a basis of information and verified during the field survey of the Project area. The electronic database records reviewed included the following:

- **CDFW's California Natural Diversity Data Base (CNDDB – RareFind 5)** is an internet database that provides spatial data of sensitive plant and animal species as well as sensitive vegetation communities that occur in California. Records of species observances from the *El Casco* USGS quadrangle were obtained from this database to aid the field survey.
- **CNPS' Inventory of Rare and Endangered Plants of California** is an online database which uses four (4) specific categories or "lists" to aid in the conservation of rare or endangered botanical resources. Plants that are categorized as California Rare Plant Ranks (CRPR) 1A, 1B, 2A, or 2B are presumed "threatened" or "endangered" per CESA and the CFGC). Therefore, all potential impacts to these species must be evaluated pursuant to CEQA Guidelines Section 15125(c) and 15380. Plants with CRPR 3 (limited information), CRPR 4 (limited records), or that are considered "Locally Significant" may be analyzed under the CEQA if there is sufficient information for potential significant impacts. Records from the *El Casco* USGS quadrangle surrounding the Project space were obtained from this database to supplement the field survey.
- **RCA MSHCP Information Map** is an online web-hosted map that displays the MSHCP data including: the Criteria Area (consisting of Cells and Cell Groups) and Conservation Areas (consisting of Public/Quasi-Public [PQP] lands and Additional Reserve Lands), the Conserved Areas, conservation descriptions, designated survey areas, and other information related to the MSHCP.
- **State Water Resources Control Board Stream Classification Finder Map** is an online web hosted map that displays waterbodies and watercourses based on data provided by the United States Geological Survey National Hydrography Dataset and is one source of information used by Water Board Staff to evaluate past and present watercourse classifications.
- **United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Survey** is an online database which lists archived soil surveys. These soil surveys can be utilized for general farm, local, and wider area planning. In addition, a review of the local geological conditions and historical aerial photographs were conducted to assess the ecological changes the area has undergone.
- **USFWS' Information for Planning and Conservation (IPaC) Powered by ECOS – the Environmental Conservation Online System** is a database which provides a spatial analysis for the potential of a proposed, candidate, threatened, and/or endangered species to occur on or near a specified area. IPaC also provides data on current critical habitats, national wildlife refuges, jurisdictional wetlands, and migratory birds that could potentially be impacted by activities from a proposed Project. RVA used an unofficially generated IPaC Trust Resource Report for the Project space to assist with the field survey.

The desktop review determined that eight State and/or Federally listed species have been documented to occur within the *El Casco* quad. These species include:

Amphibian(s): western spadefoot (*Spea hammondii*).

Bird(s): Tricolored blackbird (*Agelaius tricolor*), southwestern willow flycatcher (SWFL; *Empidonax traillii extimus*), and least Bell's vireo (LBVI; *Vireo bellii pusillus*).

Invertebrate(s): Crotch's bumble bee (*Bombus crotchii*).

Mammal(s): San Bernardino kangaroo rat (*Dipodomys merriami parvus*) and Stephen's kangaroo rat (*Dipodomys stephensi*).

Plant(s): San Jacinto Valley crownscale (*Atriplex coronata* var*. notatior*).

A full list of sensitive species documented within the *El Casco* quad returned from the CNDDB database search can be found in Table 5 below. Additionally, the desktop review of the RCA MSHCP information map indicated that a small area of the Project area is located within a burrowing owl survey area. Burrowing owl is currently a candidate species under review by CDFW and California Fish and Game Commission (CFGC) for listing, and therefore protected by CESA. This species is covered under the MSHCP, and because of the MSHCP's "no surprises assurance," burrowing owl is addressed pursuant to the MSHCP rather than any newer changes that have recently occurred relative to this species under CESA. The review of the RCA MSHCP Information Map also indicates that the Project area is also located within an MSHCP-designated NEPSSA, specifically for many-stemmed dudleya (*Dudleya multicaulis*) and Yucaipa onion (*Allium marvinii*). The species that necessitate additional surveys per the MSHCP will be further discussed in their respective sections in this report for burrowing owl and Narrow Endemic Plants Species. A discussion of species listed on MSHCP Table 9-3 (Requirements to be Met for 28 Species Prior to Including Those Species on the List of Covered Species Adequately Conserved) and species that are not covered by the MSHCP but need to be addressed pursuant to CESA (e.g., Crotch's bumble bee) are presented below. Table 9-3 species are discussed in Section 5.13, and Crotch's bumble bee is discussed under Section 6.5.

Potential Jurisdictional Areas

RVA biologists additionally conducted a literature review and records search as a part of the desktop review of the Project area and the immediate vicinity to identify the presence of potentially jurisdictional hydrological features. The following resources and databases were used in the review: historical aerial photography, Stream Classification Finder Map, and USGS topographical maps.

The State Water Resources Control Board (SWRCB) Stream Classification Finder and USGS topographical maps provide the preliminary basis of information for the presence of hydrological features. The information is verified by checking historical aerials photos to locate and further inspect any potential drainage features and waterbodies in and around the Project area that may be considered riparian/riverine or vernal pool resources and/or fall under the jurisdiction of the USACE, the RWQCB, or CDFW. In general, surface drainage features indicated as blue line streams on USGS maps and CDFW maps that are observed or expected to exhibit evidence of flow are considered potential riparian/riverine resources under the MSHCP and potential jurisdictional features subject to State and Federal regulatory authorities. The findings of the desktop review were used as a basis of information investigated during the field survey of the Project area. All data and information found during the preliminary desktop review is verified during the field survey of the Project area.

The preliminary desktop review of the Project area found no evidence of previously identified hydrological features in and/or around the immediate vicinity of the Project area. This conclusion was made after searching the Project area on multiple databases and Geographic Information Systems (GIS) maps stated above and not finding any previously documented hydrological features present. The findings of the field survey verified the negative findings of the desktop review as no hydrological feature was found to be present onsite. These findings and the findings of the field survey are discussed in Section 6.1.2 Riparian/Riverine and Vernal Pool of the MSHCP consistency analysis. The information from the desktop review and the results from the field survey determined that the Project area is devoid of hydrological feature(s) under the jurisdiction of the applicable Federal, State, and/or local agencies.

3.2 Biological Survey and Initial Field Assessment

RVA staff biologists Justinne Manahan and Zachary Jenson completed a general biological resources and habitat assessment of the Project area on January 29, 2024 (Table 3). The general biological resource and habitat assessment of the Project included a 100-foot buffer beyond the perimeter of the Project area. A visual walking assessment of the survey area was completed by walking transects spaced approximately five feet apart to allow for 100 percent visual coverage of the ground surface. Inaccessible areas within the survey area that were not accessible by foot or on adjacent private property were visually assessed using binoculars and/or spotting scopes. All biological resources observed in the survey area were recorded. A mobile phone camera with geolocation tagging was utilized to photograph and record existing site conditions.

Based on the findings of the general biological resource survey, suitable habitat for both narrow endemic plant species and burrowing owl (BUOW) was identified, prompting the need for focused surveys. Table 3 below summarizes all biological surveys conducted for the Project. Table 3 also provides the dates, survey timing and weather conditions for the subsequent focused surveys for narrow endemics plants and BUOW that were conducted due to the presence of suitable habitat on the Project area. Narrow endemic plants are discussed under Section 5.4, and BUOW is discussed below in Section 5.7.1.

Table 3 – Biological Survey Area Conditions

Survey Date(s)	Survey Type	Biologist(s)	Survey Hours (start – end)	Weather Conditions (Start)
01/29/2024	Habitat Assessment	Justinne Manahan, and Zachary Jenson	7:44am – 8:37am	Clear cool 52˚F, 49% humidity, 0% precipitation, and no wind.
04/12/2024	BUOW Survey 1, NEPSSA	Zachary Jenson and Lizz Zarate	7:30am – 8:30am	Clear cool 55˚F, 54% humidity, 0% precipitation, SE 3 mph.
04/24/2024	BUOW Survey 2	Zachary Jenson	7:30am – 8:30am	Partly cloudy, 57˚F, 59% humidity, 0% precipitation, and W 5mph.
05/02/2024	BUOW Survey 3	Zachary Jenson	7:00am – 8:00am	Partly cloudy, 54˚F, 69% humidity, 0% precipitation, and E 4mph.
05/09/2024	BUOW Survey 4, NEPSSA	Zachary Jenson	7:00am – 8:00am	Foggy 55˚F, 77% humidity, 0% precipitation, and no wind.

4.0 EXISTING CONDITIONS

4.1 Environmental Setting

The Project area is located in a rural residential area of Calimesa east of and adjacent to Calimesa Boulevard and the I-10 freeway. The surrounding land uses include residential neighborhoods to the north

and northeast, a mobile home park and single-family residence directly adjacent to the east, rural residential to the south, and Calimesa Boulevard to the west. The Project area is mostly undeveloped, with a single-family residence on the western portion of parcel APN: 413-210-024. The Project area is disturbed as a result of disking and/or mowing for weed and fire abatement purposes, vehicular travel and the pavement of Chandler Avenue. Due to the disturbance of the Project area, it primarily consists of first succession non-native grasses and non-native herbaceous weeds (see Attachment 2 – Site Photos).

4.2 Soils

The Project area consists of mostly disturbed soils. The topography of the site slopes from the northwest corner down to the southeast corner, with an average elevation of 714 feet above mean sea level. The desktop analysis was completed prior to the field visit using the USDA Web Soil Survey data. The soil types mapped in the Project area are described below and are shown on Figure 6 – Soils Map. Mapped soils within the Project area include:

- HcC: Hanford coarse sandy loam soils type is composed of loams originating from alluvium derived from granite. The depth to restrictive feature is more than 80 inches. Typical slopes range between 2 and 8 percent. Hanford loams have a drainage classification of well drained, a runoff classification of low, and a flooding frequency of none.
- TeG: Terrace escarpments soils type is composed of shallow loamy soils originating from alluvium derived from mixed sources.

4.3 Vegetation/Land Use Types

The Project area was assessed for vegetation species and habitat type during a field survey on January 29th, 2024. The survey area for the vegetation assessment included the Project area as well as a 100-foot buffer area. The vegetation assessment was conducted by walking transects spaced five feet apart to allow for 100 percent visual coverage of the Project area and immediate vicinity. All plant species that were observed during this assessment were recorded and documented. Refer to Attachment 3 for the Flora/Fauna Compendium.

Habitat types and vegetation associations that primarily consist of non-native or ornamental species are not specifically classified by California Native Plant Society (CNPS) in *A Manual of California Vegetation, 2nd Edition,* Sawyer et al. 2009, or by California Department of Fish and Wildlife (CDFW). Thus, the vegetation type at the Project area is classified as "disturbed non-native" and covers the entirety of the site, extending into the surrounding areas. The disturbed non-native habitat is dominated by cheeseweed mallow (*Malva parviflora*), shortpod mustard (*Hirschfeldia incana*) and ripgut brome (*Bromus diandrus*) intermixed with other non-native species, such as stork's bill (*Erodium cicutarium*), Russian thistle (*Salsola tragus*), and fiddleneck (*Amsinckia menziesii*). The Project area does not support any riparian or riverine habitat or vernal pools as defined by the MSHCP.

The vegetation and land cover types occurring on the Project area is summarized on Table 4 below and shown visually on Figure 7 – Vegetation and Land Use Map.

Table 4- Vegetation and Land Cover Types		
Vegetation & Land Use Type	**Project Area Acreage**	**Permanent Impacts**
Disturbed Non-native	8.86 acres	8.86 acres
Offsite Paved Roadway (Chandler Avenue)[1]	--	0.16 acre
Totals:	8.86 acres	9.02 acres

4.4 Plants

A total of 18 plant species were observed and identified during the habitat assessment on January 29, 2024. Of these 18 species 4 of them were native and 14 of them were non-native. The native plants observed on site include coast live oak (*Quercus agrifolia*), fiddleneck (*Amsinckia menziesii*), Jimsonweed (*Daura wright*), and mistletoe (*Phoradendron leucarpum*). The non-native plants observed on site included: black mustard (*Brassica nigra*), common stork's bill (*Erodium cicutarium*), cheeseweed mallow (*Malva parviflora*), olive tree (*Olea europaea*), Peruvian pepper tree (*Schinus mole*), prickly lettuce (*Lactuca serriola*), shortpod mustard (*Hirschfeldia incana*), silver dollar eucalyptus (*Eucalyptus polyanthemos*), red gum eucalyptus (*Eucalyptus camaldulensis*), Russian thistle (*Salsola tragus*), foxtail barley (*Hordeum murinum*), red brome (*Bromus rubens*), ripgut brome (*Bromus diandrus*), and wild oat (*Avena fatua*). A list of all the plant species that were observed during the field survey as well as further classification of those species can be found in Attachment 3 – Flora/Fauna Compendium.

4.5 Wildlife

Amphibians

No species of amphibians were observed on the Project area during the field surveys. The Project area offers limited potential habitat for amphibian species as the site was devoid of water (drainage features or ponding areas) or areas that retain high levels of moisture that could support amphibian species.

Avian Species

A total of 21 avian species were observed and identified during the initial habitat assessment and subsequent surveys that were conducted on the Project area. The avian species observed included: American crow (*Corvus brachyrhynchos*), Anna's hummingbird (*Calypte anna*), Bewick's wren (*Thryomanes bewickii*), black phoebe (*Sayornis nigricans*), bushtit (*Psaltriparus minimus*), California scrub-jay (*Aphelocoma californica*), California towhee (*Melozone crissalis*), common raven (*Corvus corax*), European starling (*Sturnus vulgaris*), house finch (*Haemorhous mexicanus*), house sparrow (*Passer domesticus*), killdeer (*Charadrius vociferus*), mourning dove (*Zenaida maxroura*), northern mockingbird (*Mimus polyglottos*), orange-crowned warbler (*Leiothlypis celata*), rock pigeon (*Columba livia*), rufous hummingbird (*Selasphorus rufus*), Say's phoebe (*Sayoris saya*), spotted towhee (*Pipilo maculatus*), western bluebird (*Sialia mexicana*), and white-crowned sparrow (*Zonotrichia leucophrys*). These 21 avian species were identified during the field surveys by visual observation as well as by auditory recognition of the species individual calls.

Fish Species

No species of fish were observed on the Project area during the field survey. The Project area offers no potential habitat for fish species as the site was devoid of water features sufficient to provide habitat for these types of species.

Invertebrate Species

Three invertebrate species were observed and identified during the initial habitat assessment and subsequent surveys that were conducted on the Project area. The invertebrate species observed include honey bees (*Apis mellifera*), lady bugs (*Coccinella septempunctata*), and sand wasps (*Bembix rostrata*). These three species of invertebrates were visually observed and identified.

Mammalian Species

Two mammalian species were observed and identified during the initial habitat assessment and subsequent surveys that were conducted on the Project area. The mammalian species observed included California ground squirrel (*Otospermophilus beecheyi*) and pocket gopher (*Thomomys bottae*). These two species of mammals were visually identified by physical presence and signs of presence such as burrows and mounding of dirt at the entrance of burrows.

Reptile Species

Two species of reptiles were observed and identified during the initial habitat assessment and subsequent surveys that were conducted on the Project area. These included the western fence lizard (*Sceloporus occidntalis*) and the western side-blotched lizard (*Uta stansburiana elegans*). These two species of reptiles were visually observed and identified.

4.6 Sensitive Species Potential to Occur

A literature review was conducted for sensitive and special-status species documented to occur on and around the general vicinity of the site. The literature review consisted of using CDFW'S CNDDB database querying for the *El Casco* quadrangle which had a total of 37 sensitive and special-status species. The 37 species consisted of 25 sensitive or special-status wildlife species and 12 sensitive or special-status plant species. Each of the 37 sensitive special-status species documented to occur within the Project's vicinity were assessed for their individual probability of occurring within the limits of the Project area. Each assessment of the individual species took into consideration. known populations of the species, distance of known populations of the species to the Project location, individual vegetation species occurring on the site, habitat types that occur on site, habitat quality, habitat value, potential use of site for foraging, potential use of the site for the reproduction, soil types, as well as the documented habitat requirements for each individual species. The following criteria were used to determine each individual species' potential to occur within the Project area:

- **Present On Site** – Known population occurrences of the species that are well documented and acknowledged by the Federal and State wildlife agencies and or local officials. Species that were observed and identified within the Project survey area during the biological resource assessment, biological habitat assessment, follow up survey, and/or focused survey.
- **High Potential to Occur** – Habitat, soils and abiotic microhabitat resources occur onsite and is not subject to a level of disturbance that would prevent the species from occurring. The individual species has recently been documented to occur within the reasonable vicinity of the Project area

where the species could exist within the Project extent or could feasibly spread to suitable habitat that exists onsite.

- **Moderate Potential to Occur** – Limited habitat, soils and abiotic microhabitat resources occur onsite and able to support the species. Suitable habitat is subject to disturbance, with a lower overall quality. The individual species has recently been documented to occur within the reasonable vicinity of the Project area where the species could exist within the Project extent or could feasibly spread to suitable habitat that exists onsite.
- **Low Potential to Occur** – Habitats, soils and abiotic microhabitat resources occur or do not occur onsite, when they occur, the habitat is heavily disturbed, fragmented, or of insignificant area for use. The species has not recently been documented to occur on the site or in a reasonable vicinity of the Project area.
- **Not Expected to Occur** – Habitats associated with the species requirements for the species do not occur within the Project area. The individual species has not recently been documented to occur on the site but was documented outside of the vicinity of the Project area.

