



**GENERAL BIOLOGICAL ASSESSMENT
AND
WESTERN RIVERSIDE COUNTY MSHCP
CONSISTENCY ANALYSIS
FOR
PROMONTORY POINT
APN 913-210-005, 006, 007, 010, 011, 012, 013, 032, 033, 034 & 035
CITY OF MURRIETA
RIVERSIDE COUNTY, CALIFORNIA**

Prepared for:

**Tierra Nova Consulting, Inc.
31938 Temecula Parkway, Suite A369
Temecula, CA 92592**

Prepared by:

**Hernandez Environmental Services
17037 Lakeshore Drive
Lake Elsinore, CA 92530**

**June 2018
(Revised June 2019)**

Table of Contents

1.0	Introduction.....	3
1.1	Project Site Location.....	3
1.2	Project Description.....	3
2.0	Methodology	3
2.1	Literature Review.....	3
2.1.1	Western Riverside County MSHCP	4
2.1.2	Project Relationship to the Western Riverside County MSHCP.....	4
2.2	Field Survey	5
3.0	Existing Conditions and Results	5
3.1	Environmental Setting.....	5
3.2	Soils.....	5
3.3	Plant and Habitat Communities	5
3.4	Wildlife	7
3.5	Regional Connectivity/Wildlife Movement	7
3.6	Sensitive Biological Resources.....	7
3.6.1	Sensitive Plant Resources	7
3.6.2	Sensitive Animal Resources.....	12
3.6.3	Nesting Birds	16
3.7	Jurisdictional Waters	16
4.0	Project Impacts.....	16
4.1	Impacts to Habitats	16
4.2	Impacts to Sensitive Species	16
4.3	Impacts to Nesting Birds.....	18
4.4	Impacts to Critical Habitat	18
4.5	Impacts to Wildlife Movement Corridors	18
4.6	Conflict with Local Policies or Ordinances Protecting Biological Resources.....	18
4.7	Conflict with the Provisions of an Adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Other Approved Local, Regional, or State Habitat Conservation Plan	18
4.8	State and Federal Drainages.....	18
5.0	Western Riverside County MSHCP Consistency Analysis	19
5.1	MSHCP Requirements	19
6.0	Recommendations.....	20
7.0	Certification	21
8.0	References.....	23

FIGURES

Figure 1 – Location Map

Figure 2 – Vicinity Map

Figure 3 – Project Plans

Figure 4 – Habitat Map

Figure 5 – Impacts Map

APPENDICES

Appendix A – Species Observed

Appendix B – Species Presence/Absence List

Appendix C – Site Photographs

Appendix D – Focused Burrowing Owl Survey Report

Appendix E – Soils

1.0 Introduction

HES was contracted to prepare a general biological assessment and Western Riverside County MSHCP consistency analysis for Promontory Point. The project site consists of approximately 8.37 acres located at the southwest corner of Murrieta Hot Springs Road and Winchester Road, Riverside County Assessor's Parcel Numbers (APN) 913-210-005, 006, 007, 010, 011, 012, 013, 032, 033, 034, and 035.

1.1 Project Site Location

The project site is located at the southwest corner of Murrieta Hot Springs Road and Winchester Road. The site is located within the City of Murrieta, Riverside County, California. The project site consists of Riverside County APNs 913-210-005, 006, 007, 010, 011, 012, 013, 032, 033, 034, and 035. Specifically, the project site is located within Temecula Land Grant of the *Murrieta* United States Geological Survey (USGS) 7.5' topographic quadrangle. The center point latitude and longitude for the project site are 33°33'05.0896" North and 117°08'32.0664" West (Figures 1 and 2).

1.2 Project Description

The Promontory Point project is a General Plan Amendment, Zone Change and Development Plan to change the existing Commercial General Plan land use, Neighborhood Commercial zoning to Multifamily Residential General Plan land use, Multi-Family 3 zoning and to develop multi-family housing totaling 234 units on a 8.37 acre site. (Figure 3). The site is subject to the Commercial General Plan Land Use Designation and is Zoned Neighborhood Commercial. A General Plan and Zone Change Amendment is proposed. The site is undeveloped. Access would be provided by two private drives proposed to be located at Date Street and at Rising Hill Drive. Currently Earthwork being proposed would have an excavation depth of four feet below finish grade or two feet below the deepest footing, whichever is greater.

