

APPENDIX 2C

General Biological Assessment

GENERAL BIOLOGICAL RESOURCES ASSESSMENT

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MENIFEE, CALIFORNIA

(USGS Romoland, CA Quad.; Township 6 North, Range 3 West, Section 15)

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January 22, 2016

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1.0 SUMMARY AND PROPERTY DESCRIPTION

Comprehensive biological surveys were conducted on a 17.9-acre site (gross) located in the City of Menifee, California, Riverside County, at the southwest corner of Garbani Road and Haun Road (Section 15, Township 6 South, Range 3 West) (Figures 1, 2, and 3, Appendix A). The purpose of the biological surveys were to evaluate the existing biological resources on the site, and to determine if any sensitive species were likely to occur on the property, and to determine if any critical habitats were present. This report provides the results of the biological resources assessment as required by the Multiple Species Habitat Conservation Plan (MSHCP) for Western Riverside County. The assessment includes a review of pertinent literature, a review of the California Natural Diversity Data Base (CNDDDB), field investigations, and analysis of potential impacts to biological resources. A focused/protocol survey for the burrowing owl (*Athene cunicularia*) was also performed and the results are summarized below.

The property site has been significantly disturbed by past human activities over the last several decades and the site shows signs of recent mowing and plowing (Figures 3 & 4). The site also shows signs of being utilized for agricultural activities (i.e., hay production) (Figure 3). Vegetation observed is relatively limited and includes brome grasses (*Bromus*, sp.), lamb's quarters (*Chenopodium album*), heliotrope (*Heliotropium* sp.), dive weed (*Eremocarpus setigerus*), and goldfields (*Lastenia California*). An intermittent blueline channel is located south of the property and bisects the southeast corner of the site (Figure 2). The most common mammals seen during the field investigations included cottontails (*Sylvilagus auduboni*) and California ground squirrels (*Spermophilus beecheyi*). Other species known to occur in the general area which are likely to inhabit the site include deer mice (*Peromyscus maniculatus*) and pocket gophers (*Thomomys bottae*). Coyotes (*Canis latrans*) are the most common carnivore in the area.

and may occasionally traverse the property during hunting activities. Side blotched lizards (*Uta stansburiana*), western fence lizards (*Sceloporus occidentalis*), and granite spiny lizard (*Sceloporus orcuttii*) are common in the area and may inhabit the site. Some of the birds identified included common raven (*Corvus corax*), western meadowlark (*Sturnella neglecta*), and mourning dove (*Zenaida macroura*).

The project proponent is proposing to construct a town home community with a shopping center in the eastern portion of the site (Figure 5). Development activities would occur within areas which have been previously disturbed by various human activities including agricultural activities. The site is located within the Riverside County HCP fee area for the Stephen's kangaroo rat (Riverside County Habitat Conservation Agency, 1995). Any potential impacts to this species will be mitigated through participation in the HCP and a per-acre fee will be required.

2.0 CALIFORNIA NATURAL DIVERSITY DATA BASE

As part of the environmental process, a search of the California Natural Diversity Database (CNDDDB) search was performed for the Romoland USGS Quadrangle and the surrounding eight quadrangles as required by the MSHCP. Based on this review, it was determined there are twenty-six (26) special status plant species and thirty-nine (39) special status wildlife species that have been documented in the surrounding area.

Tables 1 and 2 (See Appendix B) provides data on each of the special status species and the potential presence of these species on the site. Of these sensitive species, none of the special status plant species are expected to occur on the site due to past agricultural activities which have occurred throughout the site and the absence of suitable habitats. In regards to wildlife, the site may be utilized occasionally for foraging and some of the existing ground squirrel burrows could potentially be utilized by burrowing owls; although, no owls or owl sign were observed during the field investigations. The western spadefoot toad may also be found in the intermittent channel which bisects the southeast corner of the site. Those special status wildlife which could potentially occur on the site are discussed in Section 4.5 and potential impacts are discussed in Section 4.0.

3.0 METHODOLOGY

3.1 General Vegetation and Wildlife

Pertinent environmental documents were reviewed prior to initiation of biological field surveys. Documents reviewed included, but were not limited to, sensitive species occurrence maps, Riverside County MSHCP, data from the California Natural Diversity Data Base, field guides, Soil Conservation maps (Map #135, US Dept. of Ag., 1971), and biological documents prepared for other projects (MBA, 2012) in the general area. Biological surveys were conducted on December 29, 2015 throughout the property to evaluate the existing biological conditions. Table 1 (Appendix A) provides a list of the plants identified during the surveys. The vegetation classification system used during the biological surveys and in this report is based on a classification system described by Holland (1986). No focused surveys were conducted on the site for special status plants due to the on-going drought conditions in the region and the disturbed conditions throughout the site. Conducting focused plant surveys during the current drought conditions would not provide any useable data on the presence or absence of any sensitive plants given the fact that plants would be unlikely to germinate and be detectable and the site has been so disturbed by past agricultural activities.

Wildlife species observed were identified using several methods. Birds were identified by both visual observations and vocalizations. Visual observations of individual animals, as well as tracks, scats, etc. were also used to determine the mammal and reptile populations found on the site and in the surrounding area. Evaluation of habitats and review of existing documentation were also utilized to determine the types of large and small mammals that may occur on the property, either as permanent residents or transitory species.

3.2 Threatened, Endangered, and Species of Special Concern and Critical Habitats

3.2.1 Burrowing Owls

During the initial evaluation of the site, it was determined that suitable habitat for the burrowing owl was present. Therefore, a focused survey was conducted to determine the presence/absence of the species and the presence/absence of any owl sign (i.e., whitewash, castings, etc.). As per protocol requirements, the CDFG Staff Report on Burrowing Owl Mitigation (March 7, 2012) was consulted to determine the guidelines for conducting the surveys, and the focused survey were conducted by biologists from RCA Associates, LLC on December 29, 2015. The survey was conducted by walking transects throughout the site with transects spaced at approximately 30-meter intervals (~100-feet). The entrances of all fossorial burrows were evaluated during each site visit for the presence of owls and any sign (i.e., whitewash, castings, etc.) since abandoned fossorial burrows are frequently utilized by owls.

3.2.2 MSHCP Consistency

The project site lies north of the Southwest Area outlined in the MSHCP and is subject to the fees and other provisions of the MSHCP. The site is not located within any cell critical area and is not subject to a HANS process review; however, the property was reviewed for consistency with the following issues according to the MSHCP:

- * Protected species associated with riparian/riverine areas;
- * Protected species associated with vernal pools and vernal pool guidelines;
- * Protected narrow endemic plant species; and
- * Habitat for the burrowing owl.

The following section provides a discussion of the proposed project with regard to the above-noted MSHCP consistency items.

Riparian/Riverine

Based on a review of the Romoland (1953) USGS Quadrangle, there is an intermittent blue-line stream channel located immediately south of the site and bisect the southeast corner of the site (Figures 2 and 5). The channel is roughly oriented in a north-south direction and connects to a drainage channel along Haun Road. A drainage channel is also located immediately north of the site in the Garbani Road ROW and this drainage channel connects with the intermittent channel near the northeast corner of the site. This intermittent channel extends off-site and connects with a channel which extends northward for about one mile and appears to have been channelized along Interstate 215 (Figure 2). The on-site portion of the channel does not support any riparian habitat.

Based on the connectivity of the on-site channel with channels north of the site which support riparian habitat, a Determination of Biological Equivalent or Superior Preservation (DBESP) was deemed necessary for the project. Therefore, a DBESP report will be prepared in order to address mitigation which will be required to compensate for impacts to the blue-line channel. The DBESP report will be submitted under separate cover.