Refer to Table 5 – Listed and Special-Status Species Potential to Occur which outlines the special-status species that have been documented to occur within the vicinity of the Project area and their individual potential to occur onsite. Also refer to Attachment – 2 *Potentially Occurring Sensitive Biological Resources: CNDDB Query Results.*

Table 5 – Listed and Special-Status Species Potential to Occur								
Scientific Name	Common Name	(Federal/State) Status	MSHCP Covered Species Adequately Conserved	Global Rank	State Rank	CA Rare Plant Rank	Habitats	Potential to Occur Within the Project Area
Amphibian Species								
Spea hammondii	western spadefoot	Proposed Threatened/ None	Yes	G2G3	S3S4	null	Cismontane woodland, Coastal scrub, Valley & foothill grassland, Vernal pool, Wetland	**NOT EXPECTED TO OCCUR**. The Project area does not support any aquatic features to support this species.
Avian Species								
Accipiter cooperii	Cooper's hawk	None/None	Yes	G5	S4	null	Cismontane woodland, Riparian forest, Riparian woodland, Upper montane coniferous forest	**MODERATE POTENTIAL TO OCCUR.** The Project area as well as the immediate vicinity have tall eucalyptus and conifer trees that would provide perching areas for Cooper's hawks. Tall trees overlook open fields that were observed to be occupied by small rodents such as gophers and squirrels. This would constitute potential nesting and foraging habitat for the species. Species observed during biological assessment.
Agelaius tricolor	tricolored blackbird	None/ Threatened	Yes	G1G2	S2	null	Freshwater marsh, Marsh & swamp, Swamp, Wetland	**NOT EXPECTED TO OCCUR.** The Project area does not support freshwater marshes that would support this species.
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	None/None	null	G5T3	S4	null	Chaparral, Coastal scrub	**HIGH POTENTIAL TO OCCUR.** The Project area and surrounding area does provide limited low-quality habitat for species. Site and surrounding areas could provide species foraging and/or nesting habitat within the disturbed non-native habitat that is present

Table 5 – Listed and Special-Status Species Potential to Occur								
Scientific Name	Common Name	(Federal/State) Status	MSHCP Covered Species Adequately Conserved	Global Rank	State Rank	CA Rare Plant Rank	Habitats	Potential to Occur Within the Project Area
								onsite. Documented occurrences of species are located directly west of the site in areas west of the I-10 freeway. Species not observed during assessment survey.
Aquila chrysaetos	golden eagle	None/None	Yes	G5	S3	null	Broadleaved upland forest, Cismontane woodland, Coastal prairie, Great Basin grassland, Great Basin scrub, Lower montane coniferous forest, Pinon & juniper woodlands, Upper montane coniferous forest, Valley & foothill grassland	**LOW POTENTIAL TO OCCUR.** The Project area as well as the immediate vicinity have tall eucalyptus and conifer trees that would provide perching areas for golden eagles. Tall trees overlook open fields that were observed to be occupied by small rodents such as gophers and squirrels. This would constitute potential nesting and foraging habitat for the species. Species not observed during assessment survey.
Athene cunicularia	burrowing owl (BUOW)	None/None	Yes (c)	G4	S2	null	Coastal prairie, Coastal scrub, Great Basin grassland, Great Basin scrub, Mojavean desert scrub, Sonoran desert scrub, Valley & foothill grassland	**LOW POTENTIAL TO OCCUR.** The Project area and surrounding area do provide limited low-quality habitat for this species. Disturbed fields present on and around Project site observed to be occupied by small rodents providing prey and nesting resources. Focused surveys conducted in 2024 confirmed BUOW is absent from site.

Table 5 – Listed and Special-Status Species Potential to Occur								
Scientific Name	Common Name	(Federal/State) Status	MSHCP Covered Species Adequately Conserved	Global Rank	State Rank	CA Rare Plant Rank	Habitats	Potential to Occur Within the Project Area
Elanus leucurus	white-tailed kite	None/None	Yes	G5	S3S4	null	Cismontane woodland, Marsh & swamp, Riparian woodland, Valley & foothill grassland, Wetland	**LOW POTENTIAL TO OCCUR.** The Project area as well as immediate vicinity have tall eucalyptus and conifer trees that would provide perching areas for white-tailed kites. Tall trees overlook open fields that were observed occupied by small rodents, such as gophers and squirrels. This would constitute potential foraging habitat for the species. Habitat onsite and surrounding area does not meet conditions preferred for nesting, such as wetlands and riparian areas. Species not observed during assessment survey.
Empidonax traillii extimus	southwestern willow flycatcher	Endangered/ Endangered	Yes (a)	G5T2	S3	null	Riparian woodland	**NOT EXPECTED TO OCCUR.** The Project area lacks riparian vegetation that could support this species.
Eremophila alpestris actia	California horned lark	None/None	Yes	G5T4Q	S4	null	Coastal and inland grasslands, agricultural fields, open desert flats, alkali playas, and saltbush scrub habitats with low vegetation cover	**LOW POTENTIAL TO OCCUR.** The Project area does not contain habitat associated with this species. Site may offer some limited low-quality foraging habitat suitable for the species. Species not observed during site surveys.
Icteria virens	yellow-breasted chat	None/None	Yes	G5	S4	null	Riparian forest, Riparian scrub, Riparian woodland	**NOT EXPECTED TO OCCUR.** The Project area lacks riparian vegetation that could support this

Table 5 – Listed and Special-Status Species Potential to Occur								
Scientific Name	Common Name	(Federal/State) Status	MSHCP Covered Species Adequately Conserved	Global Rank	State Rank	CA Rare Plant Rank	Habitats	Potential to Occur Within the Project Area
								species.
Lanius ludovicianus	loggerhead shrike	None/None	Yes	G4	S4	null	Broadleaved upland forest, Desert wash, Joshua tree woodland, Mojavean desert scrub, Pinon & juniper woodlands, Riparian woodland, Sonoran desert scrub	**NOT EXPECTED TO OCCUR.** The Project area does not consist of any habitat associated with this species. Site may offer some limited low-quality foraging habitat suitable for the species. The low-quality foraging habitat would not be considered suitable to meet long-term foraging and nesting needs of the species. Species not observed during assessment survey are not expected to occur.
Plegadis chihi	white-faced ibis	None/None	Yes	G5	S3S4	null	Marsh & swamp, Wetland	**NOT EXPECTED TO OCCUR.** The Project area lacks marshes and swamps that could support this species.
Setophaga aestiva	northern yellow warbler	None/None	Yes	G5	S3	null	Riparian forest, Riparian scrub, Riparian woodland	**NOT EXPECTED TO OCCUR.** The Project area lacks riparian vegetation that could support this species.
Vireo bellii pusillus	least Bell's vireo	Endangered/ Endangered	Yes (a)	G5T2	S3	null	Riparian forest, Riparian scrub, Riparian woodland	**NOT EXPECTED TO OCCUR.** The Project area lacks riparian vegetation that could support this species.
Insect Species								

Table 5 – Listed and Special-Status Species Potential to Occur								
Scientific Name	Common Name	(Federal/State) Status	MSHCP Covered Species Adequately Conserved	Global Rank	State Rank	CA Rare Plant Rank	Habitats	Potential to Occur Within the Project Area
Bombus crotchii	Crotch bumble bee	None/ Candidate Endangered	null	G2	S2	null	Chaparral, Coastal scrub, Mojavean desert scrub, Valley & foothill grassland, open disturbed fields	**LOW POTENTIAL TO OCCUR.** The Project area dominated by non-native grass species that are not floristically diverse. Site may offer some limited low-quality foraging habitat suitable for the species during the active colony period.
Mammalian Species								
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	None/None	Yes	G5T3T4	S3S4	null	Chaparral, Coastal scrub	**NOT EXPECTED TO OCCUR.** The Project area lacks chaparral and coastal scrub habitat that could support this species.
Dipodomys merriami parvus	San Bernardino kangaroo rat	Endangered/ Endangered	Yes (c)	G5T1	S1	null	Alluvial fan and Floodplain scrubs with open sandy areas.	**NOT EXPECTED TO OCCUR.** The Project area is not located within or adjacent to alluvial fan or wash habitat required to support this species.
Dipodomys stephensi	Stephens' kangaroo rat	Threatened/ Threatened	Yes	G2	S3	null	Coastal scrub, Valley & foothill grassland	**NOT EXPECTED TO OCCUR.** The Project area does not consist of any habitat associated with this species. Site may offer some limited low-quality foraging habitat suitable for the species. The low-quality foraging habitat would not be considered suitable to meet long-term foraging and nesting needs of the species. Density of the non-native grass and mustard species would severely limit species' movement within and across the site.

Table 5 – Listed and Special-Status Species Potential to Occur								
Scientific Name	Common Name	(Federal/State) Status	MSHCP Covered Species Adequately Conserved	Global Rank	State Rank	CA Rare Plant Rank	Habitats	Potential to Occur Within the Project Area
Lepus californicus bennettii	San Diego black-tailed jackrabbit	None/None	null	G5T3T4	S3S4	null	Coastal scrub	**NOT EXPECTED TO OCCUR.** The Project area does not consist of any habitat associated with this species. Site may offer some limited low-quality foraging habitat suitable for the species. The low-quality foraging habitat would not be considered suitable to meet long-term foraging and nesting needs of the species.
Onychomys torridus ramona	southern grasshopper mouse	None/None	null	G5T3	S3	null	Chenopod scrub	**NOT EXPECTED TO OCCUR.** The Project area does not consist of any habitat associated with this species. Site may offer some limited low-quality foraging habitat suitable for the species. The low-quality foraging habitat would not be considered suitable to meet long-term foraging and nesting needs of the species. Density of the non-native grass and mustard species would severely limit the species' movement within and across the site.
Perognathus longimembris brevinasus	Los Angeles pocket mouse	None/None	Yes (c)	G5T2	S1S2	null	Coastal sage scrub and Alluvial fan scrub	**NOT EXPECTED TO OCCUR.** The Project area does not consist of any habitat associated with this species. Site may offer some limited low-quality foraging habitat suitable for the species. The low-quality foraging habitat would not be considered suitable to meet long-term foraging and nesting needs of the species. Density of non-native grass and mustard

Table 5 – Listed and Special-Status Species Potential to Occur								
Scientific Name	Common Name	(Federal/State) Status	MSHCP Covered Species Adequately Conserved	Global Rank	State Rank	CA Rare Plant Rank	Habitats	Potential to Occur Within the Project Area
								species would severely limit the species' movement within and across the site.
Plant Species								
Allium marvinii	Yucaipa onion	None/None	Yes (b)	G1	S1	1B.2	Chaparral, coastal sage scrub, grassland mosaics with clay soils.	**ABSENT.** While The Project area contains terrace escarpments and sandy loamy soils with some clay content, the site is heavily disturbed and does not support native habitat needed for this species. Site lacks clayey soil deposits that support this species. Focused surveys during this species blooming period confirmed this species is absent.
Atriplex coronata var. notatior	San Jacinto Valley crownscale	Endangered/ None	Yes (d)	G4T1	S1	1B.1	Alkali playa, Valley & foothill grassland, Vernal pool, Wetland	**NOT EXPECTED TO OCCUR.** The Project area lacks alkaline soil and habitat to support this species.
Atriplex serenana var. davidsonii	Davidson's saltscale	None/None	Yes (d)	G5T1	S1	1B.2	Coastal bluff scrub, Coastal scrub	**NOT EXPECTED TO OCCUR.** The Project area does not consist of any habitat associated with this species. Density of non-native grass and mustard species would severely limit species occurrence due to competitive pressures for abiotic resources. Project's development footprint is frequently disturbed by disking and/or mowing. The overall Project site was historically used as an equestrian corral and can be seen barren in multiple historical images.

Table 5 – Listed and Special-Status Species Potential to Occur								
Scientific Name	Common Name	(Federal/State) Status	MSHCP Covered Species Adequately Conserved	Global Rank	State Rank	CA Rare Plant Rank	Habitats	Potential to Occur Within the Project Area
								Historic, mechanical, and contemporaneous disturbances would greatly reduce the possibility that this species would occur, as well as reduce potential that this species seedbank remains. Species was not observed during focused plant survey, and is not expected to occur.
Calochortus plummerae	Plummer's mariposa-lily	None/None	Yes (e)	G4	S4	4.2	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Valley & foothill grassland	**NOT EXPECTED TO OCCUR.** The Project area lacks chaparral and coastal sage scrub habitat preferred by species. Species was not observed during focused plant surveys.
Centromadia pungens ssp. laevis	smooth tarplant	None/None	Yes (d)	G3G4T2	S2	1B.1	Alkali playa, Chenopod scrub, Meadow & seep, Riparian woodland, Valley & foothill grassland, Wetland	**NOT EXPECTED TO OCCUR.** The Project area does not consist of any habitat associated with this species. Density of non-native grass and mustard species would severely limit species occurrence due to competitive pressures for abiotic resources. Project development footprint is frequently disturbed by disking and/or mowing. The overall Project site was historically used as an equestrian corral and can be seen barren in multiple historical images. Historic, mechanical, and contemporaneous disturbances would

Table 5 – Listed and Special-Status Species Potential to Occur								
Scientific Name	Common Name	(Federal/State) Status	MSHCP Covered Species Adequately Conserved	Global Rank	State Rank	CA Rare Plant Rank	Habitats	Potential to Occur Within the Project Area
								greatly reduce the possibility that this species would occur, as well as reduce potential that this species seedbank remains. Species was not observed during focused plant surveys, and is not expected to occur.
Chorizanthe parryi var. parryi	Parry's spineflower	None/None	Yes (e)	G3T2	S2	1B.1	Chaparral, Cismontane woodland, Coastal scrub, Valley & foothill grassland	**NOT EXPECTED TO OCCUR.** The Project area does not consist of habitat associated with this species and lacks alluvial and sandy deposits preferred by this species. Species not observed during focused plant survey, and is not expected to occur.
Dudleya multicaulis	Many-stemmed dudleya	None/None	Yes (d)	G2	S2	1B.2	Chapparal, Coastal scrub, Valley & foothill grasslands with clay soils and rocky terraces	**ABSENT.** While The Project area contains terrace escarpments and sandy loamy soils with some clay content, the site is heavily disturbed and does not support coastal sage scrub habitat associated with this species. Site also lacks clay-rocky terrace edges/slopes where this species is typically found. Focused plant surveys in May 2024 confirmed this species absence.
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	None/None	Yes (d)	G4T2	S2	1B.1	Alkali playa, Marsh & swamp, Salt marsh, Vernal pool, Wetland	**NOT EXPECTED TO OCCUR.** The Project area does not consist of any habitat associated with this species. Density of non-native grass and mustard

Table 5 – Listed and Special-Status Species Potential to Occur								
Scientific Name	Common Name	(Federal/State) Status	MSHCP Covered Species Adequately Conserved	Global Rank	State Rank	CA Rare Plant Rank	Habitats	Potential to Occur Within the Project Area
								species would severely limit species occurrence due to competitive pressures for abiotic resources. The Project's development footprint is frequently disturbed by disking and/or mowing. The overall Project site was historically used as an equestrian corral and can be seen barren in multiple historical images. Historic, mechanical, and contemporaneous disturbances would greatly reduce the possibility that this species would occur, and reduce potential that the species seedbank remains. Species was not observed during focused plant surveys, and is not expected to occur.
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	None/None	null	G5T3	S3	4.3	Chaparral, Coastal scrub	**NOT EXPECTED TO OCCUR.** The Project area does not consist of any habitat associated with this species. Density of non-native grass and mustard species would severely limit species occurrence due to competitive pressures for abiotic resources. The Project's development footprint is frequently disturbed by disking and/or mowing. The overall Project site was historically used as an equestrian corral and can be seen barren in multiple historical images. Historic, mechanical, and

Table 5 – Listed and Special-Status Species Potential to Occur								
Scientific Name	Common Name	(Federal/State) Status	MSHCP Covered Species Adequately Conserved	Global Rank	State Rank	CA Rare Plant Rank	Habitats	Potential to Occur Within the Project Area
								contemporaneous disturbances would greatly reduce the possibility that this species would occur, as well as reduce potential that the species seedbank remains. Species was not observed during focused plant surveys, and is not expected to occur.
Nama stenocarpa	mud nama	None/None	Yes (d)	G4G5	S1S2	2B.2	Marsh & swamp, Wetland	**NOT EXPECTED TO OCCUR.** The Project area does not consist of any habitat associated with this species. Density of non-native grass and mustard species would severely limit species occurrence due to competitive pressures for abiotic resources. The Project's development footprint is frequently disturbed by disking and/or mowing. The overall Project site was historically used as an equestrian corral and can be seen barren in multiple historical images. Historic, mechanical, and contemporaneous disturbances would greatly reduce the possibility that this species would occur, as well as reduce potential that the species seedbank remains. Species was not observed during focused plant surveys, and is not expected to occur.