2.0 Methodology

2.1 Literature Review

HES conducted a literature review and reviewed aerial photographs and topographic maps of the project site and surrounding areas. A five-mile radius was used to identify sensitive species with the California Natural Diversity Data Base (CNDDB), the U.S. Fish and Wildlife Service (USFWS) Endangered Species Lists, and the California Native Plant Society (CNPS) rare plant lists to obtain species information for the project area. The CNDDB and USFWS critical habitat databases were utilized, together with Geographic Information System (GIS) software, to locate the previously recorded locations of sensitive plant and wildlife occurrences and designated critical habitat and determine the distance from the project site. Additionally, the Western

Riverside County MSHCP was reviewed for information on known occurrences of sensitive species within Riverside County.

2.1.1 Western Riverside County MSHCP

The Western Riverside County MSHCP (Dudek and Associates 2003) is a comprehensive, multijurisdictional habitat conservation planning program for western Riverside County, California. The purpose of the Western Riverside County MSHCP is to preserve native habitats, and to this end, the plan focuses upon the habitat needs of multiple species rather than one species at a time. The Western Riverside County MSHCP provides coverage/take authorization for some species listed under the federal or state Endangered Species Act (ESA) as well as non-listed special-status plant and wildlife species. It also provides mitigation for impacts to special-status species and their associated habitats.

Through agreements with the USFWS and California Department of Fish and Wildlife (CDFWG), 146 listed and special-status plant and animal species receive some level of coverage under the Western Riverside County MSHCP. Of the 146 covered species, the majority have no additional survey needs or conservation requirements. Furthermore, the Western Riverside County MSHCP provides mitigation for project-specific impacts to these species, thereby reducing the degree of impact to below a level of significance, pursuant to the California Environmental Quality Act (CEQA).

Several of the species covered under the Western Riverside County MSHCP have additional survey requirements. These include the riparian communities and associated species addressed in Section 6.1.2 of the Western Riverside County MSHCP document (“Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools”), plants identified in Section 6.1.3 (“Narrow Endemic Plant Species”); and plants and animal species addressed in Section 6.3.2 (“Additional Survey Needs and Procedures”).

2.1.2 Project Relationship to the Western Riverside County MSHCP

The project area is located within the Western Riverside County MSHCP boundaries. The City of Murrieta, acting as the lead agency for the proposed project, is a permittee under the Western Riverside County MSHCP and, therefore, is afforded coverage under the state or federal ESAs for impacts to listed species covered by the plan. The City is required to document consistency with the Western Riverside County MSHCP in conjunction with any discretionary approvals for the project. As such, this report was prepared to provide all necessary information required to determine project consistency with the Western Riverside County MSHCP.

The project site is located within the Southwest Area Plan of the Western Riverside County MSHCP. The project site is not located within a Criteria Cell or Subunit. The project site is not located within any plan-defined areas requiring surveys for narrow endemic plant species, criteria area plant species, amphibian species, or mammalian species. The project site is within

the Western Riverside County MSHCP burrowing owl (*Athene cunicularia*) survey area. A habitat assessment has determined that the site provides suitable habitat for burrowing owls. Focused burrowing owl surveys conducted on the project site found that burrowing owls are not currently present (Appendix D).

The project site does not contain state or federal streams or wetlands or considered riparian/riverine areas as defined in Section 6.1.2 of the Western Riverside MSHCP. Refer to Section 3.7 of this report for a further discussion of riparian/riverine resources.

2.2 Field Survey

On April 18, 2018, HES biologist, Juan Hernandez, conducted a field survey of the project site. The ambient temperature at 9:00 a.m. was 60 degrees Fahrenheit, sunny, with winds ranging from one to three miles per hour from the southwest. The purpose of the field survey was to document the existing habitat conditions, obtain plant and animal species information, view the surrounding land uses, assess the potential for state and federal waters, assess the potential for wildlife movement corridors, and assess the presence of constituent elements for critical habitat, if present.