Vernal Pools. The site is relatively flat with minimal elevation change; however, no depression areas or other areas which might pond during major rain events were observed. No detailed soil analyses were performed as part of the biological investigations; however, the soil maps were reviewed and soils present on the site appear to be Las Posas loam (LaC) and Yokohl loam (Ybc) (Soil Survey: Western Riverside Area, Map #129). These soils are not consistent with those known to support vernal pools; although, the flat topography could potentially support vernal pool formation.

Narrow Endemic Plant Species. Narrow endemic plant species are sensitive species which are highly restricted by their habitat requirements or other ecological factors, and as such have specific conservation measures that need to be applied if an endemic plant is present or expected to be present on a site (Dudek & Associates, 2003). Based on a review of existing data there are two narrow endemic plant species (Munz's onion [*Allium munzii*] and California orcutt grass [*Orcuttia californica*]) which occur in the surrounding region (Dudek & Associates, 2003 and CNDDDB, 2016). Munz's onion is typically associated with wet clay soils within native grassland and shrub communities and California orcutt grass is found on dry mud flats in association with native grassland. Neither one of these narrow endemic plant species are expected to occur on the site given the absence of suitable habitat and the existing disturbed conditions; therefore, no surveys were performed for these species.

Vernal Pools. The site is relatively flat with minimal elevation change; however, no depression areas or other areas which might pond during major rain events were observed. No detailed soil analyses were performed as part of the biological investigations; however, the soil maps were reviewed and soils present on the site appear to be Los Posas loam and Yokohl loam soils. These soils are not consistent with those known to support vernal pools; although, the flat topography could potentially support vernal pool formation in the future.

4.0 RESULTS

A description of the plant and animal communities which occur on the site are described in the following sections. Plant surveys were conducted during a time of year (i.e. December) when many plant species may not be identifiable. Mammalian and reptilian species inhabiting the site and/or occurring in the surrounding region are also discussed below as are the various bird species which utilize the site either as resident or seasonal species.

4.1 General Vegetation Resources

Most of the site has been disturbed due to past agricultural activities and currently supports a disturbed non-native grassland community (Figure 3)). Plant diversity was relatively low with various invasive species typically associated with disturbed habitats noted throughout the site. No sensitive habitats (e.g., coastal sage scrub, vernal pools, etc.) were noted during the surveys.

Plant species scattered throughout the non-native grassland community included smooth brome (*Bromus inermis*), dove weed (*Eremocarpus setigerus*), and tobacco (*Nicotiana attenuata*) (Figure 3 and Table 3). Species which were observed in both the grassland area as well as the drainage channel include lamb's quarter (*Chenopodium album*), heliotrope (*Heliotropium sp.*), erodium (*Erodium cicutarium*), goldfields (*Lasthenia californica*), and Russian thistle (*Salsola tragus*). Other species observed included Stephanomeria (*Stephanomeria sp.*), seep willow (*Baccharis emoryi*), mustard (*Brassicca tourneforti*), red-osier dogwood (*Cornus stolonifera*), and tamarisk (*Tamarix ramosissima*). Table 1 provides a list of all of the plants that were identified during the field surveys.

4.2 General Wildlife Resources

The site supports a limited number of wildlife species due to existing disturbed conditions throughout the site and the absence of diverse habitats. Species identified during the field investigations are discussed below, and a comprehensive list of wildlife species observed on the site, as well as those likely to occur in the general region, are provided in Table 4 (Appendix A).

Mammals: The property is located in an area where residential development activities have occurred over the last few decades which has had an overall negative impact on the diversity of wildlife in the general area. The site has been disturbed in the past by various agricultural activities (e.g., hay production, mowing, plowing, etc.).

The only mammals observed during the field investigation included California ground squirrels (*Spermophilus beecheyi*) and cottontail rabbits (*Sylvilagus auduboni*); although, other species such as deer mice (*Peromyscus maniculatus*), pocket gophers (*Thomomys bottae*), and California mice (*P. californicus*) may inhabit the site in limited numbers; although, live-trapping surveys were not conducted as part of the field investigations. Coyotes (*Canis latrans*) are also common in the region and could occasionally traverse the site during hunting activities. Stephen's kangaroo rat are not expected to inhabit the site given the absence of native grassland habitat.

Birds: Avian species are the most diverse group of wildlife in the region, and several species were observed during the field surveys including American crow (*Corvus brachyrhynchos*), common raven (*Corvus corax*), western meadowlark (*Sturnella neglecta*), Anna's hummingbird (*Calypte anna*), western kingbird (*Tyrannus verticalis*), and mourning dove (*Zenaida macroura*). Other birds which were observed on the site or

in the surrounding area are listed in Table 4 (Appendix A). (Note: The species listed above and in Table 2 are not intended to be a comprehensive list of all birds likely to occur on the site throughout the various seasons.).

Reptiles and Amphibians: Reptile diversity is not comparable to mammalian or avian fauna; however, a few species are known to occur in the region and are listed in Table 4 (Appendix A). Side-blotched lizards (*Uta stansburian*), western fence lizards (*Sceloporus occidentalis*), and granite spiny lizards (*Sceloporus orcuttii*), which are common to the area, were observed during the surveys. Other common species which may occur on the property, but which were not observed, include the gopher snake (*Pituophis melanoleucus*) and common garter snake (*Thamnophis sirtalis*). No amphibians were observed during the field investigation; although, species common to the general region such as western toad (*Bufo boreas*), southwestern toad (*B. microscaphus*), and western spadefoot toad (*Scaphiopus hammondi*) could potentially inhabit the intermittent channel which bisects the southeast corner of the site Figure 2).

4.3 Burrowing Owl

The property supports habitat for the burrowing owl and abandoned ground squirrel burrows were noted throughout the site which were suitable in size, shape, etc. for use by the species. However, no owls or owl sign were observed during the focused surveys conducted in December 2015. Based on the results of the December surveys, the burrowing owl is considered to be absent from the property site at present but could inhabit the site in the future given the presence of occupiable burrows. CDFW will likely require a pre-construction survey be conducted 30-days (or less) before the start of any ground disturbance activities.

4.4 Habitat Fragmentation and Wildlife Movement

Wildlife movement and habitat fragmentation are important issues in assessing impacts to wildlife. Habitat fragmentation occurs when a proposed action results in a single, unified habitat area being divided into two or more areas, such that the division isolates the two new areas from each other. Isolation of habitat occurs when wildlife cannot move freely from one portion of a habitat to another habitat, or from one habitat type to another habitat type. An example is the fragmentation of habitats within and around checkerboard residential development. Habitat fragmentation can also occur when a portion of one or more habitat are converted into another habitat, as when scrub habitats are converted into annual grassland habitat because of frequent burning.

The result of fragmentation is that the amount of habitat available to local wildlife populations is reduced. In general, a reduction in available habitat is followed by a reduction in wildlife populations because the remaining areas are too small to support pre-fragmentation population levels. If the fragmentation is too great, wildlife populations will not be able to persist, and some or all of the species in a fragmented habitat area may disappear. This can occur on a local or regional scale, depending upon the degree and type of fragmentation occurring. Fragmentation is particularly critical for species that occupy already limited habitats, such as coastal sage scrub. If various stands of scrub are too fragmented to provide sufficient continuous cover, or are too isolated from each other for an animal to freely move among various stands, that particular portion of the overall habitat may not be suitable for use by various wildlife species.