Table 5 – Listed and Special-Status Species Potential to Occur								
Scientific Name	Common Name	(Federal/State) Status	MSHCP Covered Species Adequately Conserved	Global Rank	State Rank	CA Rare Plant Rank	Habitats	Potential to Occur Within the Project Area
Symphyotrichum defoliatum	San Bernardino aster	None/None	null	G2	S2	1B.2	Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Marsh & swamp, Meadow & seep, Valley & foothill grassland	**NOT EXPECTED TO OCCUR.** The Project area does not consist of any habitat associated with this species. Density of non-native grass and mustard species would severely limit species occurrence due to competitive pressures for abiotic resources. The Project's development footprint is frequently disturbed by disking and/or mowing. The overall Project site was historically used as an equestrian corral and can be seen barren in multiple historical images. Historic, mechanical, and contemporaneous disturbances would greatly reduce the possibility that this species would occur, as well as reduce potential that the species seedbank remains. Species was not observed during focused plant surveys, and is not expected to occur on site.
Trichocoronis wrightii var. wrightii	Wright's trichocoronis	None/None	Yes (b)	G4T3	S1	2B.1	Marsh & swamp, Meadow & seep, Riparian forest, Vernal pool, Wetland	**NOT EXPECTED TO OCCUR.** The Project area does not consist of any habitat associated with this species. Density of non-native grass and mustard species would severely limit species occurrence due to competitive pressures for abiotic resources. The Project's development footprint is frequently

Table 5 – Listed and Special-Status Species Potential to Occur								
Scientific Name	Common Name	(Federal/State) Status	MSHCP Covered Species Adequately Conserved	Global Rank	State Rank	CA Rare Plant Rank	Habitats	Potential to Occur Within the Project Area
								disturbed by disking and/or mowing. The overall Project site was historically used as an equestrian corral and can be seen barren in multiple historical images. Historic, mechanical, and contemporaneous disturbances would greatly reduce the possibility that this species would occur, as well as reduce potential that the species seedbank remains. Species was not observed during focused plant surveys, and is not expected to occur on site.
Reptile Species								
Anniella stebbinsi	Southern California legless lizard	None/None	null	G3	S3	null	Broadleaved upland forest, Chaparral, Coastal dunes, Coastal scrub	**LOW POTENTIAL TO OCCUR.** While The Project area contains grasses and loose soils possibly used by this species, it lacks habitat with coastal sage scrub, chaparral, and sandy soils for this species to easily burrow into. Species was not observed during assessment survey.
Aspidoscelis hyperythra	orange-throated whiptail	None/None	null	G5	S2S3	null	Chaparral, Cismontane woodland, Coastal scrub	**LOW POTENTIAL TO OCCUR.** While The Project area has open habitat, rock outcrops, and debris to provide basking and shelter, site lacks coastal scrub habitat and chaparral typically associated with this species. Species was not observed during assessment survey.

Table 5 – Listed and Special-Status Species Potential to Occur								
Scientific Name	Common Name	(Federal/State) Status	MSHCP Covered Species Adequately Conserved	Global Rank	State Rank	CA Rare Plant Rank	Habitats	Potential to Occur Within the Project Area
Aspidoscelis tigris stejnegeri	coastal whiptail	None/None	null	G5T5	S3	null	Coastal sage scrub, chaparral, woodlands, and some urban areas along disturbed dirt roads and trails	**MODERATE POTENTIAL TO OCCUR.** The Project area is surrounded by urban development, but species is known to occur within project vicinity. Site may provide loose soils for burrowing and foraging.
Phrynosoma blainvillii	coast horned lizard	None/None	null	G4	S4	null	Chaparral, Cismontane woodland, Coastal bluff scrub, Coastal scrub, Desert wash, Pinon & juniper woodlands, Riparian scrub, Riparian woodland, Valley & foothill grassland	**NOT EXPECTED TO OCCUR.** The Project area does not consist of any habitat associated with this species. Density of non-native grass and mustard species would severely limit the species' movement within and across site. The Project area is frequently disturbed for weed abatement purposes and lacks habitat structure that would support the species' need for cover from predators and nesting sites. In addition, coast horned lizards primarily feed on ants, which were not observed to be abundant during any site survey.

5.0 MSHCP CONSISTENCY ANALYSIS

The proposed Project area was reviewed to determine consistency with the MSHCP. The RCA's Geographic Information System (GIS) database was utilized to assess the Project area in relation to MSHCP areas including Criteria Cells (core habitat and linkages) and areas described for conservation as well as additional survey requirements.

5.1 MSHCP Section 6.1.1 – Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS)

Section 6.1.1 of the MSHCP, *HANS*, states that the HANS Process applies to property which may be needed for inclusion in the MSHCP Conservation Area or subjected to other MSHCP Criteria and shall be implemented by the County and those Cities that have agreed to the HANS process. The establishment of Criteria Area boundaries is intended to facilitate the process by which the County or Cities will evaluate property that may be needed for inclusion in the MSHCP Conservation Area. The Criteria Area is an area significantly larger than what will become the MSHCP Conservation Area, within which property will be evaluated using MSHCP Conservation Criteria. The Criteria Area is an analytical tool which assists in determining which properties to evaluate for acquisition and conservation under the MSHCP and does not impose land use restrictions. The HANS process is used by Permittees to identify areas described in the MSHCP as potentially needed conservation.

5.2 Reserve Assembly Analysis

The Project Area is located within Cells 410 and 411. However, the 2.46-acre Project Development footprint is located only within Cell 410 (refer to Figure 8 – MSHCP Criteria Cells Map). Although no entitlement applications or development is proposed for areas outside of the Project development footprint; the RCA required the entirety of the parcels area to be evaluated for consistency with the MSHCP, as part of the JPR process. As such, the Project's impacts have been analyzed for consistency with the conservation goals of Criteria Cells 410 and 411. Cells 410 and 411 are located east of 417 and west of Cell 407. Table 6 below includes the descriptions provided in the MSHCP for Criteria Cells 410 and 411. Criteria Cells 410 and 411 are independent of a Cell Group.

Table 6 – Criteria Cells and Conservation

Criteria Cell	Conservation Criteria
410	Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 23. Conservation within this Cell will focus on chaparral and grassland. Areas conserved within this Cell will be connected to chaparral habitat proposed for conservation to the east in Cell 407 and to habitat proposed for conservation to the west in Cell 411. Conservation within this Cell will range from 30%-40% focusing on the northern portion of the Cell.
411	Conservation within this Cell will contribute to assembly of Proposed Constrained Linkage 23. Conservation within this Cell will focus on grassland and chaparral. Areas conserved within this Cell will be connected to uplands proposed for conservation to the north, and west in Cells #326, and #417, and to habitat proposed for conservation in Cell #410 to the east. Conservation within this Cell will range from 30%-40% focusing on the northern portion of the Cell.

Cells 410 and 411 are intended to contribute to Proposed Constrained Linkage 23. Per the MSHCP, Volume I, Section 3, page 3-94, "Proposed Linkage 23 is an upland Linkage located in the vicinity of Cherry Valley,

which provides a connection to Bogart County Park and San Timoteo Creek for certain species. This Linkage is constrained by surrounding existing urban and rural residential development in the City of Calimesa. Species for which habitat is provided within this Linkage include Bell's sage sparrow, Los Angeles pocket mouse, and San Bernardino Mountain kingsnake. Maintenance of a contiguous connection is important for these species. Proposed Constrained Linkage 23 would also likely provide for movement of common mammals such as bobcat.

This analysis was completed using the written criteria of the MSHCP. The total area of Cell 410 is approximately 157 acres with the targeted conservation of 30-40% would be approximately 47 to 63 acres within the northern portion of the Cell. The total area of Cell 411 is approximately 154 acres with the targeted Conservation of 30-40% would be approximately 46 to 62 acres within the northern portion of the Cell. These areas could be broadly defined by the highlands in the northeastern corner of the Cell 410 through the former Calimesa golf course, Calimesa Boulevard, and into the open space across from the I-10 freeway. Refer to Figure 9 – MSHCP Cells: 410 and 411 Conservation Target Map. Figure 9 visually depicts of the written criteria in the MSHCP for Cells 410 and 411. The goal is to connect targeted conservation in Cell 410 to areas targeted for conservation in Cell 407, to the east, and Cell 411, to the west and to create a linkage (Constrained Linkage 23) that spans from the foothills of Calimesa into San Timoteo Canyon to the west of the I-10 freeway.

Conservation is targeted in the northern portion of Cells 410 and 411. However, conservation within 410 is hindered as development has occurred in this area since adoption of the MSHCP. A single-family residential development has been built in the northeastern portion of Cell 410, encompassing a majority of the highlands in the northeast corner of the Cell and spanning westward where it meets other existing development, generally in the middle of the northern portion of the Cell. This new residential development occupies approximately 50 percent of the area targeted for conservation within Cell 410. Furthermore, existing single-family residential development in the northwest corner of the Cell was built prior to adoption of the MSHCP and occupies nearly all the area in the northern part of Cell 410 targeted for conservation. The development that currently exists within Cell 410 prevents achieving the conservation goal within the northern portion of the Cell. In summary, the 2.46-acre Project development footprint is located outside of the area described for conservation and would not functionally contribute to Proposed Constrained Linkage 23.

The Project area and Project development footprint, within Criteria Cell 410, is not described for conservation or needed for incorporation into the reserve. The Project area within Criteria Cell 411 is also not described for conservation or needed for incorporation into the reserve. Development within the Project area and the Project development footprint would not impact any land described for conservation and incorporation into the MSHCP Reserve Lands.

5.3 MSHCP Section 6.1.2 – Riparian/Riverine and Vernal Pool Habitat Assessment

5.3.1 Riparian/Riverine Resources

The MSHCP requires an assessment of the proposed Project to protect against impacts to riparian/riverine resources and vernal pools. The MSHCP defines riparian/riverine areas as: "*lands which contain Habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens, which occur close to, or which depend upon soil moisture from a nearby fresh water source; or areas with freshwater flow during all or a portion of the year."* According to the MSHCP, the documentation for the assessment shall include mapping and a description of the functions and values of any of these mapped areas with respect to the

species listed in Section 6.1.2 of the MSHCP, *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools*.

Methods

The Project area (all three parcels and proposed road improvement area) and the immediate vicinity were evaluated via desktop review, including a literature and aerial imagery review and records search, to identify the potential presence of Riparian/Riverine resources. The following resources and databases were used in the review: historical aerial photography, Stream Classification Finder Map, and USGS topographical maps. The findings of the desktop review were used as a basis of information and verified during the field survey of the Project area. The SWRCB Stream Classification Finder and USGS topographical maps provide the preliminary basis of information for the presence of possible hydrological features. The information was verified by checking historical aerials photos to locate and further inspect any potential drainage features and waterbodies in or around the Project area that may be considered Riparian/Riverine resources and/or fall under the jurisdiction of the US Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB), and/or California Department of Fish and Wildlife (CDFW). In general, surface drainage features indicated as blue line streams on USGS maps and the Stream Classification finder maps are considered riparian/riverine resources under the MSHCP and potential jurisdictional features are subject to State and Federal regulatory authorities. All data and information found during the preliminary desktop review was verified during the field survey of the Project area. The preliminary desktop review of the Project area determined that there are no previously identified hydrological features flowing through or near the Project area.

A field survey of the Project area (all three parcels and proposed road improvements area) was conducted to verify the desktop analysis results and to identify any drainages that were not otherwise detectable through the desktop review only.

Existing Conditions and Results

The Project development footprint is generally flat, with a slight north-to-south slope, and shows no erosional features, defined drainages, debris wracking, hydrophytic vegetation, or indicators of ordinary high-water marks. Both field and desktop surveys confirm that the site contains no features meeting the definitions of MSHCP Riparian/Riverine resources.

Impacts

No Riparian/Riverine resources, as defined under Section 6.1.2 of the Western Riverside County MSHCP, were identified within the Project area (all three parcels and proposed road improvement area). Therefore, the Project will not result in impacts to Riparian/Riverine resources.

Mitigation

No mitigation is required.

5.3.2 Riparian Birds

Riparian birds covered under the MSHCP, such as least Bell's vireo (LBVI), southwestern willow flycatcher (SWFL), and yellow-billed cuckoo (YBCU), are associated with riparian habitats. The vegetation onsite consists of disturbed non-native habitat, primarily vegetated with non-native second succession species. No suitable riparian habitat for LBVI, SWFL, and/or YBCU exists on the Project area. The Project area does not contain any hydrological features nor riparian vegetation to support these species. Therefore, no focused surveys or other action relative to these species is required.

5.3.3 Vernal Pools

The MSHCP defines vernal pools as: "*seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season. The determination that an area exhibits vernal pool characteristics, and the definition of the watershed supporting vernal pool hydrology, must be made on a case-by-case basis. Such determinations should consider the length of the time the area exhibits upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records."* According to the MSHCP, the assessment documentation shall include mapping and a description of the functions and values of any of these mapped areas with respect to the species listed in Section 6.1.2 of the MSHCP, *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools*.

Methods

RVA biologists conducted a thorough desktop review of the Project area including a historic aerial imagery review, a review of onsite soils composition, and review of USGS topographical maps. The desktop review was verified by an onsite pedestrian survey of the Project area. The pedestrian survey was conducted by walking transects to ensure 100 percent visual coverage. Signs of potential vernal pools, including clay soils, ponding, cracking, mottling, and the presence of hydrophytic or vernal pool associated plant species, were documented if observed.

Existing Conditions and Results

The evidence found during the field survey of the Project area supports the negative finding of the desktop review that no area(s) of the site had identifiable indicators of vernal pool habitat or evidence of ponding. The soils present on site are well drained sandy loams with limited capacity for pooling water for extended periods of time (refer to Figure 6 – Soils Map). The Project area is heavily disturbed, lack clay soils, and compacted with no evidence of water ponding. Based on the review of historic aerial photographs and observations during the field surveys, no vernal pool habitat occurs within the Project area. Furthermore, no hydrophytic or vernal pool associated plant species were observed during the field visits.

Impacts

The proposed Project would not result in impacts to vernal pool habitat, as no vernal pool resources or associated features are present within the Project area.

Mitigation

No mitigation is required.

5.3.4 Fairy Shrimp

Methods

RVA biologists conducted a literature review and records search as a desktop review of the Project area and the immediate vicinity to identify any potential presence of potential fairy shrimp habitat for

Riverside, vernal pool and Santa Rosa fairy shrimp. The following resources and databases were used in the review: CDFW's California Natural Diversity Database (CNDDB) species occurrence database, USFW's National Wetlands Inventory GIS viewer, USGS topographical maps, and USDA Web Soil Survey GIS viewer. The findings of the desktop review were used as a basis of information and verified during the field survey of the Project area. USFW National Wetland Inventory GIS viewer, USDA Web Soil Survey GIS viewer, and USGS topographical maps provide the preliminary basis of information for the presence of possible vernal pools or pooling features that could support fairy shrimp species. All data and information found during the preliminary desktop review is verified during the field survey of the Project area.

The preliminary desktop review of the Project revealed that there are no previously identified vernal pools and/ or pooling features on or near the Project area as well as no known occurrences of fairy shrimp within the surrounding areas (*El Casco* USGS 7.5 minute quadrangle). Furthermore, the analysis of the soils that make up the Project area, as provided by the USDA Web Soil Survey GIS view, indicated that the potential for pooling of water onsite to be low. There are no clay soil types mapped or observed at the Project area. The mapped soil types within the Project area are Terrace escarpments (TeG) and Hanford course sandy loam, 2-8% slopes, refer to Figure 6 – Soils Map. The evidence found during the field survey of the Project area verified the finding of the desktop review as no area of the Project area had identifiable indicators of vernal pool habitat or areas that are ponded following rain events.

Existing Conditions and Results

Fairy shrimp can be found in vernal pools, as well as non-vernal pool features such a stock ponds, ephemeral pools, road ruts, human-made depressions, tire ruts, or other depressions that may pond water. RVA biologists searched for these indications of water pooling present in the survey area including algae staining, shallow soil depressions, areas devoid of vegetation, saturated soils, vernal pool indicator vegetation species, and/or mud cracking. The Hanford coarse sandy loam soil type is composed of loams originating from alluvium derived from granite. Hanford loams have a drainage classification of well drained and a flooding frequency of none. Terrace escarpments soil type is composed of shallow loamy soils originating from alluvium derived from mixed sources and are generally well-drained. RVA biologists did not find any indicators of pooling waters or fairy shrimp habitat present on the Project area. Therefore, further evaluation for the presence of fairy shrimp was not warranted or required.

Impacts

There are no vernal pools or other habitat suitable for fairy shrimp species on the Project area.

Mitigation

No mitigation for fairy shrimp species is required.

5.3.5 MSHCP Other Section 6.1.2. Species

Section 6.1.2 of the MSHCP (pages 6-20 to 6-21) indicates the purpose of this section is to describe the process through which protection of riparian/riverine areas and vernal pools would occur within the MSHCP Plan Area. Protection of these areas is important to Conservation of additional amphibian, bird, fish, and plant species. As outlined above, the Project area does not support riparian/riverine or vernal pool resources and would not result in any direct or indirect impacts to other section 6.1.2. species.