Linear transects spaced approximately 50 to 100 feet apart were walked across the project site for 100 percent coverage. All species observed were recorded. Global Positioning System (GPS) waypoints were taken to delineate specific habitat types, species locations, state or federal waters, and any other information that would be useful for the assessment of the project site. A comprehensive list of all plant and wildlife species that were detected during the field survey within the project site is included in Appendix A. Sensitive plant and wildlife species with the potential to occur within the project area are listed in Appendix B. Representative site photographs were taken and are included within Appendix C.

3.0 Existing Conditions and Results

3.1 Environmental Setting

The site is located within the city of Murrieta, in Riverside County, California. It is bordered by a construction site to the north, a construction site to the east, a commercial development to the south, and a multi-family residential development to the west. The project site is disturbed and appears to be routinely maintained for weed abatement purposes. The site is relatively flat with a gentle slope from northwest to southeast. The elevation on the project site ranges from 1,118 feet above mean sea-level (AMSL) to 1,223 AMSL.

3.2 Soils

Three soil classes are identified to occur on the project site by the USDA Web Soil Survey (Appendix E). Soils at the project site are classified as:

- Greenfield sandy loam, 2 to 8 percent slopes, eroded;
- Ramona sandy loam, 2 to 5 percent slopes, eroded; and,
- Ramona and Buren sandy loams, 15 to 25 percent slopes, severely eroded.

No hydric soils are present on the project site.

3.3 Plant and Habitat Communities

The project site contains three different habitat types: ruderal/disturbed, disturbed coastal sage scrub, and coastal sage scrub (Figure 4).

Ruderal/Disturbed

The project site contains approximately 2.97 acres of ruderal/disturbed areas. Ruderal habitat is found in heavily disturbed areas. These habitat types are dominated by mostly non-native species of plants; however, some native species are present. These areas include roadsides, graded or disked fields, and manufactured slope areas on in-fill. Dominant vegetation observed in this habitat type includes slim oats (*Avena barbata*), ripgut brome (*Bromus diandrus*), foxtail chess (*Bromus madritensis*), foxtail barely (*Hordeum murinum*), mustard (*Brassica tournefortii*), black mustard (*Brassica nigra*), common fiddleneck (*Amsinckia intermedia*), red maids (*Calandrinia menziesii*), California sun cup (*Camissoniopsis bistorta*), totalote (*Centaurea melitensis*), lambs quarters (*Chenopodium album*), heron bill (*Erodium cicutarium*), crown daisy (*Glebionis coronaria*), sunflower (*Helianthus annuus*), stink net (*Oncosiphon piluliferum*), desert bells (*Phacelia campanularia*), Russian thistle (*Salsola tragus*), and London rocket (*Sisymbrium irio*).

Disturbed Coastal Sage Scrub

The project site contains approximately 2.66 acres of disturbed coastal sage scrub. This habitat has plant species associated with coastal sage scrub but has been so heavily disturbed by human activities, that the coastal sage scrub species are not dominant. This habitat contains a high density of non-native vegetation mixed with coastal sage scrub. Species observed in this habitat type include: California buckwheat (*Eriogonum fasciculatum*), brittlebush (*Encelia fairnosa*), California sage (*Artemisia californica*), tree tobacco, mustard, brome, foxtail barely, stink net, sunflower, and black mustard.

Coastal Sage Scrub

The project site contains approximately 2.74 acre of areas dominated by coastal sage scrub. Dominant species observed in this habitat type include California buckwheat, California sage, brittlebush, and white sage (*Salva apiana*).

3.4 Wildlife

General wildlife species documented on the project site or within the vicinity of the site include red-tailed hawk (*Buteo jamaicensis*), house finch (*Carpodacus mexicanus*), turkey vulture (*Cathartes aura*), American crow (*Corvus brachyrhynchos*), black-tailed jackrabbit (*Lepus californicus*), racoon (*Procyon lotor*), western fence lizard (*Sceloporus occidentalis*), mourning dove (*Zenaida macroura*), common raven (*Corvus corax*), California ground squirrel (*Otospermophilus beecheyi*), coyote (*Canis latrans*), Anna's hummingbird (*Calypte anna*), and western kingbird (*Tyrannus verticalis*). The complete list of species observed is included in Appendix A.