The property is located in an area that has been disturbed by various development activities over the last few decades. A larger residential development is located immediately north of the site and commercial companies are located to the south and southeast (Figure 5). Based on the existing site conditions and the surrounding land use,

the proposed project is not expected to have an adverse effect on wildlife movements in the immediate area. The site is basically isolated from any other undisturbed habitat areas and no existing wildlife corridors will be eliminated or impacted by the proposed development.

4.5 MSHCP

There are no sensitive plant species that have been observed in the immediate area of the property (CNDDDB, 2016), and the site does not support any habitats suitable for any of the plants listed in Table 1. The small channel bisecting the southeast corner does support some hydrophytic plants; however, the portion of the channel on the site does not support any riparian habitat. A DBESP is being prepared and a “Notification of Lake or Streambed Alteration” will be submitted to CDFW regarding the development proposed which will impact the intermittent stream channel. The USCOE will also be contacted to discuss the potential need for a Section 404 permit. As previously discussed in Section 3.1, focused surveys for special status plants were not conducted as part of the field investigations, and the site is not expected to support populations of any sensitive plant species. None of the special status plant species documented in the surrounding area (See Table 1) are expected to occur on the site given the current site conditions.

4.6 Special Status Wildlife

There are thirty-nine special status wildlife species which have been documented in the region. Of these species, only four raptors may occasionally be observed foraging over the property and burrowing owls could potentially inhabit the site in the future given the availability of occupiable burrows. In addition, western spadefoot toads could potentially inhabit the intermittent channel. These special status species are discussed below.

Cooper's Hawk (*Accipiter cooperi*): This hawk species typically nests in riparian woodlands and cismontane woodlands and does not occur on the site given the absence of any woodland habitats. However, it is possible Cooper's hawks may infrequently forage over the site during hunting activities.

Ferruginous Hawk (*Buteo regalis*): Ferruginous are an infrequent visitor to Southern California and is normally observed foraging over grassland areas. The site does not provide prime foraging habitat for the species; although, it may occasionally forage over the site.

Northern Harrier (*Circus cyaneus*): Northern harriers forage over in a variety of habitats such as coastal sage scrub, marsh and swamp areas, native grasslands, as well as agricultural fields. Consequently, the species could potentially utilize the site for foraging activities; although, visits to the site may be relatively infrequent.

White-tailed Kite (*Elanus leucurus*): Kites occur in a variety of habitats such as cismontane woodland, marsh and wetland areas, riparian woodlands and native foothill grasslands. Suitable nesting habitat is absent from the site; although, the species may occasionally forage over the site.

Western Spadefoot Toad (*Spea hammondi*): Spadefoot toads are normally found in association with mesic areas such as streams, ponds, vernal pools, wetlands, and mesic grassland habitats. The species could potentially occur in that portion of the intermittent channel which bisects the southeast portion of the site; however, focused surveys conducted along the channel did not identify any spadefoot toads.

4.7 Jurisdictional Waters

An intermittent blue-line channel does bisect the southeastern corner of the site and connects downstream with a larger stream channel which supports riparian habitat (Figures 2 and 5). Water flows through the on-site channel in a northerly direction and has a hydrological connection with downstream aquatic resources. Based on the results of the field investigations and the initial analysis, the channel will be considered jurisdictional. Therefore, a DBESP will be prepared for the project to fully analyze the intermittent channel and the potential impacts which will occur to the on-site channel and the downstream aquatic habitat. In addition, a "Notification of Lake or Streambed Alteration" will be submitted to CDFW and a 1600 Permit will be prepared for the project. USCOE will also be contacted regarding the potential need for a Section 404 permit.

5.0 IMPACTS AND MITIGATIONS

5.1 General Vegetation and Wildlife

Grading and construction activities associated with the proposed project will generate impacts to the general biological resources present on the site. However, the site has been disturbed by past human activities and only a few native plant species would be affected. Loss of the existing vegetation would also affect some wildlife species; although, the number of species that would be impacted is relatively low. Wildlife diversity is limited due to the absence of diverse habitats and the fact that the site is surrounded by existing residential and commercial developments.

Direct impacts would include an increase in mortality for less mobile species (e.g., rodents, etc.), and displacement of mobile species (primarily birds) into vacant habitats in the surrounding area. The ability of displaced wildlife species to survive in adjacent habitats would be dependent upon the existing carrying capacity of adjacent habitats at the time of displacement. The number of wildlife species that would be displaced is expected to be low and a significant increase in overall mortality for most wildlife species is unlikely. Indirect impacts would include an increase in disturbance of daily and seasonal behavior of some species due to increased noise levels associated with construction activities. However, these impacts will be temporary. Once construction is completed, there will be an increase in the ambient noise levels due to increase traffic levels on the streets and other human activities associated with the development.

5.2 Threatened, Endangered, and Species of Special Concern

The property is not expected to support any populations of listed plant or animal species, and there are no documented populations of any sensitive species in the immediate area (CNDDDB, 2016). In addition, the property is located in an area which has been fragmented due to a significant amount of development activities over the last few

decades. None of the special status plant species which occur in the region are expected to occur on the site due to the past, as well as, on-going agricultural activities. In addition, the site does not support any habitats that are typically associated with any of the sensitive plant species (Table 1, Appendix A). There are four raptor species (Cooper's hawk, ferruginous hawk, northern harrier, and white-tailed kite) which may infrequently utilize the site during hunting activities; however, the site provides minimal habitat given the limited number of prey species which probably occur on the site. Development of the site is expected to have negligible cumulative impacts on these species.

Burrowing owls do not currently inhabit the site based on the results of the focused survey for the species; however, there are a few suitable (i.e., occupiable) burrows on the site which could be utilized by owls in the future. The western spadefoot toad could potentially inhabit the intermittent channel; although, no toads were observed during the field investigations. Based on the possible presence of burrowing owls and western spadefoot toads, the following additional surveys and mitigations are recommended as per CDFW requirements.

1. Conduct pre-construction surveys for the burrowing owl to determine if the species has moved on to the site since the 2015 surveys.
2. Conduct pre-construction surveys for the western spadefoot toad to determine if the species is present on the site.
3. The site is located within the known distribution of the listed Stephens kangaroo rat and the species could potentially inhabit the site. Therefore, mitigation fees will be required as per the MSHCP.

4. Contact CDFW regarding conducting focused surveys for sensitive plant species known to occur in the region. If required, conduct focused surveys for sensitive plant species as per the survey requirements of the California Naïve Plant Society.

5.3 Habitat Fragmentation and Wildlife Movement

As previously noted, the property is located in an area where habitat has been fragmented due to past human activities, agricultural activities, and on-going developments in the surrounding region. Therefore, the incremental loss of wildlife habitat associated with the proposed development is expected to be negligible. There are no major wildlife corridors present on the site and the proposed project will not impede regional wildlife movement or impact any MSHCP-designated corridors or habitat linkages. Therefore, the proposed project is not expected to have any substantial impacts in regard to habitat fragmentation and regional wildlife movement.

5.4 Critical and Sensitive Habitat and Jurisdictional Waters

The proposed project will not generate any impacts to vernal pools; although, the project will impact the small intermittent blueline channel in the southeast portion of the property (Figures 2 and 4). As previously discussed, a DBESP analysis is being performed and will be submitted under separate cover. A 1600 permit will be submitted to CDFW as per State requirements and USCOE will also be contacted to determine if a Section 404 permit will be required.