5.4 MSHCP Section 6.1.3 - Protection of Narrow Endemic Plants

Portions of the Project area is within a Narrow Endemic Plant Species Survey Area for many-stemmed dudleya (*Dudleya multicaulis*) and Marvin's onion (also known as Yucaipa onion) (*Allium marvinii*). Refer

to Figure 10 – MSHCP Narrow Endemic Plant Species Survey Area Map.

Methods

The desktop review of the Project area was conducted to assess the potential for the occurrence of MSHCP Narrow Endemic Plant Species as well as other sensitive plant species. The following resources were used during the desktop review: CDFW's CNDDB database, CDFW's Biogeographic Information and Observation System (BIOS) GIS web viewer, the MSHCP information map, Calflora database, as well as CNPS's *A Manual of California Vegetation* 2nd edition. These resources were used to identify those that have been previously identified within the general vicinity of the Project area.

The CNDDB database documented one occurrence of Yucaipa onion within the *El Casco* USGS 7.5-minute quadrangle. The BIOS GIS web viewer and Calflora's GIS occurrence database showed two occurrences of Yucaipa onion each approximately 2 miles from the Project area. One occurrence was documented in 2013, is located to the southwest towards Cherry Valley, and the other documented in 2017, is located to the south near a residential development north of San Timoteo Canyon Road.

Many-stemmed dudleya has no known occurrences within the Project area and surrounding areas, primarily documented in the northwestern portion of the MSHCP Plan Area. Yucaipa onion typically blooms from April to May, while many-stemmed dudleya blooms from April through July. Two focused surveys were conducted during the species' blooming periods to determine presence onsite, on April 12 and May 9, 2024. Although only a small portion of the Project's development footprint falls within this survey area, the biological resources assessment efforts implemented a conservative approach and assessed the entirety of the three parcels for suitable habitat for these two species. Table 7 below provides the focused plants survey dates, weather conditions, and annual rainfall at the Project area.

Table 7 – MSHCP Narrow Endemic Plant Survey Conditions

Survey Date(s)	Biologists	Weather Conditions	Species Surveyed	Rainfall Year to Date (inches)
04/12/2024	Zachary Jenson, and Lizz Zarate	Clear cool 55°F, 54% humidity, 0% precipitation, and SE 3mph.	Yucaipa onion Many-stemmed dudleya	21.41 in
05/09/2024	Zachary Jenson	Foggy 55°F, 77% humidity, 0% precipitation, and no wind.	Yucaipa onion Many-stemmed dudleya	23.00 in

Existing Conditions and Results

Yucaipa Onion (*Allium marvinii*)

Yucaipa onion, outlined in the MSHCP Volume II-B, Species Accounts, Plants (pages P-470 to P-472), is endemic to western Riverside County within eastern areas of the MSHCP Plan area and is associated with grassland, coastal sage scrub, and juniper woodland habitat communities. It is highly dependent on mesic clay soils within areas of grassland and sage scrub vegetation. Yucaipa onion has been documented occurring at elevations ranging from 760 meters AMSL to 1065 AMSL. This species is endemic to the Beaumont region of the southern San Bernardino Mountains in San Bernardino County and western Riverside County.

The mapped soil types within the Project area consist of Terrace Escarpments and Hanford coarse sandy loam, 2–8 percent slopes. These well-drained soils contain low to moderate clay content and do not exhibit the heavy clay or clay-loam characteristics preferred by Yucaipa onion, which is typically associated

with more compacted, seasonally moist soils. Habitat onsite consists of disturbed non-native vegetation. No Yucaipa onion individuals were observed within the Project area during the focused plant surveys.

Many-Stemmed Dudleya (*Dudleya multicaulis*)

Many-stemmed dudleya is outlined in the MSHCP Volume II-B, Species Accounts, Plants (pages P-187 to P-189). Many-stemmed dudleya is a perennial, deciduous succulent native to endemic to southwestern California from western Los Angeles County, through extreme southwestern portions of San Bernardino and Orange Counties and western Riverside County down south to the northern edge of San Diego County. Suitable habitat for many-stemmed dudleya includes open chaparral, coastal sage scrub, coastal plains and southern needlegrass grasslands, often on clay soils or sandstone outcrops. This species is also known to be found in areas within minimally vegetated habitats such as clay barrens, sparse grasslands, ridgelines, and open areas that can be caused by disturbance from floods, fires, roads, grazing, and fire breaks. The majority of known populations are associated with coastal sage scrub or open coastal sage scrub. The species is documented to occur at elevations ranging from near sea level to approximately 600 meters AMSL. Core locations of many-stemmed dudleya occur at Estelle Mountain, Alberhill, Temescal Canyon, within the Gavilan Hills and the Santa Ana Mountains.

The mapped soil types within the Project area consist of Terrace Escarpments and Hanford coarse sandy loam, 2–8 percent slopes. These soils are generally well-drained with low to moderate clay content and lack the rocky, shallow, or clay-rich substrates typically associated with suitable habitat for many-stemmed dudleya. In addition, vegetation on site consists of disturbed non-native habitat; primarily non-native second succession grass and forb species. No many-stemmed dudleya were observed within the Project area during the focused plant surveys.

Impacts

No Yucaipa onion or many-stemmed dudleya individuals were observed within the Project area during the focused plant surveys, therefore, the Project would not result in impacts to these species.

Mitigation

No mitigation is required.

5.5 MSHCP Section 6.1.4 – Urban/Wildlands Interface Guidelines

The Urban/Wildlife Interface Guidelines (Guidelines) are intended to ensure that indirect Project-related impacts to the MSHCP Conservation Area, including those from drainage, toxics, lighting, noise, invasive plant species, trespass, and grading/land development, are avoided or minimized.

The Project area is not located adjacent to or in the vicinity of existing Conservation Areas nor areas described for conservation. Therefore, the Guidelines are not applicable to the Project. Nevertheless, the Project does include some Best Management Practices (BMPs) and design features that would be similar to those required in the Guidelines. The landscape plans for the Project development footprint would not include invasive plant species identified in the MSHCP, *Table 6.2 Plants that Should be Avoided Adjacent to the MSHCP Conservation Area*, to be reviewed by the City of Calimesa through the design review process. All lighting for the Project would be shielded down and not extend beyond the Project development footprint, as demonstrated in the photometric plan, to be reviewed by the City of Calimesa through the design review process. Development of the Project would use standard construction equipment and methods and would not result in the release toxic or hazardous materials. The proposed Project is required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) and a

Project Specific Water Quality Management Plan (WQMP) with BMPs to address the Project's construction and operational pollutants and prevent them from being discharged in stormwater runoff from the site into any downstream receiving waterbodies. The Project will be required to implement the SWPPP and a WQMP as a City condition of approval.

5.6 MSHCP Section 6.3.1 – Vegetation Mapping

Section 6.3.1 of the MSHCP, *Vegetation Mapping*, requires individual project-level vegetation mapping for projects that meet certain criteria in order to assess whether conservation is required. These criteria are described in detail in the MSHCP Section 6.3.1. and include "*(1) need to demonstrate consistency with Criteria, (2) are subject to the Protection of Species Associated with Riparian/Riverine and Vernal Pools policies included in Section 6.1.2 of the MSHCP, (3) are subject to the Narrow Endemic Plant Species policies included in Section 6.1.3 of the MSHCP, (4) are subject to the Additional Survey Needs and Procedures described in Section 6.3.2 of the MSHCP, (5) are seeking criteria refinements as described in Section 6.5 of the MSHCP, and/or (6) need to demonstrate support of Reserve Assembly*." Habitat types and vegetation associations that primarily consist of non-native or ornamental species are not specifically classified by CNPS in *A Manual of California Vegetation, 2nd Edition,* Sawyer et al. 2009, or by CDFW. Due to the lack of categorization of this vegetation type it will be referred to as disturbed non-native for this Project.

The Project area (three parcels and the road improvements area) was evaluated for consistency with the vegetation mapping requirements outlined in Section 6.3.1 of the MSHCP. The Project area consists of undeveloped land that has experienced a range of anthropogenic disturbances, including historical use as a horse corral and ongoing mowing activities. The Project area is dominated by a disturbed non-native vegetation type, comprising non-native weeds and areas of compacted soil resulting from prior storage of vehicles. As described in the Existing Conditions, Vegetation/Land Use Types section of this report, the Project development footprint is entirely composed of this disturbed non-native vegetation type. As outlined in the Existing Conditions, Vegetation/Land Use Types section in this report, the Project development footprint only consists of one vegetation type, disturbed non-native.

5.7 Section 6.3.2 – Additional Survey Needs and Procedures

Section 6.3.2 of the MSHCP, *Additional Survey Needs and Procedures*, states that additional surveys may be needed for certain species in order to achieve coverage for these species. Based on the RCA MSHCP Information Map, a small portion of the Project area is partially located within the MSHCP designated survey area for BUOW (refer to Figure 11 – MSHCP Burrowing Owl Survey Area Map). The Project area is not located within the designated survey area for criteria area plant species, amphibians, Delhi sands flower-loving fly, or mammals.

Portions of the Project area falls within the designated BUOW survey area, the biological assessment efforts implemented a conservative approach and assessed the entirety of the three parcels, plus a 150-meter buffer for suitable BUOW habitat. The assessment was also inclusive of the proposed road improvements area. Based on the presence of potentially suitable habitat for BUOW, albeit low quality and highly disturbed in most areas, it was determined a focused BUOW survey should be conducted. The full methodology and results of the focused surveys are outlined below.

5.7.1 Focused BUOW Survey

Based on the RCA MSHCP Information Map query, the designated survey area for BUOWs partially overlaps the northeastern portion of the Project development footprint. RVA, Inc. conducted BUOW focused surveys for the entire proposed Project area in the 2024 season.

Methods

RVA biologists conducted a literature and records search as a desktop review of the Project area and the immediate vicinity to identify any recorded BUOW occurrences. CDFW's CNDDB species occurrence database and CDFW's BIOS GIS viewer website were reviewed for current or historical sightings of this species in the vicinity of the Project area. The preliminary desktop review of the Project area determined that BUOW has not been documented on the Project area. The CNDDB did however identify BUOW occurrence within the *El Casco* quadrangle approximately 7.5 miles southwest of the Project area, specifically in the San Jacinto Valley to the east of Lake Perris.

A BUOW habitat assessment was conducted in accordance with *Burrowing Owl Survey Instructions For the Western Riverside Multiple Species Habitat Conservation Plan Area* (RCA 2006). A small portion of APN 413-210-023 in the northeastern corner, as well as a very small sliver in the northeastern corner of the Project development footprint is located within the MSHCP-designated survey area for BUOW. The biological resources assessment efforts implemented a conservative approach by conducted the Step I assessment and Step II-A burrow survey consistent with the *Burrowing Owl Survey Instructions* across all three Project area and a 150-meter survey buffer. During the Step I habitat assessment, the entire Project area was surveyed on foot with the aid of binoculars (where inaccessible) to assess habitat within the 150-meter buffer area. Suitable habitat identified onsite included disturbed non-native vegetation and suitable rodent burrows with openings of 4 inches in diameter or greater.

Given the presence of suitable habitat (observed during Step I assessment) and suitable burrows (observed during Step II-A survey), focused surveys per Step II-B were conducted. A total of four focused surveys were conducted during the BUOW breeding season between March 1 to August 31 and were conducted during weather that was conducive to observing owls outside their burrows and detecting BUOW sign. Accordingly, surveys were conducted in the morning, one hour before sunrise to two hours after sunrise. Surveys were not conducted during rain, high winds (>20 miles per hour), dense fog, or temperatures over 90 degrees Fahrenheit. Other suitable nesting areas, such as rock piles and earthen berms, that could provide a suitable nesting were also thoroughly examined for signs of presence. Transects spaced approximately 15 feet apart were walked to provide 100 percent visual coverage of the ground surface. Potential suitable burrows consisted of six California ground squirrel burrows with entrances four inches or greater in diameter. Refer to Figures 12 – Suitable Burrowing Owl Habitat Map and 13 – MSHCP Burrowing Owl Habitat Assessment Map. Table 8 provides a summary of the survey conditions for each focused owl survey.

Table 8 – Focused BUOW Survey Conditions

Survey Date	Survey Type	Field Biologists	Survey Hours (start – end)	Weather Conditions (Start)	Weather Conditions (End)	Days Since Last Rain Event
01/29/2024	General Habitat Assessment and BUOW Step I Habitat Assessment;	Justinne Manahan and Zachary Jenson	7:44am – 8:37am	Clear cool 52˚F, 49% humidity, 0% precipitation, and no wind.	Clear cool 56˚F, 41% humidity, 0% precipitation, and no wind.	7 Days

Table 8 – Focused BUOW Survey Conditions						
Survey Date	Survey Type	Field Biologists	Survey Hours (start – end)	Weather Conditions (Start)	Weather Conditions (End)	Days Since Last Rain Event
04/12/2024	Step II-A Focused Burrow Survey and Step II-B; First visit	Zachary Jenson and Lizz Zarate	7:30am – 8:30am	Clear cool 55˚F, 54% humidity, 0% precipitation, and SE 3mph.	Clear cool 62˚F, 49% humidity, 0% precipitation, and no wind.	7 Days
04/24/2024	Step II-B; Second visit	Zachary Jenson	7:30am – 8:30am	Partly cloudy 57˚F, 63% humidity, 0% precipitation, and no wind.	Clear cool 59˚F, 59% humidity, 0% precipitation, and W 5mph.	10 Days
05/02/2024	Step II-B; Third visit	Zachary Jenson	7:00am – 8:00am	Partly cloudy 54˚F, 69% humidity, 0% precipitation, and E 4mph.	Clear cool 57˚F, 86% humidity, 0% precipitation, and no wind.	6 Days
05/09/2024	Step II-B; Fourth visit	Zachary Jenson	7:00am – 8:00am	Foggy 55˚F, 77% humidity, 0% precipitation, and no wind.	Clear cool 57˚F, 72% humidity, 0% precipitation, and no wind.	13 Days

Results

Six California ground squirrel burrows that had entrances that met or exceeded four inches in diameter were observed on the Project area. These burrows were located along the western edge of the Project area. Refer to Figure 14 – Potentially Suitable Burrowing Owl Burrows Map and Attachment 2 – Site Photos (Photos 9-12). Figure 14 shows five suitable burrows; two closely spaced entrances are shown as one. No other features or areas within the Project area was found to have openings greater than 4 inches in diameter that would be considered suitable for nesting. These six burrows were inspected for signs of use by BUOWs during each of the four site surveys. Signs of use considered included cast pellets molted feathers, whitewash, eggshell fragments, or prey remains near or within the entrance of a burrow. Despite burrows being observed on the Project area , no BUOW or sign were observed on the Project area or within the 150-meter buffer where suitable habitat was present. BUOW are presumed absent from the Project area.

Impacts

BUOW was determined to be absent from the Project area, and thus, no impacts to BUOW would occur.

Mitigation

Given that suitable habitat and suitable burrows were found, the Project development footprint and a surrounding 150-meter buffer are subject to a BUOW pre-construction survey not more than 30 days prior to ground disturbance Refer to Mitigation Measure BIO-2 BUOW Pre-Construction Survey in Section 7.2 Mitigation Measures.

5.8 MSHCP Section 6.4 – Fuels Management

Section 6.4 of the MSHCP, *Fuels Management*, focuses on hazard reduction for humans and their property. It requires fuels management practices to be compatible with public safety as well as the conservation of biological resources. It is recognized that brush management to reduce fuel loads and

protect urban uses and public health and safety may occur for some projects where development is adjacent to the MSHCP Conservation Area.

The Project development footprint is not located directly adjacent to any existing MSHCP Conservation Areas or areas described for conservation. The Project includes a 6-foot perimeter block wall and does not require fuel management outside of the Project development footprint. As the Project would not require brush management within any MSHCP Conservation Areas, the Project is consistent with Section 6.4 of the MSHCP.

5.9 MSHCP Section 7.5.3 - Construction Guidelines

The proposed Project is not located within the area described for conservation in Cell 410 or 411 nor located within or adjacent to any PQP.

5.10 Covered Roads

The Project does not propose any construction of or widening of any MSHCP-designated covered roads. The proposed Chandler Avenue work is limited only to half-width improvements to an existing road along the frontage of the Project development footprint.

5.11 Covered Public Access Activities

The Project does not propose any construction or improvements that would affect public access to any MSHCP Conservation Area, trail, or facility.

5.12 Public/Quasi-Public Lands in Reserve Assembly Analysis

The Project area is not located on or adjacent to any PQP lands. As such, the proposed Project would not impact any PQP lands.

5.13 MSHCP Table 9-3 Species

MSHCP Table 9-3 species include those that were not yet adequately conserved at the time the MSHCP was initiated, but may have since become adequately conserved. To determine if any Table 9-3 species have since become adequately conserved, a review of the most recent MSHCP Annual Report is required. The most recent MSHCP Annual Report that is publicly available on RCA's website is from 2023. Refer to Table 5 – Listed and Special-Status Species Potential to Occur.