5.5 Application of CEQA Guidelines – Section 15370

Avoidance of Impacts: The project will generate impacts to a blueline intermittent channel which is considered jurisdictional; therefore, a “Determination of Biological Equivalent or Superior Preservation” is applicable to the property and will be submitted under separate cover.

Minimization of Impacts: Development of the site is not expected to impact any sensitive plant species.

Rectifying Impacts: Various mitigation measures are listed in Section 5.2 based on the results of the field investigation. Additional mitigations will be provided, as necessary, following consultations with the various resource agencies.

Impacts: Where possible, native vegetation will be utilized for on-site landscaping in order to provide some habitat for local wildlife species.

Compensation for Impacts: The site is located within the Riverside County HCP fee area for the Stephen's kangaroo rat and any potential impacts to this species will be mitigated through payment of a per-acre fee.

Monitoring Program: No monitoring programs are recommended for this project at the present time; however, monitoring programs will be established as necessary to compensate for impacts that will be associated with the project.

5.6 Local Policies and Ordinances

The proposed project will not conflict with or have any adverse impact on any local policies or ordinances.

6.0 REFERENCES


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7.0 CERTIFICATION

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

Date: 1-22-2016

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APPENDIX A

FIGURES

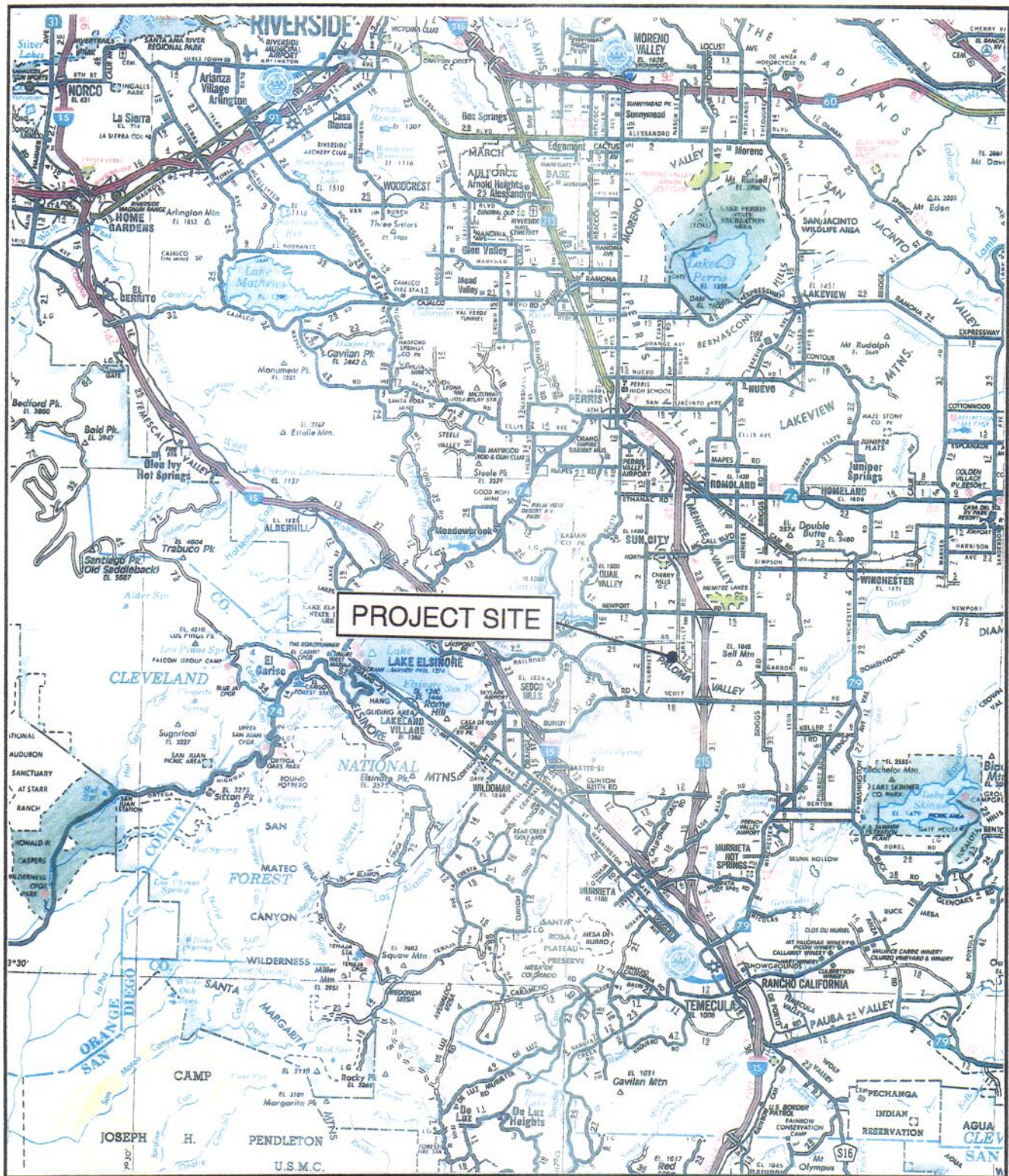


FIGURE 1
VICINITY MAP
(Source: ACSC Map Source, 2015)



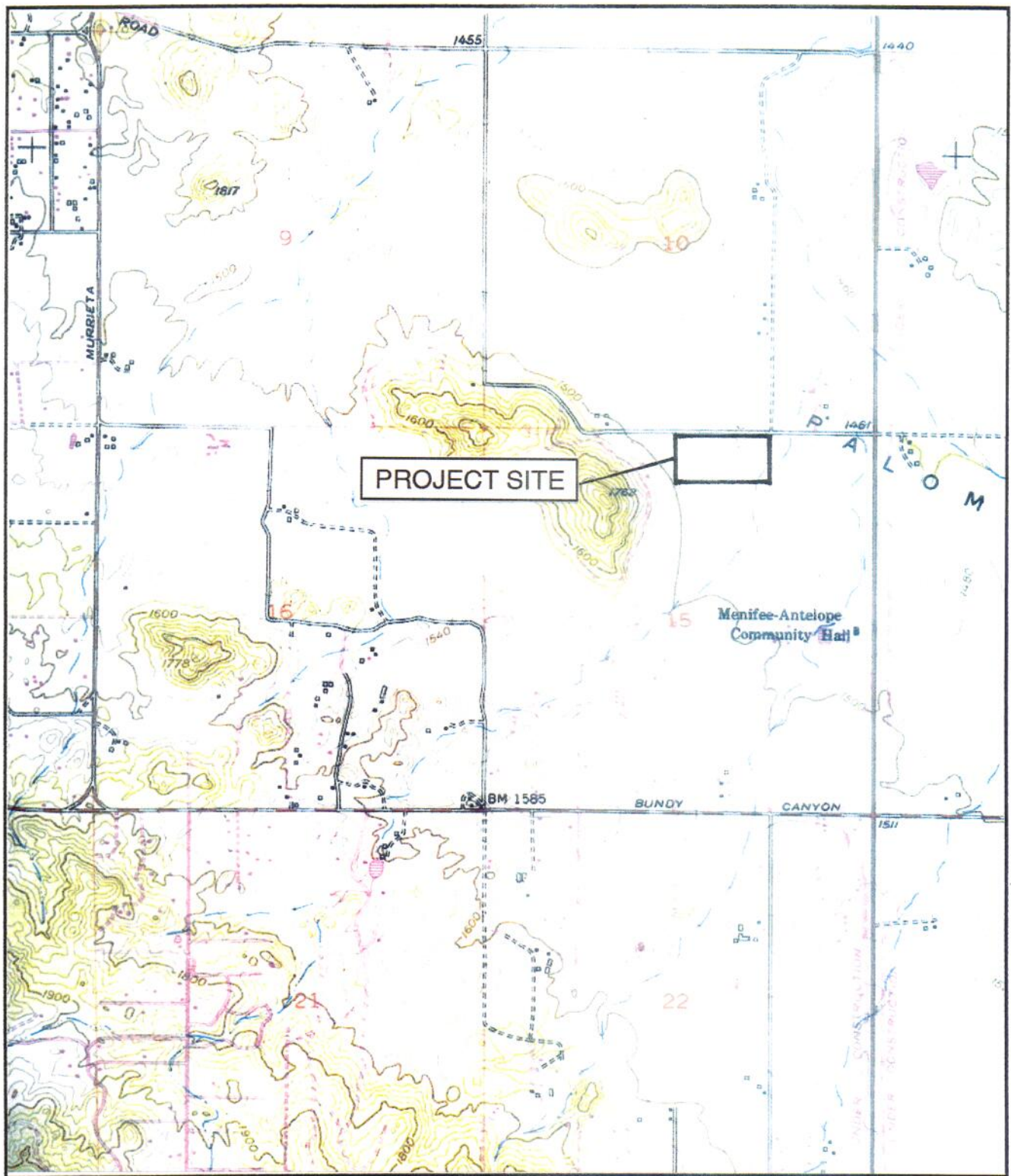


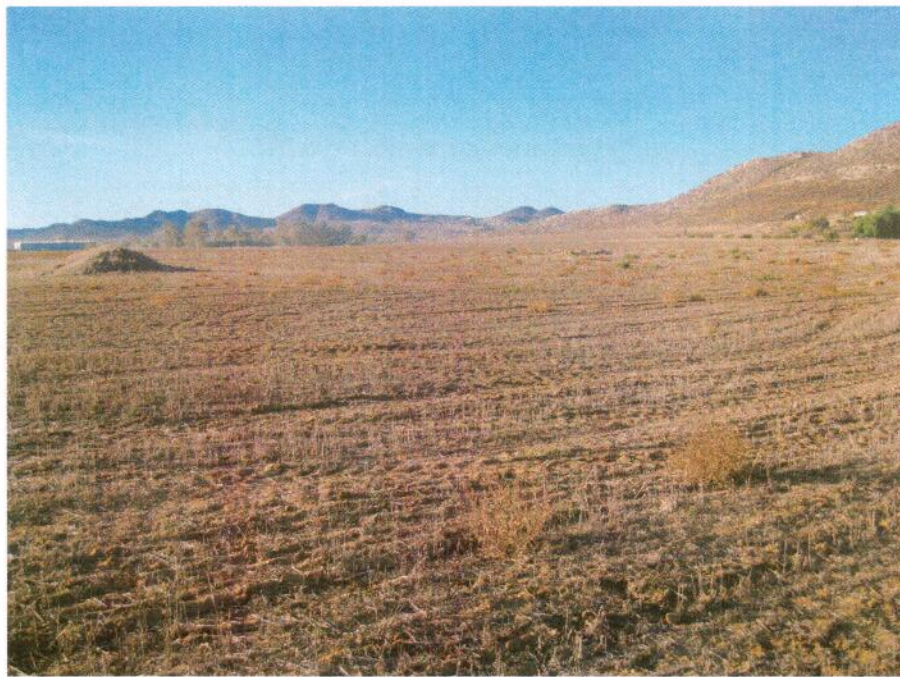
FIGURE 2

PROPERTY LOCATION
(Source: USGS Romoland, CA Quad., 1953)





NORTHWEST CORNER LOOKING SOUTHEAST

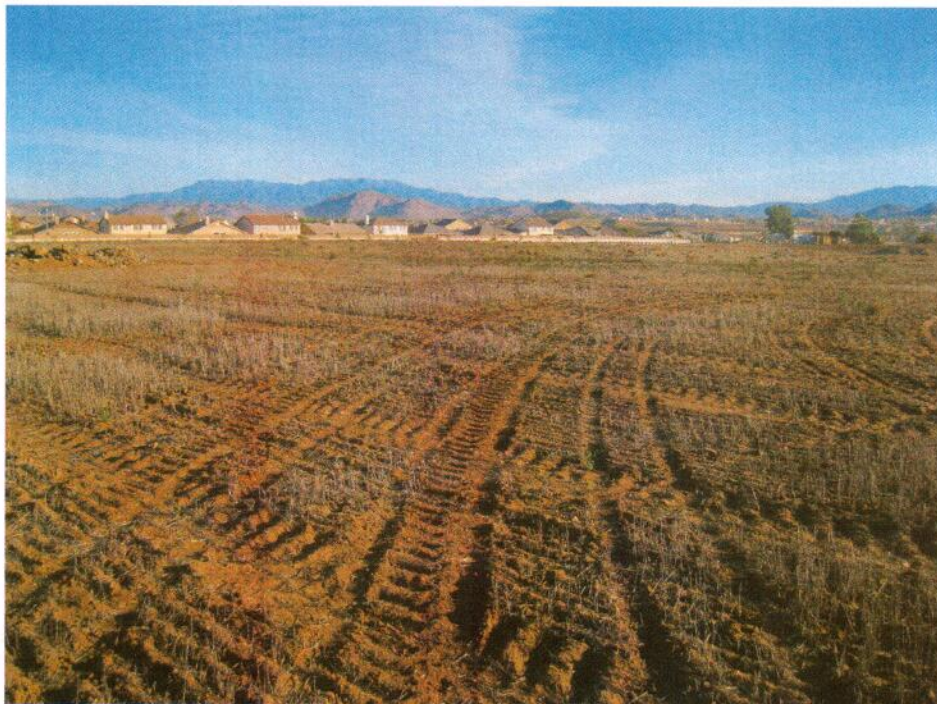


NORTHEAST CORNER LOOKING SWHVEST

FIGURE 3
PHOTOGRAPHS OF SITE
(Rancho Bonito Project, Menifee, CA)



SOUTHEAST CORNER LOOKING NORTHWEST



SOUTHWEST CORNER LOOKING NORTHEAST

FIGURE 3, cont.
PHOTOGRAPHS OF SITE
(Rancho Bonito Project, Menifee, CA)

RANCHO BONITO

TOWN HOME COMMUNITY AND SHOPPING CENTER

FIGURE 4



TOWN HOME COMMUNITY	
TOTAL TOWN HOME UNITS: 210 2-STORY ATTACHED TOWN HOMES	
BUILDING TYPE A: 39 BLDGS.	
(1) PLAN 1	
(2) PLAN 2	
(3) PLAN 3	
TOTAL BUILDING SQUARE FEET:	298,364 S.F.
BUILDING TYPE A	99,600 S.F.
BUILDING TYPE B	398,643 S.F.
TOTAL GROSS BLDG. S.F.	
BUILDING COVERAGE	199,879 S.F.
CLUBHOUSE LOGGIA, TRELIS, EXTERIOR PORCHES, BALCONIES	52,299 S.F.
CLUBHOUSE FOOTPRINT:	2,094 S.F.
TOTAL GROUND FOOTPRINT:	254,272 S.F.
UNENCLOSED AREAS	
CLUBHOUSE LOGGIA, TRELIS, EXTERIOR PORCHES, BALCONIES	1,792 S.F.
AT 210 UNITS	11,552 S.F.