Two of the plant species that were identified during the database and records search are included on Table 9-3. These species are Plummer's mariposa-lily (*Calochortus plummerae*) and Parry's spineflower (*Chorizanthe parryi var. parryi*). Plummer's mariposa-lily is considered adequately conserved while the other species, Parry's spineflower, has not met all its Table 9-3 species-specific objectives. Plummer's mariposa-lily generally occurs in chaparral and coastal scrub habitats and may also be found in grasslands, oak woodlands, and pine woodlands within the Los Padres National Forest. Parry's spineflower typically occupies sandy or rocky soils within chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland habitats. No suitable habitat for either species is present within the Project area and these species were not observed during the narrow endemic plant species survey. No impacts to these Table 9-3 species are expected to occur.

5.14 Delhi Sands Flower-Loving Fly

The Project area is not located within or adjacent to mapped Delhi sand soils. Therefore, an analysis for Delhi sands flower-loving fly is not required.

5.15 Coastal California Gnatcatcher

The Project area does not support Riversidean (coastal) sage scrub or the native plant species characteristic of these vegetation communities. In addition, coastal California gnatcatcher was not observed during any site visits. Therefore, no further analysis for this species is warranted, nor does the project need to adhere to seasonal restrictions that prohibit removal of Riversidean (coastal) sage scrub occupied by this species from March 1 to August 15.

6.0 DISCUSSION

6.1 Vegetation Communities

One (1) vegetation community was observed within the Project area, disturbed non-native vegetation. This vegetation community makes up the entirety of the Project area and would be impacted by the development of the Project as proposed.

6.2 Special-Status Plants

The desktop review did not locate any documented MSHCP covered or special-status plant species in the Project area. Furthermore, no MSHCP covered plant species or other special-status plant species were identified during the focused narrow endemic plant species surveys. The Project area lacks native habitat types and is dominated by disturbance and non-native vegetation, thus reducing the potential for special-status plants to occur. Therefore, special-status plants are not expected to occur, and the proposed Project would not result in direct or indirect impacts to these species or their habitats. Refer to Table 5 – Listed and Special-Status Species with Potential to Occur for additional information regarding associated habitat conditions for each species.

6.3 Special-Status Wildlife

No special-status wildlife species were observed during the field surveys of the Project area (all three parcels). Potentially occurring special-status wildlife species were investigated during the initial literature review for the Project area. Refer to Table 5 – Listed and Special-Status Species with Potential to Occur. One species, rufous-crowned sparrow (*Aimophila ruficeps canescens*), has a high potential to occur at the Project area. This species would have a high likelihood of occurring on the Project area due to the availability of both suitable nesting and foraging habitat. One species, Cooper's hawk (*Accipiter cooperii*), has a moderate potential to occur at the Project area. This species would have a moderate likelihood of occurring at the Project area due to the availability of suitable foraging habitat. Three species, golden eagle (*Aquila chrysaetos*), BUOW (*Athene cunicularia*), Crotch's bumble bee (*Bombus crotchii*), and white-tailed kite (*Elanus leucurus*), have a low potential to occur at the Project area. These species would have a low likelihood of occurring at the Project area due to the low quality and limited availability of foraging habitat. The proposed Project would not have direct and/or indirect impacts to special-status wildlife species or their associated habitats. To avoid Project impacts, Mitigation Measures (MM) BIO-1, MM BIO-2 are required to be implemented. MM BIO-1 and BIO-2 would require construction monitoring and pre-construction surveys for nesting birds and BUOW. All MM(s) are outlined below in Section 7 *Conclusions and Recommendations* of this report. Mitigation for Crotch's bumble bee and sensitive reptile species is

further discussed below in Sections, *6.5 Crotch's Bumble Bee* and *6.6 Sensitive Reptile Species,* respectively.

6.4 Special-Status Bat Species

Four species of special status, all designated as species of special concern, have the potential to occur within the vicinity of the Project area and include: western yellow bat (*lasiurus xanthinus*), western mastiff bat (*Eumops perotis californicus*), pocketed free-tailed bat (*Nyctinomops femorosaccus*), and big free-tailed bat (*Nyctinomops macrotis*). None of these species are covered under the MSHCP. The Project area supports low quality habitat in the form of solitary trees to support these bat species needs for foraging and roosting. The Project area lacks abandoned structures, rock crevices, cliffs, developed tree canopy, and bridges commonly associated with maternity colonies of these four species. The context of evaluating significant impacts to these bat species under CEQA is based on presence of maternity roosting. Given the Project area lacks suitable habitat for maternity roosting, potential impacts to these species would be less than significant.

6.5 Crotch's Bumble Bee

Crotch bumble bee (*Bombus crotchii; CRBB*) is not a covered species under the MSHCP. CRBB was petitioned as a Candidate for listing as an endangered species and is currently under review by CDFW. During CRBB's candidacy period, the species is protected under CESA which affords it the same level of protection as a listed species. Focused surveys for CRBB were not conducted on the Project area. The site provides low-quality foraging habitat in the form of non-native plant species such as shortpod mustard (*Hirschfeldia incana*) and black mustard (*Brassica nigra*), with only sparse occurrences of native species such as fiddleneck (*Amsinckia* sp.). Given the limited availability of suitable floral resources and the species' seasonal movement patterns, CRBB has a low potential to occur within the Project area. No individuals were observed incidentally during biological surveys conducted between April and August, which coincides with the species' active colony period.

To ensure that CRBB is not impacted directly or indirectly by the development of the Project, a pre-construction Crotch's bumble bee survey shall be conducted (refer to MM BIO-3 below).

6.6 Sensitive Reptile Species

The Project area was incidentally surveyed for sensitive reptile species a total of five times. Consisting of one general habitat and site assessment and four incidental surveys during the focused BUOW surveys. Two common reptile species, western fence lizard (*Sceloporus occidentalis*) and side-blotched lizard (*Uta stansburiana*), were observed to occur within the Project area. These species were observed around the fringes of the Project area where there was more open space including developed areas and barren soils. Due to the disturbance patterns of the site, such as mowing and disking, the condition of habitat on the Project area has low to moderate suitability to support sensitive reptile species, such as orange-throated whiptail, coastal whiptail, and southern California legless lizard. Given the low to moderate potential for these species to be present onsite, a pre-construction sensitive reptile presence/absence survey is recommended (refer to MM BIO-4). With implementation of this mitigation measure, the Project's potential impacts to sensitive reptile species would be reduced to less than significant levels.

6.7 Wildlife Corridors

As outlined in more detail in the Section 6.1.1 Reserve Assembly Analysis of this report, the northern portion of Cell 410 is described for conservation and is intended to contribute to the broader conservation

goal of Constrained Linkage 23. Per the MSHCP, Volume I, Section 3, page 3-94, "Proposed Linkage 23 is an upland Linkage located in the vicinity of Cherry Valley, which provides a connection to Bogart County Park and San Timoteo Creek for certain species. This linkage is constrained by surrounding existing urban and rural residential Development in the City of Calimesa. Planning Species for which Habitat is provided within this Linkage include Bell's sage sparrow, Los Angeles pocket mouse, and San Bernardino Mountain kingsnake. Maintenance of a contiguous connection is important for these species. This Linkage likely provides for movement of common mammals such as bobcat."

The Project area is bordered by development on all sides, including residential development to the north, east, and south and public transportation infrastructure (Calimesa Blvd. and the I-10 freeway) to the west. The Project development footprint is not located on the land described for contribution to Proposed Constrained Linkage 23 (for regional wildlife movement) , nor does this area provide habitat for localized wildlife movement due to the surrounding development and lack of contiguous habitat with other surrounding areas. The Project area does not convey any migratory fish movement due to the lack of a perennial water source. Furthermore, the Project are is not within or adjacent to a native wildlife nursery site. Therefore, the proposed Project would not adversely impact a wildlife corridor and no mitigation is required.

6.8 Nesting Birds

No active nests or nesting bird behavior was observed during the field surveys. The Project area does offer some limited nesting bird habitat both on site and within the immediate vicinity of the Project development footprint. As such, a pre-construction nesting bird survey is required to avoid any potential impacts to nesting birds.

6.9 City of Calimesa Municipal Codes: Landscape Requirements and Tree Preservation

An Oak Tree and Mature Non-Oak Tree Inventory Report (Attachment 6) was prepared for the Project area to describe and document potential impacts to onsite trees from development of the Project and outline compliance with the City of Calimesa's Municipal Code.

Mature Non-Oak Trees

During the mature non-oak tree inventory survey RVA biologists observed sixty-one (61) individual mature non-oak trees within the Project area. These mature trees observed are ornamental trees generally located on the western and southern edges of the Project area, respectively along Calimesa Boulevard and Chandler Avenue. These sixty-one (61) trees consisted of five (5) different species including Peruvian pepper (*Schinus molle*), western ponderosa pine (*Pinus Ponderosa*), river redgum eucalyptus (*Eucalyptus camaldulensis*), tree of heaven (*Ailanthus altissima*), and velvet ash (*Fraxinus velutina*).

The Project would remove a total of eight (8) mature non-oak trees, including River redgum eucalyptus (*Eucalyptus camaldulensis*) and velvet ash (*Fraxinus velutina*) to make the required street improvements to Chandler Avenue. All other mature non-oak trees within the Project area will be avoided by development of the 2.40-acre Project development footprint. The removal of eight (8) mature non-oak trees requires a tree removal permit from the Calimesa Community Development Department.

Oak Trees

No oak trees of the genus *Quercus* will be impacted by the proposed Project. Two (2) protected oak tree individuals, of (*Quercus agrifolia*), were observed and mapped within the avoidance area of the Project

area. One (1) of the two (2) oak trees observed in the Project area is classified as a heritage oak tree under the City of Calimesa's Municipal Code. Because the Project proposes to avoid the two (2) oak trees observed within the Project area and will not encroach into the tree's individual protected zones, the Project is in compliance with the City of Calimesa's Municipal Code Chapter (18.80). The Project will not be required to get an oak tree removal/replacement permit from the City's Planning Commission or complete a tree preservation and replacement plan with long-term success criteria.

7.0 CONCLUSIONS AND RECOMMENDATIONS

The Project area is not located within or adjacent to any existing Conservation Area nor land described for conservation. No special-status plant species or special-status wildlife species were detected on the Project area. The Project area is also devoid of hydrological features, including State or Federal jurisdictional waters and riparian/riverine resources as defined by the MSHCP.

Based on the analysis in this report, implementation of the Project would not result in impacts to native habitats. All impacts would be limited to approximately 2.40 acres of non-native disturbed habitat. Mitigation Measures MM BIO-1 through MM BIO-5, described below, are proposed to ensure the Project's continued consistency with CEQA, CESA, the MSHCP, and the City of Calimesa's municipal codes, and to minimize direct and indirect impacts to listed and special-status species. With implementation of these mitigation measures, the Project's potential impacts to special-status wildlife species would be reduced to less than significant levels.

7.1 Best Management Practices (MSHCP Volume I, Appendix C)

Table 9 below outlines the Standard Best Management Practices from MSHCP Volume I, Appendix C, and as applicable, will be implemented by the Project.

Table 9 – MSHCP Standard Best Management Practices

Best Management Practice	Project Consistency
1: A Condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project construction personnel prior to grading.	The City's conditions of approval for the Project grading permit will require a pre-grading biological sensitivity training for all construction personnel.
2: Water pollution and erosion control plans shall be developed and implemented.	The Project is required to prepare and implement a Project Specific Water Quality Management Plan (WQMP) and Stormwater Pollution Prevention Plan (SWPPP).
3: The footprint of disturbance shall be minimized and access shall be via pre-existing access routes to greatest extent possible.	The footprint of disturbance will not extend outside of the 2.04-acre Project development footprint and existing roadway of Chandler Ave. Access to the Project development footprint already exists and would be available via Chandler Ave.
4: The upstream and downstream limits of stream shall be marked in the field and reviewed by the biologist prior to work.	There are no existing streams within the Project area, including the 2.40-acre Project development footprint.

Table 9 – MSHCP Standard Best Management Practices	
Best Management Practice	Project Consistency
5: Projects shall be designed to avoid placement of equipment and personnel within the stream channel.	There are no existing streams within the Project area, including the 2.40-acre Project development footprint.
6: Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective 7.	There are no sensitive habitats onsite. However, to ensure avoidance of nesting birds, Mitigation Measures MM BIO-1 and MM BIO-2 shall be implemented.
7: When stream flows must be diverted, the diversions shall be conducted using sandbags or other methods requiring minimal instream impacts.	There are no existing streams within the Project area, including the Project development footprint.
8: Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats.	There are no existing streams or sensitive habitat within the 2.40-acre Project development footprint.
9: Erodible fill material shall not be deposited into water courses.	There are no existing streams within the Project area, including the 2.40-acre Project development footprint.
10: The qualified biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.	A qualified biologist shall monitor construction activities to ensure incidental disturbance of habitat and species of concern within (if present) and outside the project development footprint are avoided as outlined in Mitigation Measure MM BIO-5.
11: The removal of native vegetation shall be avoided and minimized to the maximum extent practicable.	The Project area does not contain native vegetation habitat types.
12: Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.	The Project area does not contain suitable habitat for target species of concern.
13: To avoid attracting predators of the species of concern, the project site shall be kept as clean as possible and trash regularly removed from site.	Construction activities will have trash receptacle(s) onsite that are regularly emptied by a trash service provider.
14: Construction employees shall strictly limit their activities, vehicles, equipment and construction materials to the proposed project footprint and designated staging area and construction and routes of travel.	Construction employees and activities will remain within the approved 2.40-acre Project development footprint of disturbance and the existing Chandler Avenue roadway.
15: The Permitted shall have the right to access and inspect any sites of approved projects including any restoration/enhancement are for compliance with project conditions of approval.	The City of Calimesa will retain the right to access and inspect the site during construction. There are no restoration/enhancement areas proposed for the Project.

7.2 Mitigation Measures

To ensure potential impacts to biological resources are reduced to less than significant levels, the following Mitigation Measures (MM) shall be implemented:

Mitigation Measure (MM) BIO-1: Nesting Bird Pre-construction Survey

All ground disturbing activities and vegetation clearing activities shall occur outside of the active nesting bird season (typically active nesting may occur February 1–August 31), when feasible, to ensure compliance with the Migratory Bird Treaty Act and California Fish and Game Code. Should any ground disturbing or vegetation clearing activities need to occur during the active breeding bird season, a qualified biologist shall conduct a nesting bird survey prior to any ground disturbance or vegetation clearing activities to avoid impacts to nesting birds within 100 feet of the Project area. If nesting birds are discovered during pre-construction surveys, the qualified biologist shall identify appropriate avoidance measures, including but not limited to, establishing an adequately sized exclusion (i.e., no work) buffer, implement focused nest monitoring to ensure the breeding pair is not being agitated to the extent that the loss of an active nest could occur, stop construction if the risk of losing the nest is imminent, and determine when monitoring is no longer required either because the nest has become inactive and/or the young have successfully fledged.

MM BIO-2: BUOW Pre-Construction Survey

A pre-construction survey for burrowing owls shall be conducted no more than 30 days prior to initial ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, tree removal, site watering, equipment staging) on and around the site within suitable habitat to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the Project site prior to the initiation of ground-disturbing activities, the project proponent shall immediately inform the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service (collectively referred to as the Wildlife Agencies), as well as the Regional Conservation Authority (RCA) and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey shall again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination described above shall be necessary.

MM BIO-3: Crotch's Bumble Bee Pre-construction Survey

This Mitigation Measure shall only be required if Crotch's bumble bee remains as a candidate State endangered species or is listed as a State endangered species at the time of Project construction. If Crotch's bumble bee is delisted, this Mitigation Measure shall not be required.

Prior to and within 72 hours of initial ground-disturbing activities (including vegetation clearing, grading, or construction), a qualified biologist with demonstrated experience in bumble bee identification and ecology shall conduct a pre-construction survey for the Crotch's bumble bee within the proposed ground disturbance area and a 50-foot buffer, where accessible.

CESA Compliance: If a Crotch's bumble bee nest is found during the Pre-construction survey and avoidance of the nest until after the colony has naturally completed its annual life cycle (typically late fall) is not feasible, prior to issuance of a grading permit, consultation with CDFW regarding the Project's effects to Crotch's bumble bee would be required, and, if take of Crotch's bumble bee is expected, an incidental take permit to authorize take would be required. In addition, if an incidental take permit is issued for the Project that covers Crotch's bumble bee, that document shall supersede any measures provided in this report.

Compensatory Mitigation: Mitigation for permanent direct impacts to suitable Crotch's bumble bee habitat shall be offset through a compensatory mitigation approach, which may include, but is not necessarily limited to, on-site or off-site habitat preservation, enhancement, restoration, and/or creation at a ratio of no less than 1:1, or other mitigation as deemed appropriate by CDFW.