PARKING	
SPACES REQUIRED:	141 SPACES
ON SITE CAR GARAGES:	420 (2) CAR GARAGES
ON SITE PARKING SPACES:	114 @ 5'X18' TYPICAL
PARKING PROVIDED:	544
EXTRA SPACES:	
DISABLED SPACES:	6 @ 14'X18' TYP. (1 VAN ACCESS)
UNIT TYPES	
PLAN 1 1B1C 250'X2.5 A:	30 UNITS
PLAN 1 1B1C 250'X2.5 B:	30 UNITS
PLAN 1 1B1C 250'X2.5 C:	30 UNITS
PLAN 2 2B1C 280'X2.5 A:	9 UNITS
PLAN 2 2B1C 280'X2.5 B:	9 UNITS
PLAN 2 2B1C 280'X2.5 C:	9 UNITS
PLAN 3 3B1C 350'X2.5 A:	48 UNITS
PLAN 3 3B1C 350'X2.5 B:	48 UNITS
PLAN 3 3B1C 350'X2.5 C:	48 UNITS
TOTAL UNITS:	210 UNITS
UNIT TYPE MIX	
PLAN 1 2B1C 280'X2.5 A:	75 UNITS
PLAN 2 2B1C 280'X2.5 B:	57 UNITS
PLAN 3 3B1C 350'X2.5 A:	78 UNITS
TOTAL:	210 UNITS
QUANTITIES / PERCENTAGES	
PLAN 1 2B1C 280'X2.5 A:	36%
PLAN 2 2B1C 280'X2.5 B:	27%
PLAN 3 3B1C 350'X2.5 A:	33%
TOTAL:	100%
8 REFUSE / RECYCLE ENCLOSURES (2 BINS EACH = 17 BINS TOTAL)	

SHOPPING CENTER:	
TWO ONE STORY BUILDINGS	
BUILDING ONE	5,027 S.F.
BUILDING TWO	21,700 S.F.
TOTAL	26,727 S.F.
PARKING REQUIREMENTS	
NEIGHBORHOOD SHOPPING	@ 5.5 SPACES PER 1,000 S.F.
CENTER PARKING	26.72 X 5.5 = 147 SPACES REQUIRED
ON SITE PARKING	26,727 S.F. / 1,000 S.F. = 26.727 SPACES REQUIRED
8 ADA DISABLED SPACES @ 14' X 18' (ONE VAN ACCESSIBLE)	
(3) LOADING ZONES REQUIRED	
PARKING SHOWN	
ON SITE PARKING SPACES	147 SPACES
ON SITE CAR GARAGES	3 SPACES
2 REFUSE / RECYCLE ENCLOSURES	4 BINS TOTAL



SITE PLAN

Scale: 1" = 40'-0"



FIGURE 5
AERIAL VIEW OF SITE
(Source: Google Maps, 2016)

APPENDIX B

TABLES

Table 1: Sensitive plant species documented in surrounding area
(Data from Murrieta USGS Quadrangle and eight surrounding quadrangles.)

NAME	STATUS	HABITAT REQUIREMENTS	PRESENCE/ABSENCE ON PROPERTY
PLANTS			
Chaparral sand-verbena (<i>Abronia villosa</i> var. <i>aurita</i>)	Fed: None State: None CNPS: 1B.1	Open sandy places below 5,000 feet elevation. Coastal sage scrub and Chaparral.	Suitable habitat absent from the site. Not expected to occur on the site.
Santa Rosa Basalt (<i>Brodiaea santarosae</i>)	Fed: None State: None CNPS: 1B.1	Valley & foothill native grasslands	Suitable habitat absent from the site. Not expected to occur on the site.
Thread-leaved brodiaea (<i>Brodiaea filifolia</i>)	Fed: T State: E CNPS: 1B.1	Coastal sage scrub, chaparral below 4,500 feet elevation.	Suitable habitat absent from the site. Not expected to occur on the site.
Rainbow Manzanita (<i>Arctostaphylos rainbowensis</i>)	Fed: None State: None CNPS: 1B.1	Chaparral	Suitable habitat absent from the site. Not expected to occur on the site.
Round-leaved filaree (<i>California macrophylla</i>)	Fed: None State: None CNPS: 1B.1	Native valley grasslands and foothill woodlands.	Suitable habitat absent from the site. Not expected to occur on the site.
Intermediate mariposa-lily (<i>Calochortus weedii</i> var. <i>intermedius</i>)	Fed: None State: None CNPS: 1B.2	Coastal sage scrub and native grassland communities.	Suitable habitat absent from the site. Not expected to occur on the site.
Smooth tarplant (<i>Centromadia pungens</i> ssp. <i>laevis</i>)	Fed: None State: None CNPS: 1B.1	Native grassland.	Suitable habitat absent from the site. Not expected to occur on the site.
Parry's spineflower (<i>Chorizanthe parryi</i> var. <i>parryi</i>)	Fed: None State: None CNPS: 1B.1	Coastal sage scrub communities below 2,500 feet elevation.	Suitable habitat absent from the site. Not expected to occur on the site.
Long-spined spineflower (<i>Chorizanthe polygonoides</i> var. <i>longispina</i>)	Fed: None State: None CNPS: 1B.2	Chaparral plant community.	Suitable habitat absent from the site. Not expected to occur on the site.
Plummer's mariposa lily (<i>Calochortus plummerae</i>)	Fed: None State: None CNPS: 1B.1	Chaparral, cismontane woodlands, coastal scrub, Valley & native grasslands.	Suitable habitat absent from the site. Not expected to occur on the site.
San Diego button-celery (<i>Eryngium aristulatum</i> var. <i>parishii</i>)	Fed: E State: E CNPS: 1B.1	Coastal sage scrub and coastal salt marsh below 3,000 feet elevation.	Suitable habitat absent from the site. Not expected to occur on the site.
Woven-sopored lichen (<i>Texosporium sanctijacobi</i>)	Fed: None State: None CNPS:	Chaparral	Suitable habitat absent from the site. Not expected to occur on the site.
California screw moss (<i>Tortula californica</i>)	Fed: None State: None CNPS:	Chenopod scrub, Valley & native foothill grassland.	Suitable habitat absent from the site. Not expected to occur on the site.
Coulter's goldfields (<i>Lasthenia galbrata</i> ssp. <i>coulteri</i>)	Fed: None State: None CNPS: 1B.1	Coastal salt marshes, vernal pools and damp alkaline areas.	Suitable habitat absent from the site. Not expected to occur on the site.