MM BIO-4: Pre-construction Reptile Clearance Surveys

Pre-construction clearance surveys for special-status reptile species shall be conducted by a qualified biologist within seven days of the initiation of ground disturbance or vegetation clearing within and adjacent to construction areas. A pre-construction survey shall be conducted prior to each phase of Project ground disturbance. Clearance surveys shall be appropriate for detecting potentially occurring reptile species, such as southern California legless lizard (*Anniella stebbinsi*), Orange-throated whiptail (*Aspidoscelis hyperythra*), and coastal whiptail (*Aspidoscelis tigris stejnegeri*). Surveys need not be conducted in all areas simultaneously, as long as they are conducted within seven days of the initiation of ground disturbance or vegetation clearing in each area. If special status reptile species are detected, appropriate buffers shall be established, as appropriate for the species, unless avoidance is not feasible. If the special-status reptile species cannot be avoided, they must be allowed to move out of harm's way on their own. If their move needs to be encouraged or needs to be physically relocated, then 1) if a Species of Special Concern (SSC), they can be captured and relocated to suitable habitat nearby where they are safe from construction activities by a qualified biologist that holds a Scientific Collecting Permit, or 2) if listed under CESA, they can be captured and relocated to suitable habitat nearby where they are safe from construction activities by a qualified biologist that holds a Memorandum of Understanding with CDFW. It is assumed that there are no Federally listed reptile species on the Project site. The Project biologist shall remain available at all times after initiation of ground disturbance or vegetation clearing in the event that special-status reptiles re-enter the construction area.

MM BIO-5: Biological Monitor

The Project applicant shall retain a Biological Monitor that is knowledgeable and experienced in the identification, biology, natural history, and handling of appropriate species, when necessary. The Biological Monitor shall be responsible for monitoring all grading, excavation, or other ground-disturbing activities. The Biological Monitor shall flag the limits of Project activities, perform necessary pre-construction surveys, take photographs before and during the construction process, and shall have the authority to immediately halt any activity that extends outside of the flagged Project development footprint. The Biological Monitor shall additionally halt construction activities if threatened or endangered species are identified and would be impacted, and shall immediately notify the appropriate regulatory agencies.

7.2 Summary of MSHCP Consistency

Based on the analysis in this report, implementation of the Project would be consistent with the MSHCP. The Project is consistent with the MSHCP based on the following:

- Section 6.1.1 HANS – As shown on Figure 9 – MSHCP Criteria Cells 410 and 411 Conservation Target Map, the Project area is located outside of an existing Conservation Area, including PQP land, and is not located in any land described for conservation in Cell 410 or 411.

- Section 6.1.2 Riparian/Riverine areas and vernal pools – the Project area does not support riparian/riverine areas, or vernal pools, or suitable habitat for vernal pool species, including fairy shrimp or riparian birds.
- Section 6.1.3 Narrow Endemic Plant Species – the Project area is located within an MSHCP-designated NEPSSA. The Project area was surveyed for the presence of many-stemmed dudleya and Yucaipa onion, and these species were not found. Due to the non-native disturbed habitat, onsite soils, elevation, and level of disturbance observed within the Project area, these species would not be expected to occur onsite.
- Section 6.1.4 Urban/Wildlands Interface Guidelines – the Project development footprint is not located in or adjacent to an existing Conservation Area, including PQP land, and is not located in or adjacent to any land described for conservation in Cell 410. While the Urban/Wildlands Interface Guidelines are not applicable to the proposed Project, the Project intends to implement Best Management Practices similar to these Guidelines as described above in Section 5.5 of this report.
- Section 6.3.1 Vegetation Mapping guidelines – vegetation mapping was completed on the Project area, as described in the Methods and Existing Conditions sections of this report and shown on Figure 7 – Vegetation and Land Use Map.
- Section 6.3.2 Additional Surveys – the Project area is not located within the designated survey area for Criteria Area Plant Species, amphibians, or mammals, but is within the designated survey area for BUOW. A habitat assessment was conducted in accordance with survey protocol (RCA 2006) and found suitable BUOW habitat within the Project area. A focused BUOW survey was conducted with negative results. Due to the presence of suitable BUOW habitat, a pre-construction survey for BUOW is required
- Section 6.4 Fuels Management Guidelines – as the Project development footprint is not located within or adjacent to the areas targeted for conservation and would not require brush management within areas targeted for conservation, the Project is consistent with this section of the MSHCP.

8.0 REFERENCES

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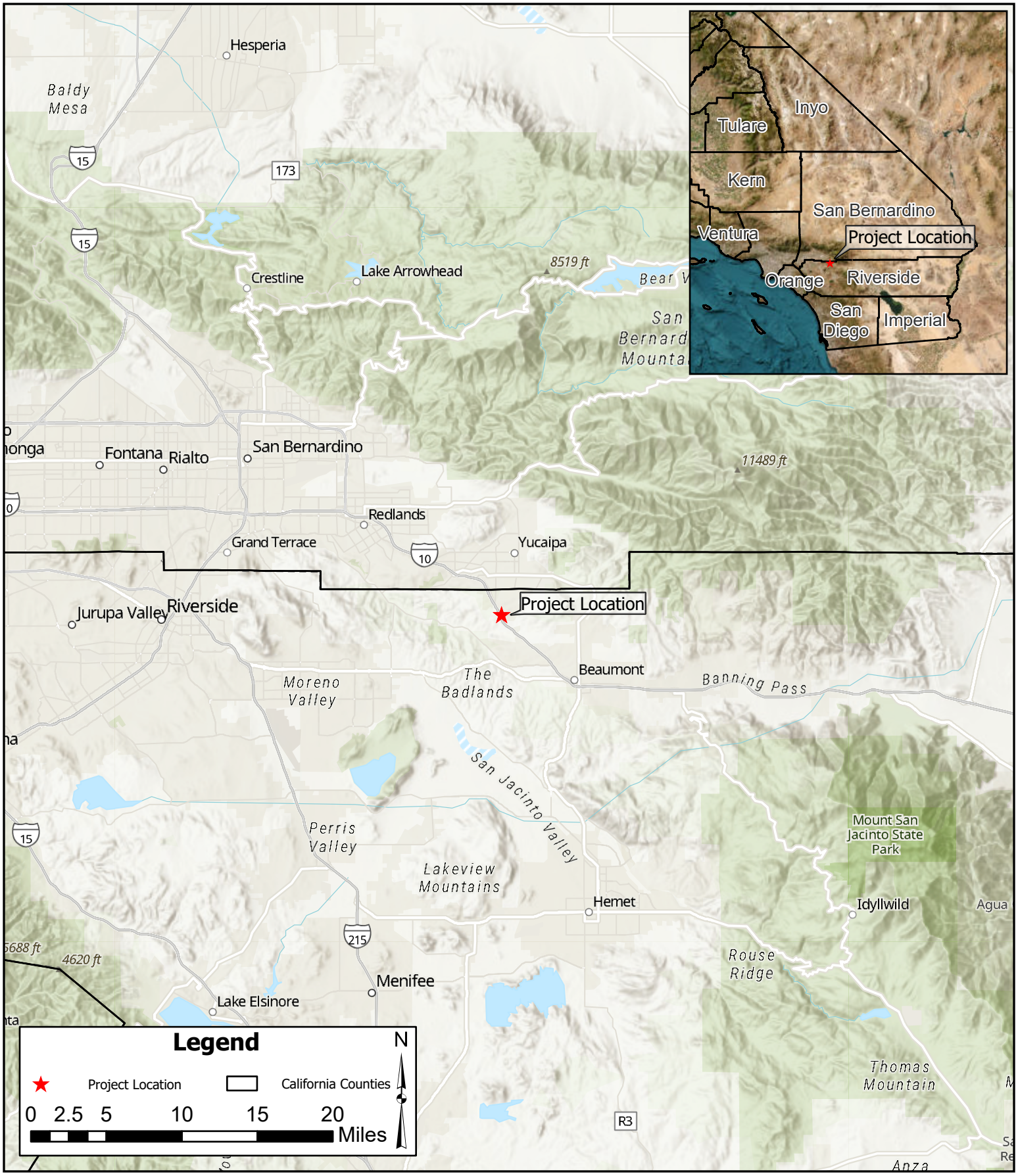
Attachment 1.

Figures

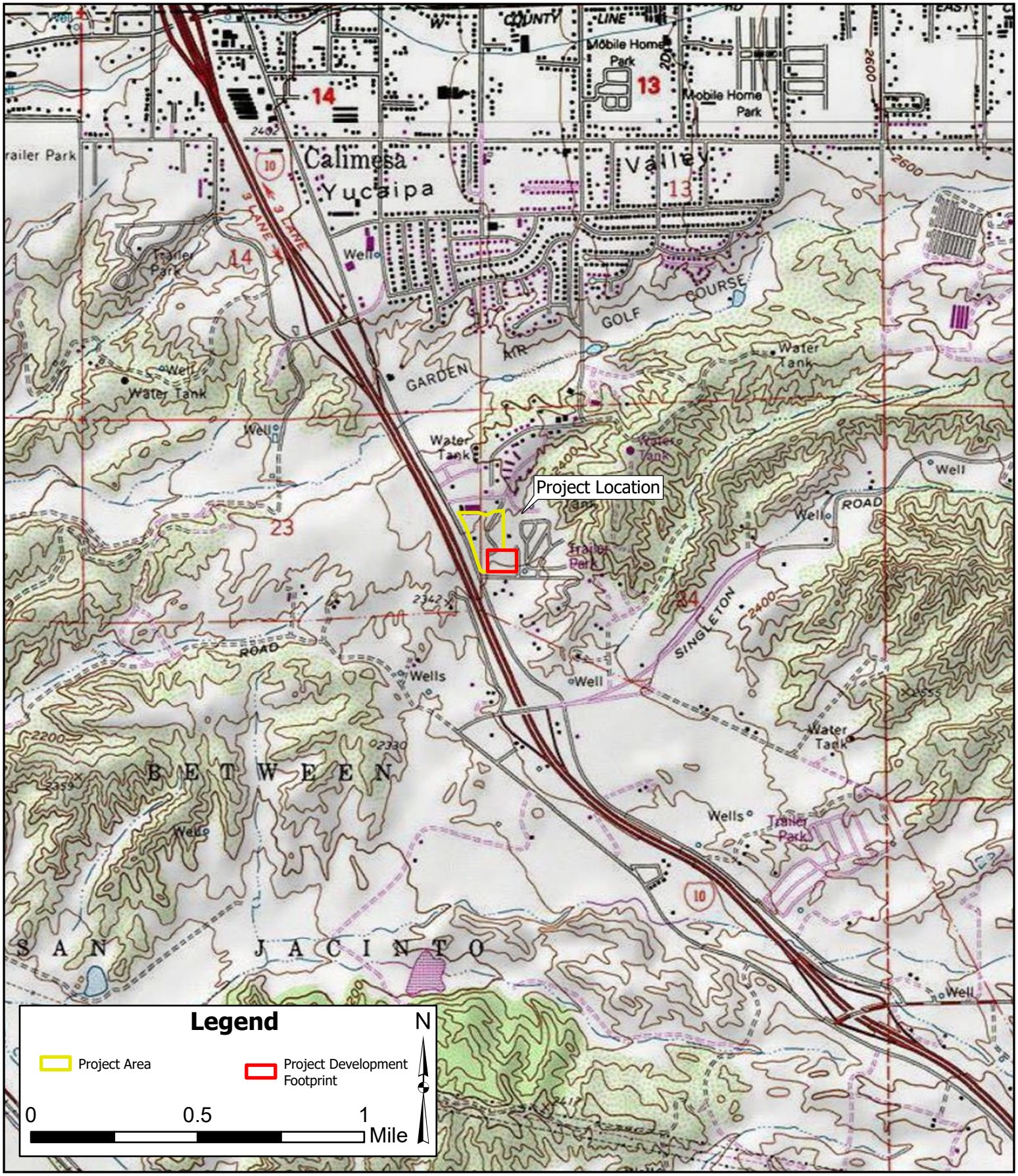


Sartin Yard Project

RVA

Regional Map

Figure 1



Sartin Yard Project

Project Area Vicinity Map

Figure 2



Sartin Yard Project

RVA

Project Parcels Map

Figure 3



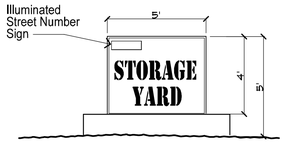
Sartin Yard Project

Project Development Footprint Map

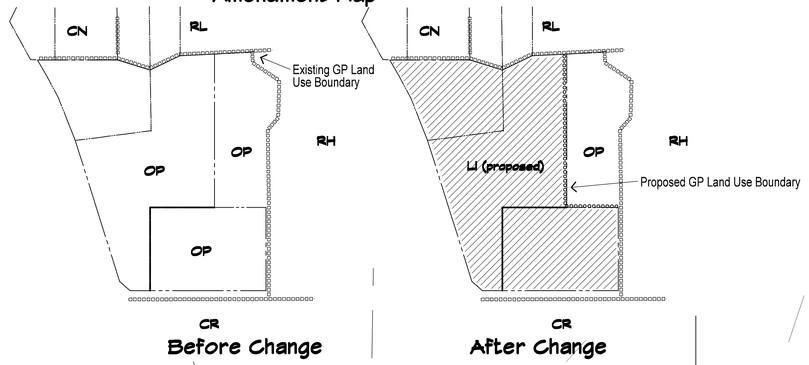
Figure 4

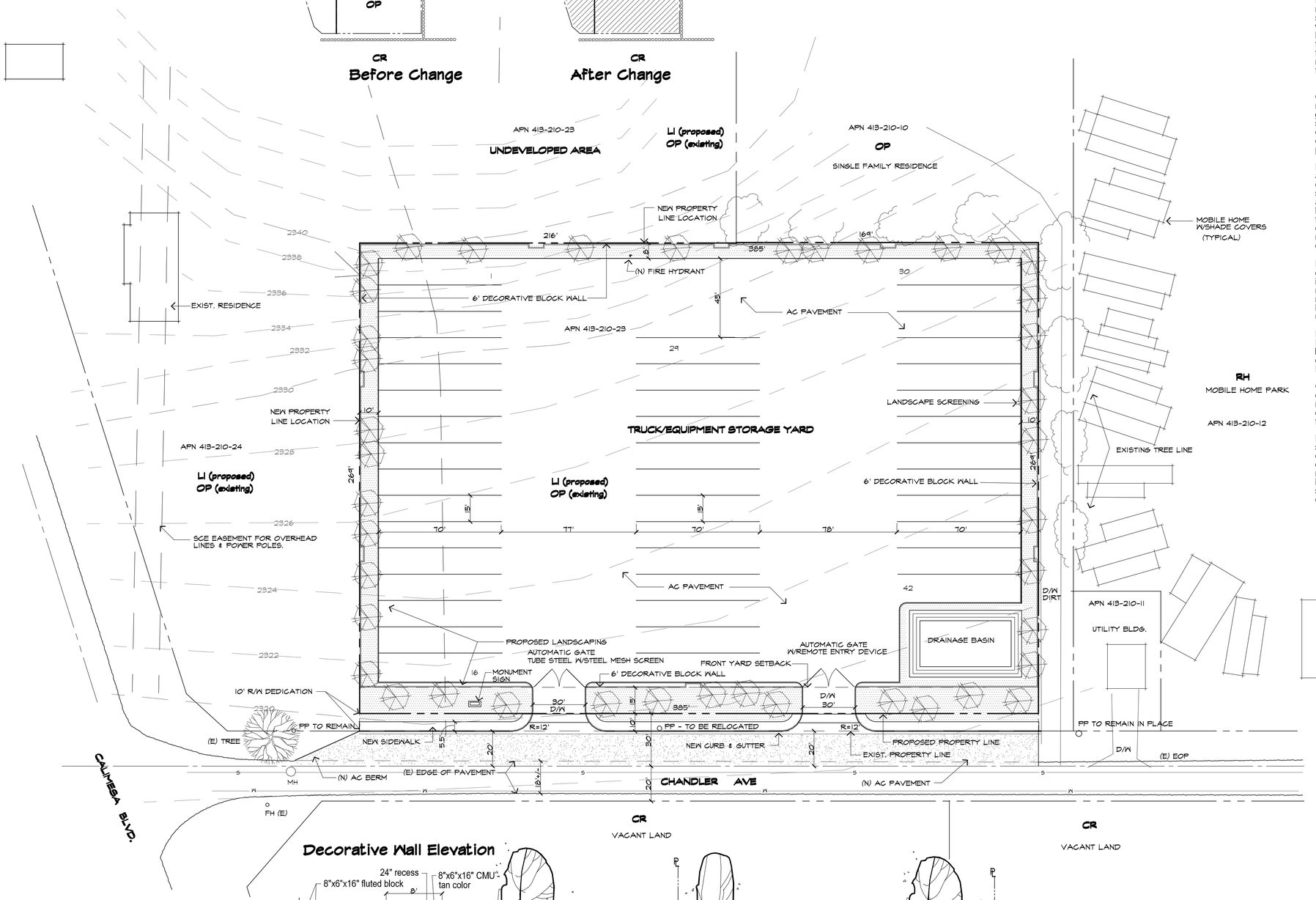
SITE PLAN

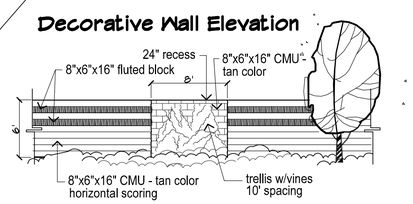
Equipment Storage Yard

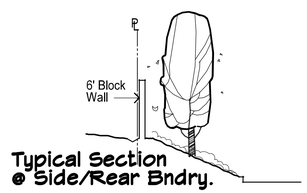


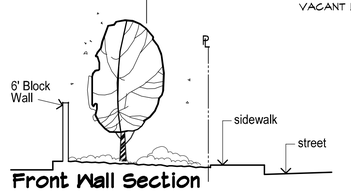
Monument Sign











Project Notes

APPLICANT/OWNER
Kevin Sartin
35589 Oleander Ave.
Yucaipa, CA 92399
909-335-1665

REPRESENTATIVE
Premium Land Development
543 W. County Line Rd.
Calimesa, CA 92320
909-335-1665

LEGAL DESCRIPTION
Parcels 2, 3 & 4 of Parcel Map No. 1074, as per plat recorded in Book 56 of Maps, Pages 32 & 33, Records of Riverside County.

ASSESSORS PARCEL NUMBER
413-210-22, 23, 24

SITE ADDRESS
Chandler Ave.

GENERAL PLAN DESIGNATION (existing)
Existing: OP (Office Park)
Proposed: LI (Light Industrial)

PROPOSED PROJECT
Establish a storage yard on 2.4 ac. for trucks, construction equipment, and tractor trailers.
Site improvements include a concrete driveway, AC paved yard area, and landscape buffer.
A Lot Line Adjustment is proposed to reduce APN 413-210-023 in size from 4.17 ac. to approximately 2.4 ac.
No. of storage/parking spaces: 42
Hours of Operation: Yard is accessible 24 hrs./day

STATISTICAL SUMMARY

Lot Area (Gross):	107,415 s.f.	2.46 ac.
Lot Area (Net):	103,565 s.f.	2.37 ac.

COVERAGE AREAS

Building Area (Existing):	-0- s.f.	
Building Area (Proposed):	-0- s.f.	
Total Building Area:	-0- s.f.	0.0%
Pavement Area:	87,350 s.f.	84.3%
Landscape/Pervious Area:	16,070 s.f.	15.6%

Note:

1. NO PROTECTED PLANTS OR REGULATED TREES EXIST ON SITE.
2. NO LOCATABLE EASEMENTS EXIST ON SITE. OFF-SITE EASEMENT SHOWN.
3. SITE IS NOT SUBJECT TO FLOOD INNUNDATION OR FLOOD HAZARD ZONE
4. OFF-SITE STRUCTURES WITHIN 30 FEET OF PROPERTY ARE SHOWN ON PLAN.
5. THE AVERAGE SLOPE OF FEASIBLE ACCESS ROUTE AND FEASIBLE BUILDING SITE DOES NOT EXCEED 10%.
6. REFER TO PRELIMINARY GRADING PLAN FOR GRADING INFORMATION

SERVING UTILITIES:

Water
South Mesa Water Company
391 W. Ave. L
Calimesa, CA 92320
(909) 795-2401

Sewer
Yucaipa Valley Water District
12770 2nd St.
Yucaipa, CA 92399
(909) 797-5117

Electric
Southern California Edison
287 Tennessee St.
Redlands, CA 92373
(909) 307-6748

Gas
Southern California Gas Company
155 S. G St
San Bernardino, CA 92410
(909) 335-7915

Telephone
Frontier Communications
1500 Crafton Ave., Bldg. 125
Mentone, CA 92359
(909) 794-8293

CATV
Spectrum
1078 E. Hospitality Ln.
San Bernardino, Ca 92408
(909)

18.30.050 PERFORMANCE STANDARDS

All uses in the industrial zone districts shall comply with the following performance standards:

A. Noise. No use shall be permitted which exceeds the sound levels permitted by Chapter 8.15 CMC.

B. Electrical Disturbance. Devices which radiate radio frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the parcel upon which the device is located. The term "radio frequency energy" as used herein shall mean the electromagnetic energy at any frequency in the radio spectrum between 10 kilocycles and 3,000,000 megacycles.

C. Radioactivity. The use of radioactive materials shall be limited to measuring, gauging, and calibration devices. No use shall emit dangerous radioactivity. No cleaning of radioactive materials, equipment, or devices shall be permitted.

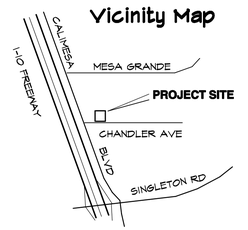
D. Fire and Explosion Hazards. All activities involving flammable or explosive materials and all storage of such materials shall be provided with adequate safety devices against the hazard of fire and explosion. Adequate firefighting and fire suppression equipment shall be available within response times defined by the fire department.

E. Vibration. Every use shall be so operated that ground vibration inherently and recurrently generated is not perceptible without instruments by a reasonable person standing on any boundary line of the lot on which the use is located.

F. Smoke, Dust, Fumes, and Other Particulate Emissions. Said emission levels shall comply with the standards of the South Coast Air Quality Management District.

G. Odors. Odors shall not be in such quantities as to be offensive to a reasonable person standing anywhere outside the boundaries of the parcel from which said odors emanate.

H. Emission of Heat and Glare. Every use shall be so operated that it does not emit heat or glare in such quantity or degree as to be readily detectable by a reasonable person standing beyond any boundary line of the parcel from which said heat or glare emanates.



SCALE 1"=30'

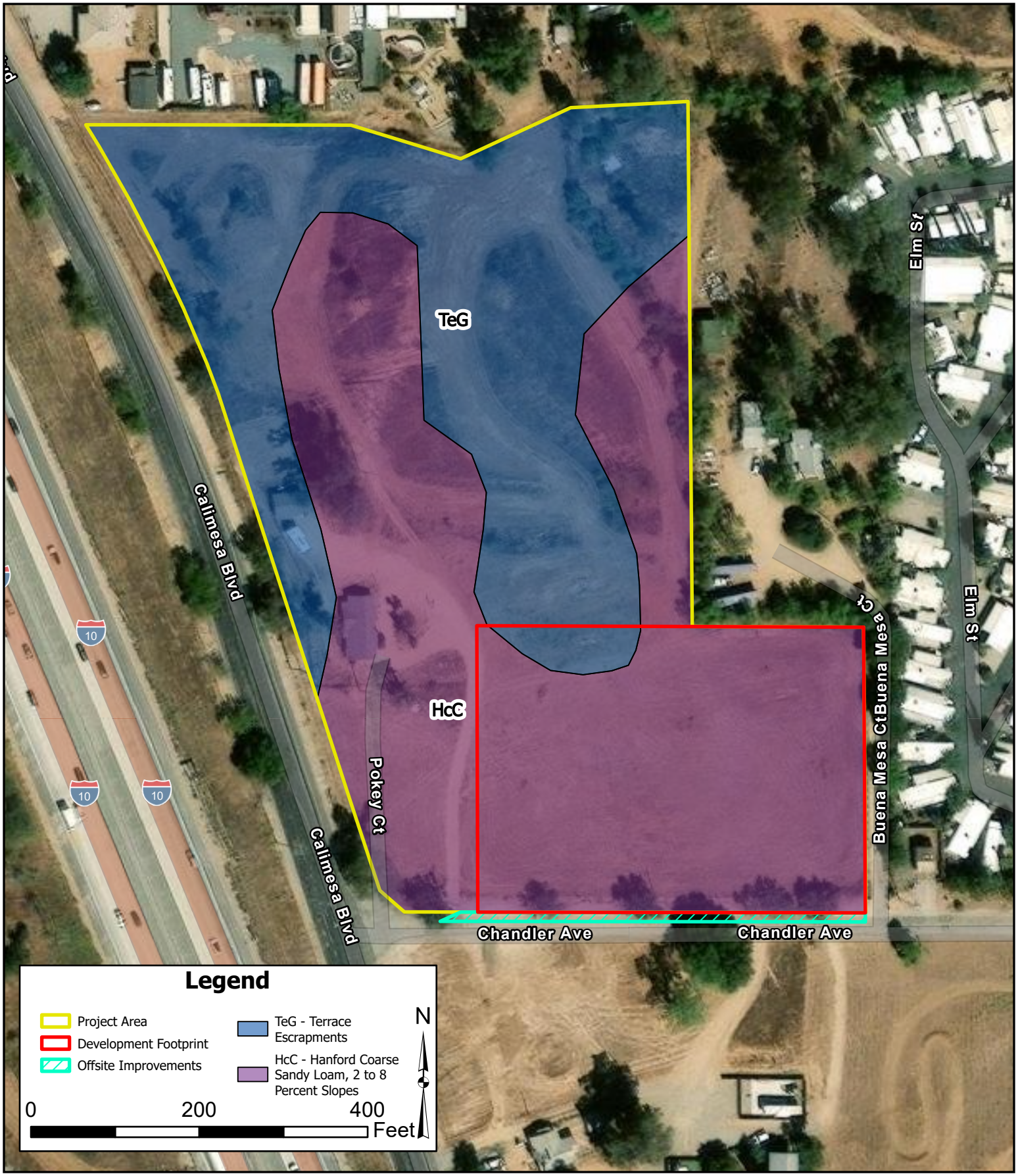
REVISIONS	
SITE PLAN MODIFICATIONS	12-13-23
REDLINE COMMENTS	11-18-24

PREMIUM
LAND DEVELOPMENT
543 W. COUNTY LINE ROAD
CALIMESA, CA 92320

SITE PLAN
CONDITIONAL USE PERMIT
TRUCK/EQUIPMENT STORAGE YARD
CHANDLER AVE. CALIMESA

date drawn:	drawn by:	scale:	file no.
JUNE 7, 2023	B. ORR	1" = 30'	

SHEET 1 OF 1 SHEETS



Sartin Yard Project

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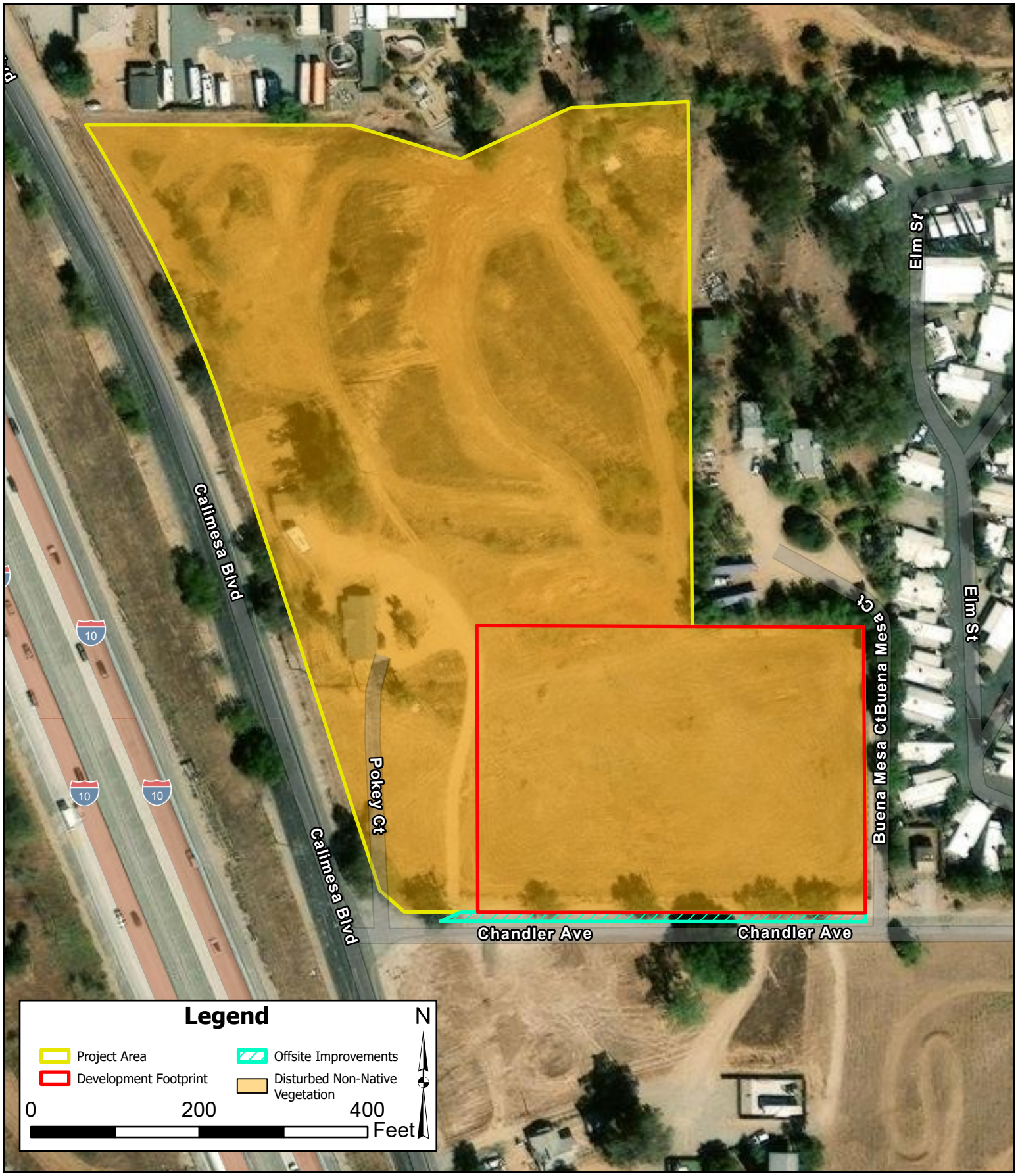
Soils Map