Robinson's pepper-grass (<i>Lepidium virginicum</i> var. <i>robinsonii</i>)	Fed: None State: None CNPS: 1B.2	Coastal sage scrub and chaparral communities.	Suitable habitat absent from the site. Not expected to occur on the site.
Davidson's saltscale (<i>Atriplex serenana</i> var. <i>davidsonii</i>)	Fed: None State: None CNPS: 1B.2	Alkaline valleys at low elevations, coastal sage scrub communities.	Suitable habitat absent from the site. Not expected to occur on the site.
Spreading navarretia (<i>Navarretia fossialis</i>)	Fed: T State: None CNPS: 1B.1	Freshwater marshes and vernal pools.	Suitable habitat absent from the site. Not expected to occur on the site.
Prostrate vernal pool navarretia (<i>Navarretia</i> <i>prostrata</i>)	Fed: None State: None CNPS: 1B.1	Vernal pools and moist places below 2,000 feet elevation.	Suitable habitat absent from the site. Not expected to occur on the site.
California Orcutt grass (<i>Orcuttia californica</i>)	Fed: E State: E CNPS: 1B.1	Drying mud flats and grasslands.	Suitable habitat absent from the site. Not expected to occur on the site.
San Diego ambrosia (<i>Ambrosia pumila</i>)	Fed: E State: None CNPS: 1B.1	Vernal pools in Chaparral and Coastal sage scrub.	Suitable habitat absent from the site. Not expected to occur on the site.
Lemon lily (<i>Lilium</i> <i>parryi</i>)	Fed: None State: None CNPS: 1B.2	Springy places and wet banks 4,000-9,000 feet elevation.	Suitable habitat absent from the site. Not expected to occur on the site.
San Bernardino aster (<i>Symphyotrichum</i> <i>defoliatum</i>)	Fed: None State: None CNPS: 1B.2	Cismontane woodlands, coastal sage scrub, marshes, and lower montane coniferous forests.	Suitable habitat absent from the site. Not expected to occur on the site.
Munz's onion (<i>Allium</i> <i>munzii</i>)	Fed: E State: T CNPS: 1B.1	Vernal pool areas 1,000- 2,000 feet elevation.	Suitable habitat absent from the site. Not expected to occur on the site.
San Jacinto Valley crownscale (<i>Atriplex</i> <i>coronata</i> var. <i>notatior</i>)	Fed: E State: None CNPS: 1B.1	Alkali flats.	Suitable habitat absent from the site. Not expected to occur on the site.
Parish's brittlescale (<i>Atriplex parishii</i>)	Fed : None State: None CNPS: 1B.1	Alkali flats.	Suitable habitat absent from the site. Not expected to occur on the site.
Bottle liverwort (<i>Sphaerocarpos drewei</i>)	Fed: None State: None CNPS: 1B.1	Chaparral and coastal sage scrub	Suitable habitat absent from the site. Not expected to occur on the site.

Legend: CNPS = California Native Plant Society
E = Endangered
T = Threatened

Table 2: Sensitive animals documented in the surrounding area. (Data from the Romoland USGS Quadrangle and surrounding eight quadrangles.)

NAME	STATUS	HABITAT REQUIREMENTS	PRESENCE/ABSENCE ON PROPERTY
ANIMAL			
Burrowing owl (<i>Athene cunicularia</i>)	Federal: None State: None CDFW: SSC	Open grassland areas where the owls utilize abandoned mammal burrows.	Not observed on site.
Northwestern San Diego pocket mouse (<i>Chaetodipis fallax fallax</i>)	Federal: None State: None CDFW: SSC	Coastal sage scrub and chaparral.	Suitable habitat absent from the site. Not expected to occur on the site.
Stephens' kangaroo rat (<i>Dipodomys stephensi</i>)	Federal: E State: T	Annual grasslands.	Suitable habitat present on-site. Species could potentially occur on the site.
San Diego black-tailed jackrabbit (<i>Lepus californicus bennettii</i>)	Federal: None State: None CDFW: SSC	Open and semi-open grasslands.	Species was not observed on the site during the various surveys conducted.
Western spadefoot toad (<i>Spea hammondi</i>)	Federal: None State: None CDFW: SSC	Typically associated with alkali flats, washes, and floodplains.	Drainage swales/channels on the site provide suitable habitat for the species.
Riverside fairy shrimp (<i>Streptocephalus woottoni</i>)	Federal: E State: None CDFW: None	Vernal pools.	Suitable habitat absent from the site. Not expected to occur on the site.
Coastal California gnatcatcher (<i>Polioptila californica californica</i>)	Federal: T State: None CDFW: SSC	Coastal sage scrub.	Suitable habitat absent from the site. Not expected to occur on the site.
Coast horned lizard (<i>Phrynosoma blainvillii</i>)	Federal: None State: None CDFG: SSC	Open areas with sandy soils where ant colonies are available.	Suitable habitat present on the site. Species could potentially occur on the site.
Orangethroat whiptail (<i>Aspidoscelis hyperythra</i>)	Federal: None State: None CDFW: SSC	Chaparral areas where loose sand and rocky habitats are available.	Suitable habitat absent from the site. Not expected to occur on the site.
Dulzera pocket mouse (<i>Chaetodipus californicus femoralis</i>)	Federal: None State: None CDFW: SSC	Rocky slopes and desert areas.	Suitable habitat absent from the site. Not expected to occur on the site.
Red-diamond rattlesnake (<i>Crotalus ruber</i>)	Federal: None State: None CDFW: SSC	Desert areas, dense chaparral, coastal areas.	Suitable habitat absent from the site. Not expected to occur on the site.
San Diego banded gecko (<i>Coleonyx variegates</i>)	Federal: None State: None CDFW: SSC	Chaparral, coastal scrub	Suitable habitat absent from site. Not expected to occur on the site.
Western mastiff bat (<i>Eumops perotis californicus</i>)	Federal: None State: None CDFW: SSC	Rocky cliffs, canyons and structures.	Suitable habitat absent from the site. Not expected to occur on the site.
Quino checkerspot butterfly (<i>Euphydryas editha quino</i>)	Federal: E State: None CDFW: None	Open areas.	Not expected to occur on the site.
Arroyo chub (<i>Gila orcuttii</i>)	Federal: None State: None CDFW: SSC	Rivers, streams and ponds.	Suitable habitat absent from the site. Not expected to occur on the site.
Los Angeles pocket mouse (<i>Perognathus longimembris brevinasus</i>)	Federal: None State: None CDFW: SSC	Rocky slopes and desert areas.	No live-trapping surveys conducted, but not expected to occur on the site.