Figure 6

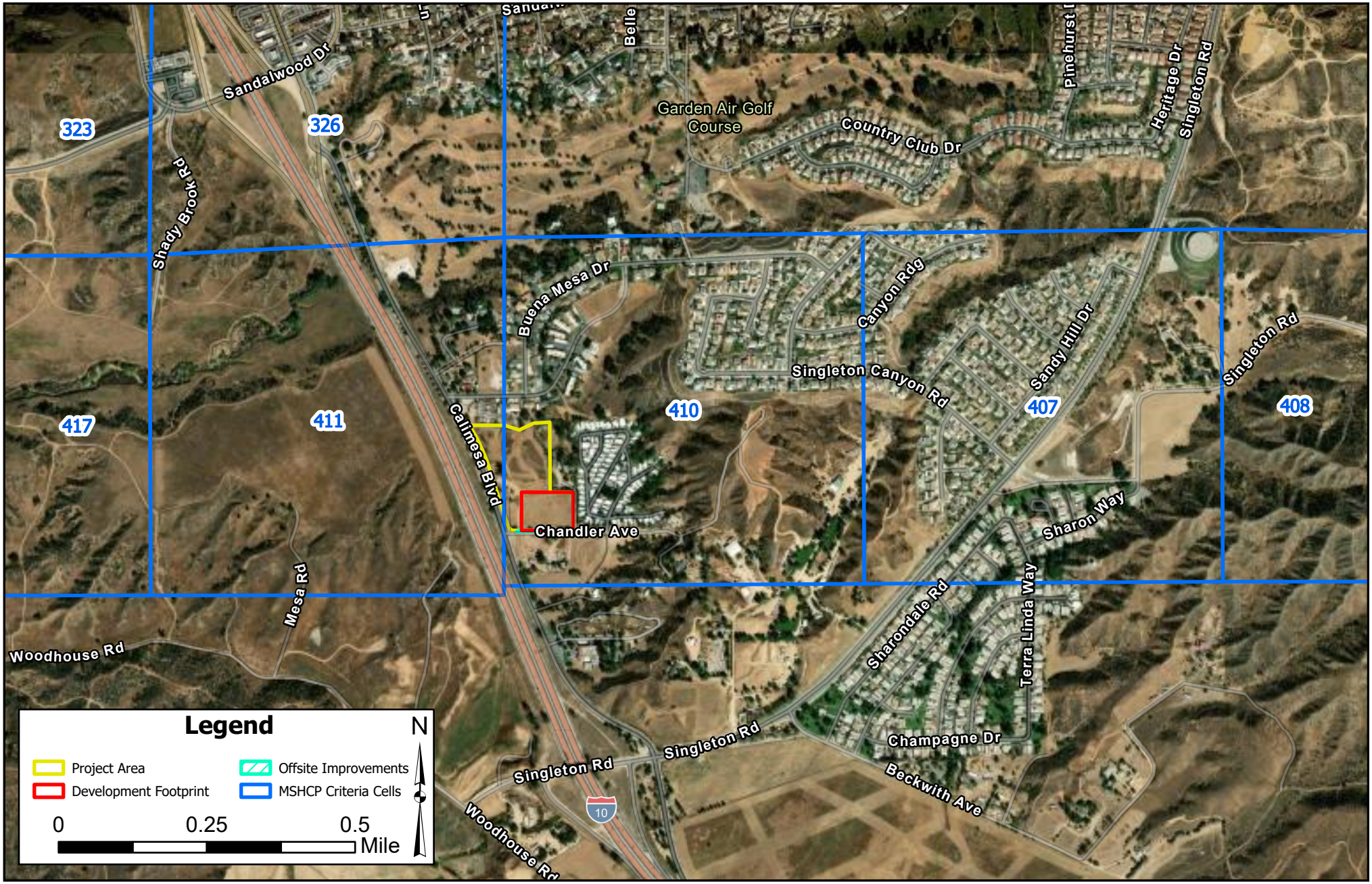


Sartin Yard Project

RVA

Vegetation and Land Use Map

Figure 7

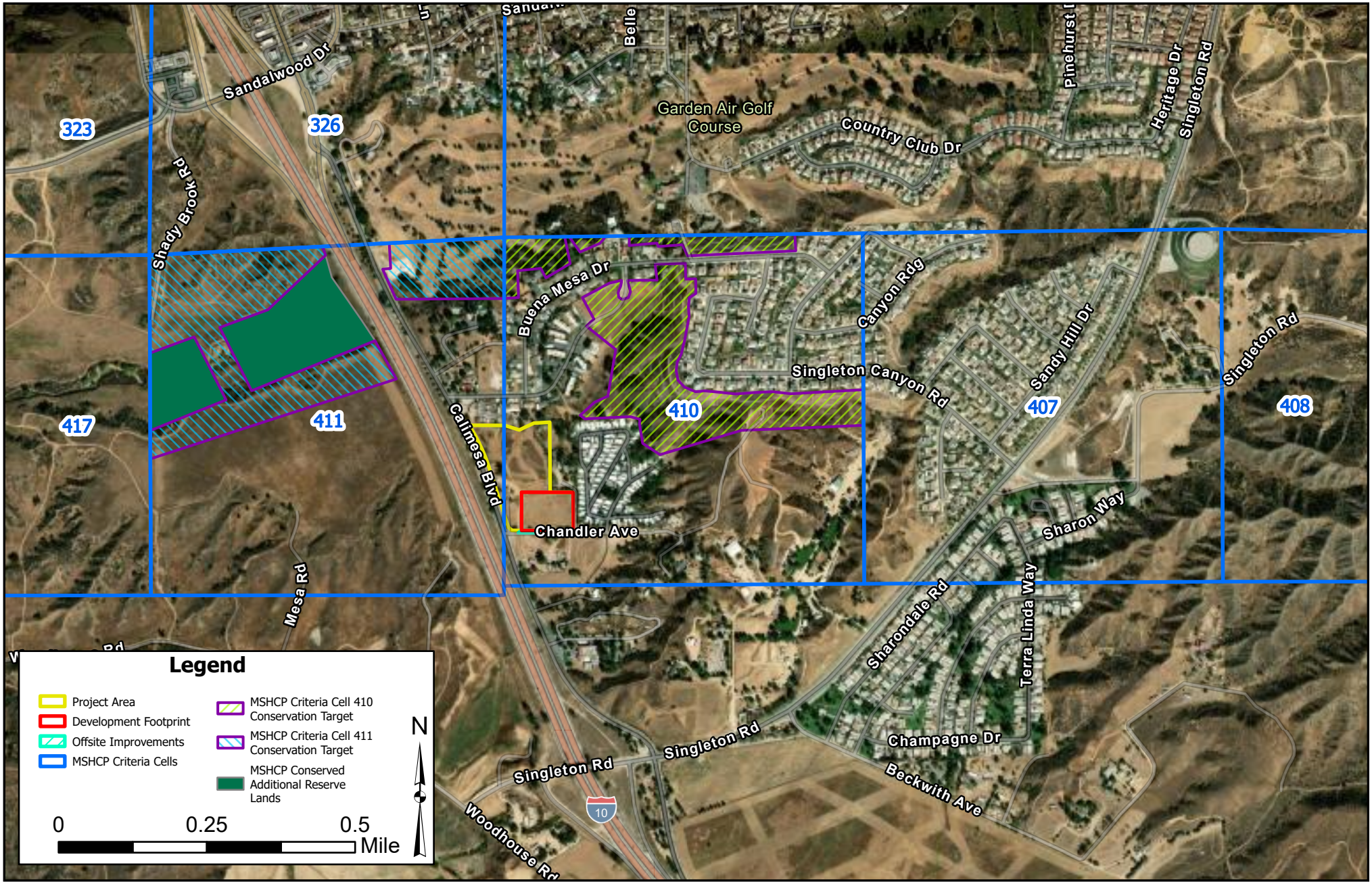


Sartin Yard Project

RVA

MSHCP Criteria Cells Map

Figure 8



Sartin Yard Project

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MSHCP Criteria Cells: 410 and 411 Conservation Target Map

Figure 9



Sartin Yard Project

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MSHCP Narrow Endemic Plant Species Survey Area Map

Figure 10



Sartin Yard Project

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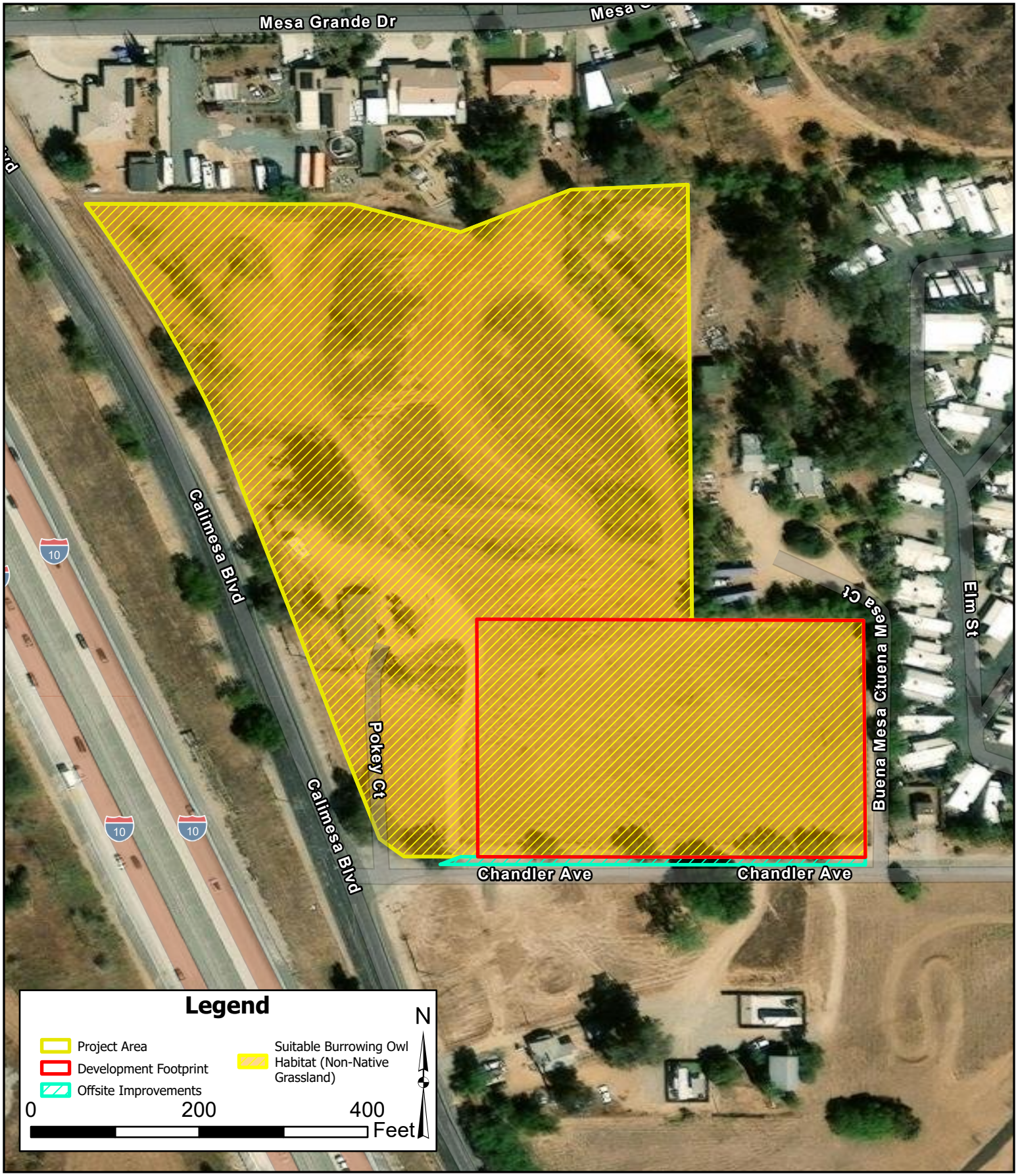
MSHCP Burrowing Owl Survey Area Map

Figure 11



Sartin Yard Project

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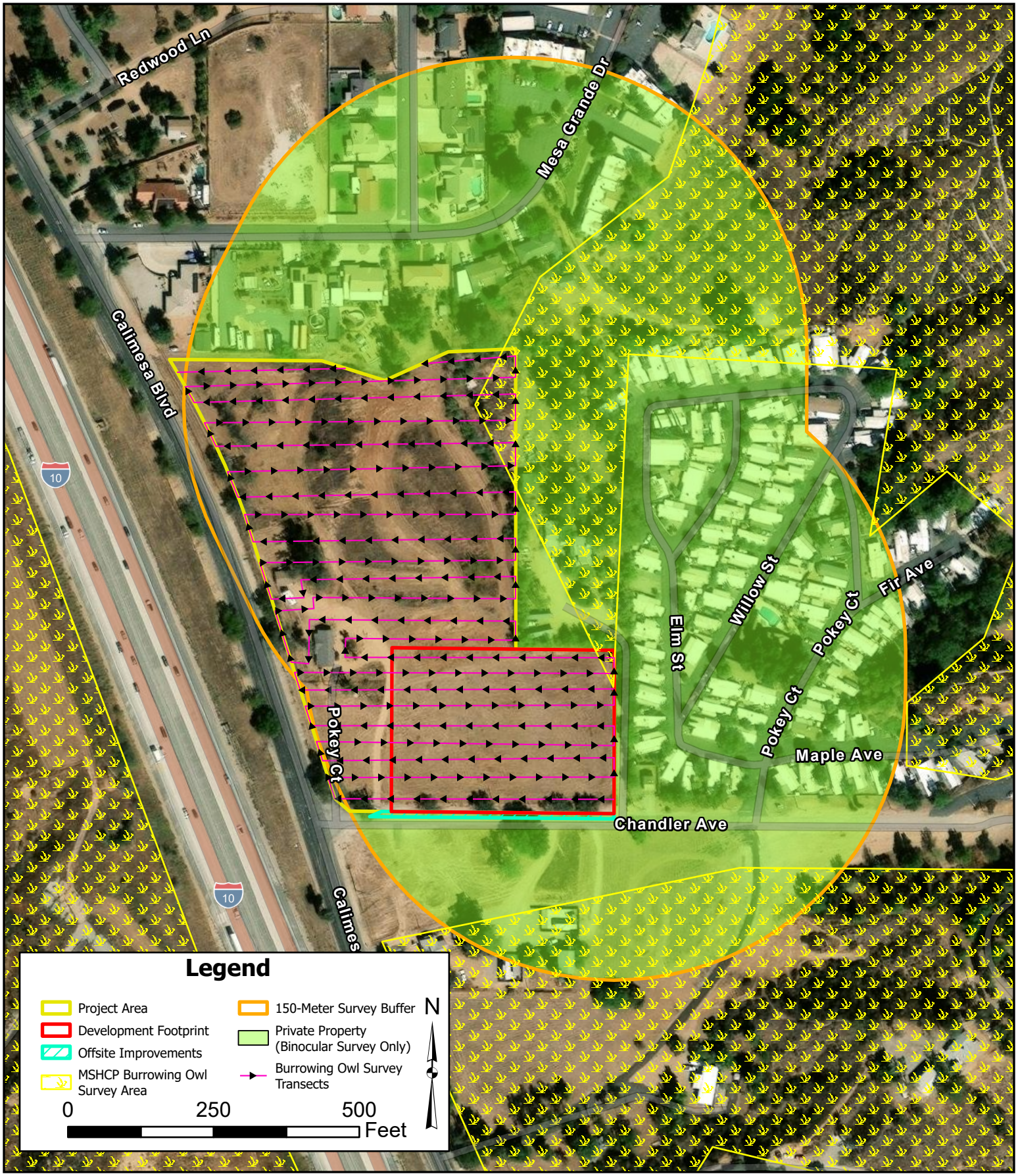
Suitable Burrowing Owl Habitat Map

Figure 12



Sartin Yard Project

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MSHCP Burrowing Owl Habitat Assessment Map

Figure 13



Sartin Yard Project

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Burrows Potentially Suitable For Burrowing Owls Map

Figure 14

Attachment 2.

Site Photos



Photo 1: Showing site conditions looking to the northwest corner of the site.



Photo 2: Showing site conditions looking to the northeast corner of the site.



Photo 3: Showing site conditions looking to the southwest corner of the site.



Photo 4: Showing site conditions looking to the southeast corner of the site.



Photo 5: Showing site conditions along the western edge of the site.



Photo 6: Showing site conditions in the middle of the site, looking east from the western edge of the site.



Photo 7: Showing conditions in the middle of the site.



Photo 8: Showing conditions in the middle of the site.



Photo 9: Showing California ground squirrel burrows with entrances that are greater than 4 inches in diameter as potential Burrowing Owl habitat.



Photo 10: Showing California ground squirrel burrows with entrances that are greater than 4 inches in diameter as potential Burrowing Owl habitat.



Photo 11: Showing California ground squirrel burrows with entrances that are greater than 4 inches in diameter as potential Burrowing Owl habitat.



Photo 12: Showing California ground squirrel burrows with entrances that are greater than 4 inches in diameter as potential Burrowing Owl habitat.

Attachment 3.

Flora/ Fauna Compendium

Flora/Fauna Compendium

This list documents plant and animal species observed during both site assessments conducted on January 29, 2024. Species not included in this list may have been inadvertently omitted due to variations in their activity patterns, growing seasons, or limited observation time.

Flora

Type	Common Name	Scientific Name
Flora:	Native Species	
	Dicots	
	Coast live oak Fiddleneck Jimsonweed Mistletoe	*Quercus agrifolia* *Amsinckia menziesii* *Datura wright* *Phoradendron leucarpum*
	Monocots	
	None Observed.	None Observed.
	Gymnosperm	
	None Observed.	None Observed.
	Non-Native Species	
	Dicots	
	Common stork's bill Cheeseweed mallow Olive Peruvian pepper tree Prickly lettuce Short pod mustard Silver dollar eucalyptus Red gum eucalyptus Russian thistle	*Erodium cicutarium* *Malva parviflora* *Olea europaea* *Schinus mole* *Lactuca serriola* *Hirschfeldia incana* *Eucalyptus polyanthemos* *Eucalyptus camaldulensis* *Salsola tragus*
	Monocots	
	Foxtail barley Red brome Ripgut Wild oat	*Hordeum murinum* *Bromus rubens* *Bromus diandrus* *Avena fatua*

Fauna

Type	Common Name	Scientific Name
Fauna:	Avian Species	
	American crow Anna's hummingbird Black phoebe California scrub jay Common raven European starling	*Corvus brachyrhynchos* *Calypte anna* *Sayornis nigricans* *Aphelocoma californica* *Corvus corax* *Sturnus vulgaris*

Flora/Fauna Compendium

Type	Common Name	Scientific Name
Fauna:	Avian Species	
	House Finch House Sparrow Mourning Dove Northern mockingbird Say's Phoebe White-crowned Sparrow	*Haemorhous mexicanus* *Passer domesticus* *Zenaida macroura* *Mimus polyglottos* *Sayornis saya* *Zonotrichia leucophrys*
	Invertebrate Species	
	Honey bee Lady bug Sand wasp	*Apis mellifera* *Coccinella septempunctata* *Bembix rostrata*
	Mammalian Species	
	California ground squirrel Pocket Gopher	*Otospermophilus beecheyi* *Thomomys bottae*

Attachment 4.

Focused BUOW Survey Site Photos



Photo 1: Showing site conditions at the Sartin Yard Project site April 12th, 2024.



Photo 2: Showing site conditions at the Sartin Yard Project site April 12th, 2024.



Photo 3: Showing site conditions at the Sartin Yard Project site April 12th, 2024.



Photo 4: Showing site conditions at the Sartin Yard Project site April 12th, 2024.

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SARTIN YARD Project Site

Burrowing Owl Survey Site Photos



Photo 5: Showing site conditions at the Sartin Yard Project site April 24th, 2024.



Photo 6: Showing site conditions at the Sartin Yard Project site April 24th, 2024.



Photo 7: Showing site conditions at the Sartin Yard Project site April 24th, 2024.



Photo 8: Showing site conditions at the Sartin Yard Project site April 24th, 2024.

RVA

SARTIN YARD Project Site

Burrowing Owl Survey Site Photos



Photo 9: Showing site conditions at the Sartin Yard Project site May 2nd, 2024.



Photo 10: Showing site conditions at the Sartin Yard Project site May 2nd, 2024.



Photo 11: Showing site conditions at the Sartin Yard Project site May 2nd, 2024.

	
Photo 12: Showing site conditions at the Sartin Yard Project site May 9th, 2024.	Photo 13: Showing site conditions at the Sartin Yard Project site May 9th, 2024.