Coast Range newt (<i>Taricha torosa</i>)	Federal: None State: None CDFW: SSC	Quiet streams, ponds, lakes and surrounding evergreen areas.	Suitable habitat absent from the site. Not expected to occur on the site.
Two-striped garter snake (<i>thamnophis hammondi</i>)	Federal: None State: None CDFW: SSC	Brackish coastal marshes, ponds and lakes.	Suitable habitat absent from the site. Not expected to occur on the site.
Least Bell's vireo (<i>Vireo bellii pusillus</i>)	Federal: E State: E CDFW: None	Large riparian habitat areas.	Suitable habitat absent from the site. Not expected to occur on the site.
Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>)	Federal: T State: None CDFW: None	Vernal pools.	Suitable habitat absent from the site. Not expected to occur on the site.
Northern harrier (<i>Circus cyaneus</i>)	Federal: None State: None CDFW: SSC	Marshlands, grasslands and parries.	Could occasionally forage over the site.
Bald eagle (<i>Haliaeetus leucocephalus</i>)	Federal: D State: E CDFW: None	Ridges and cliffs usually near lakes and rivers.	Suitable habitat absent from the site. Not expected to occur on the site.
San Diego desert woodrat (<i>Neotoma lepida intermedia</i>)	Federal: None State: None CDFW: SSC	Rocky and desert areas.	Could potentially occur on the site, but not observed during field investigations.
Rosy boa (<i>Charina trivirgata</i>)	Federal: None State: None CDFW: SCC	Chaparral, Mojavean desert scrub	Suitable habitat absent from the site. Not expected to occur on the site.
California red-legged frog (<i>Rana draytonii</i>)	Federal: T State: None CDFW : SSC	Ponds or other permanent water with dense vegetation.	Small riparian area on-site not expected to support populations of the species.
Copper's hawk (<i>Buteo cooperi</i>)	Federal: None State: None CDFW: SSC	Cismontane woodlands, riparian forest and woodland.	Suitable nesting habitat absent from site but may utilize site for foraging.
Tricolored blackbird (<i>Agelaius tricolor</i>)	Federal: None State: None CDFW: SCC	Freshwater marshes, wetlands.	Suitable habitat absent from site. Not expected to occur on the site.
Southern California rufous-crowned sparrow (<i>Aimophila ruficeps canescens</i>)	Federal: None State: None CDFW: SCC	Chaparral, coastal scrub	Suitable habitat absent from site. Not expected to occur on the site.
Coast patch-nosed snake (<i>Salvadora hexalepis virgultea</i>)	Federal: None State: None CDFW: SSC	Open woodland and forested mountain slopes.	Suitable habitat absent from the site. Not expected to occur on the site.
Loggerhead shrike (<i>Lanius ludovicianus</i>)	Federal: None State: None CDFW: SSC	Very widespread, habitat where perches can be less conspicuous.	May occasionally occur on the site.
Bell's sage sparrow (<i>Artemispiza belli</i>)	Federal: None State: None CDFW: SCC	Chaparral, coastal scrub	Suitable habitat absent from site. Not expected to occur on the site.
Coastal whiptail lizard (<i>Aspidoscelis tigris</i>)	Federal: None State: None CDFW: SCC	Coastal scrub	Suitable habitat absent from site. Not expected to occur on the site.
Ferruginous hawk (<i>Buteo regalis</i>)	Federal: None State: None CDFW: SCC	Native grassland, Great Basin scrub, juniper woodland	Suitable nesting habitat absent from site, May use site for foraging.
White-tailed kite (<i>Elanus leucurus</i>)	Federal: None State: None CDFW: SSC	Cismontane woodland, marshes & swamps, riparian habitats.	Suitable nesting habitat absent from site. May use site for foraging.
Coastal cactus wren (<i>Campylorhynchus brunneicapillus sandiegensis</i>)	Federal: None State: None CDFW: SSC	Cactus, mesquite, Palo Verde and other thorny trees.	Suitable habitat absent from the site. Not expected to occur on the site.
California horned lark (<i>Eremophila alpestris</i>)	Federal: None State: None	Native grassland,	Not expected to occur on the site

	CDFW: SSC		
San Bernardino ringnecked snake (<i>Diadophis punctatus</i>)	Federal: None State: None CDFW: SSC	Montane areas	Suitable habitat absent from site. Expected to occur on the site.
Santa Rosa Plateau fairy shrimp (<i>Linderiella santarosae</i>)	Federal: None State: None CDFW: SSC	Vernal pools	Suitable habitat absent from site. Not expected to occur on the site.
White-faced ibis (<i>Plegadius chili</i>)	Federal: None State: None CDFW: SSC	Marsh and wetland area.	Suitable habitat absent from site. Not expected to occur on the site.

Legend: T = Threatened
E = Endangered
SSC = Species of Special Concern

Table 3: Plant species observed on the site and/or in adjacent areas.

Common Name	Scientific Name	Comments
Annuals		
Snakeweed	<i>Gutierrezia sarothra</i>	Observed off-site
Telegraph weed	<i>Heterotheca gradifolia</i>	“
Bladderpod	<i>Isomeris aroborea</i>	“
Fiddleneck	<i>Amsinckia tessellata</i>	“
Black mustard	<i>Brassica nigra</i>	“
Plantain	<i>Plantago erecta</i>	“
Croton	<i>Croton californica</i>	“
Coyote melon	<i>Cucurbita foetidissima</i>	“
Pearly everlasting	<i>Gnaphalium californicum</i>	
Phacelia	<i>Phacelia distans</i>	“
Lambs quarters	<i>Chenopodium californicum</i>	“
Centaurem	<i>Centaurea squarrosa</i>	“
Brome grass	<i>Bromus sp.</i>	On-site
Dove weed	<i>Eremocarpus setigerus</i>	”
Tobacco	<i>Nicotiana attenuata</i>	“
Lamb's quarters	<i>Chenopodium album</i>	“
Heliotrope	<i>Heliotropium sp.</i>	“
Erodium	<i>Erodium cicutarium</i>	“
Goldfields	<i>Lasthenia californica</i>	“
Russian thistle	<i>Salsola tragus</i>	“
Stephanomeria	<i>Stephanomeria sp.</i>	“
Seep willow	<i>Baccharis emoryi</i>	“
Mustard	<i>Brassica tourneforti</i>	“
Red-osier dogwood	<i>Cornus stolonifera</i>	“
Tamarisk	<i>Tamarix ramoissina</i>	“

Source: Munz, P.A. 1974. A Flora of Southern California. University of California Press. Berkeley, California. 1086 pp.

Table 4: Wildlife species observed on the property and/or known to occur in the immediate area. (Note: The following list is not intended to be a comprehensive list of every species which may occur on the site or in the immediate surrounding area.)

Common Name	Scientific Name	Comments
Mammals		
Desert cottontail	<i>Sylvilagus auduboni</i>	Observed on-site
California ground squirrel	<i>Spermophilus beecheyi</i>	"
Coyote	<i>Canis latrans</i>	Scats observed on-site.
Deer mouse	<i>Peromyscus maniculatus</i>	May occur on-site.
California mouse	<i>P. californicus</i>	"
Botta's pocket gopher	<i>Thomomys bottae</i>	"
Birds		
Raven	<i>Corvus corax</i>	Observed on-site.
Crow	<i>C. brachyrhynchos</i>	"
Western meadowlark	<i>Sturnella neglecta</i>	"
Rock dove	<i>Columba livia</i>	Observed in surrounding area
Brewer's blackbird	<i>Euphagus cyanocephalus</i>	"
Anna's hummingbird	<i>Calypte amna</i>	Observed on site
Mourning dove	<i>Zenaida macroura</i>	"
California quail	<i>Callipepla Californica</i>	Observed in surrounding area
Western kingbird	<i>Tyrannus verticalis</i>	"
House sparrow	<i>Passer domesticus</i>	"
Lark sparrow	<i>Chondestes grammacus</i>	"
House finch	<i>Carpodacus mexicanis</i>	"
Bullock's oriole	<i>Icterus bullockii</i>	"
Sage sparrow	<i>Amphispiza belli</i>	"
Costa hummingbird	<i>Calypte costae</i>	"
Northern mockingbird	<i>Mimus polyglottus</i>	"
Ash-throated flycatcher	<i>Myiarchus cinerascens</i>	"
American robin	<i>Turdus migratorius</i>	"
Scrub jay	<i>Aphelocoma coerulescens</i>	"
Reptiles and Amphibians		
Side-blotched lizard	<i>Uta stansburiana</i>	Observed on site.
Western fence lizard	<i>Sceloporus occidentalis</i>	"
Granite spiny lizard	<i>Sceloporus orcuttii</i>	"
Common garter snake	<i>Thamnophis sirtalis</i>	Occurs in area
Gopher snake	<i>Pituophis melanoleucus</i>	"
Western toad	<i>Bufo boreas</i>	"
Southwestern toad	<i>Bufo mircroscaphus</i>	"

SOURCES:

- (1) Blair, W.F. 1968. Vertebrates of the United States. McGraw-Hill, Inc. New York. 616 pp.
- (2) Whitaker, J. O. 1980. The Audubon Society Field Guide to North American Mammals. A. A. Knopf, New York. 745 pp.
- (3) NGS. 1987. Field Guide to the Birds of North America. The National Geographic Society. 464 pp.