3.5 Regional Connectivity/Wildlife Movement

Wildlife movement corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbances. The project area was evaluated for its function as a wildlife corridor that species use to move between wildlife habitat zones. The project area is surrounded by human activity in the form of residences, commercial use, and roadways. No wildlife movement corridors were found to be present on the project site.

3.6 Sensitive Biological Resources

According to the CNDDDB, a total of 66 sensitive species of plants and 58 sensitive species of animals have the potential to occur on or within the vicinity of the project area. These include those species listed or candidates for listing by the U. S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW) and California Native Plant Society (CNPS). All habitats with the potential to be used by sensitive species were evaluated during the site visit and a determination has been made for the presence or probability of presence within this report. This section will address those species listed as Candidate, Rare, Threatened, or Endangered under the state and federal endangered species laws or directed to be evaluated under the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). Sensitive species which have a potential to occur will also be discussed in this section. Other special status species are addressed within Appendix B.

3.6.1 Sensitive Plant Resources

A total of 28 plant species are listed as state and/or federal Threatened, Endangered, or Candidate species; are required to be reviewed under the Narrow Endemic Plant section of the Western Riverside MSHCP; are 1B.1 listed plants on the CNPS Rare Plant Inventory; or have been found to have a potential to exist on the project site. Below are descriptions of these species:

Chaparral sand-verbena

Chaparral sand-verbena (*Abronia villosa* var. *aurita*) is ranked 1B.1 in the CNPS rare plant inventory. It is found in sandy areas of chaparral, coastal scrub, and desert dunes habitats. No habitat for this species is present on the project site. **This species is not present.**

Munz's onion

Munz's onion (*Allium munzii*) is a federally endangered, state threatened, and CNPS 1B.1 listed plant. It is found in chaparral, coastal scrub, valley and foothill grasslands, cismontane woodland, and pinyon and juniper woodland. No habitat for this species is present on the project site. **This species is not present.**

San Diego ambrosia

San Diego ambrosia (*Ambrosia pumila*) is listed as federally endangered and 1B.1 in the CNPS rare plant inventory. Its habitat includes wetlands in chaparral, coastal sage scrub, valley and foothill grassland. No habitat for this species is present on the project site. **This species is not present.**

Rainbow Manzanita

Rainbow Manzanita (*Arctostaphylos rainbowensis*) is ranked 1B.1 in the CNPS rare plant inventory. It is usually found in gabbro chaparral habitat. No habitat for this species is present on the project site. **This species is not present.**

Jaeger's milk-vetch

Jaeger's milk-vetch (*Astragalus pachypus* var. *jaegeri*) is ranked 1B.1 in the CNPS rare plant inventory. It is often found in dry ridges and valleys and open sandy slopes. Its habitat includes coastal scrub, chaparral, valley and foothill grassland, and cismontane woodland. No habitat for this species is present on the project site. **This species is not present.**

San Jacinto Valley crownscale

San Jacinto Valley crownscale (*Atriplex coronata* var. *notatior*) is a federally endangered species and is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes playas, valley and foothill grassland, and vernal pools. No habitat for this species is present on the project site. **This species is not present.**

Parish's brittlescale

Parish's brittlescale (*Atriplex parishii*) is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes shadescale scrub, alkali sink, riparian, playas, vernal pools and wetland. No habitat for this species is present on the project site. **This species is not present.**

Nevin's barberry

Nevin's barberry (*Berberis nevinii*) is a federally and state endangered species and is ranked 1B.1 in the CNPS rare plant inventory. It is typically found on steep, north facing slopes or in low grade sandy washes. Its habitat includes chaparral, cismontane woodland, coastal scrub, and riparian scrub. No habitat for this species is present on the project site. **This species is not present.**

Thread-leaved brodiaea

The thread-leaved brodiaea (*brodiaea filifolia*) is a federally threatened, state endangered and a CNPS 1B.1 listed plant. It is found in chaparral, cismontane woodlands, coastal sage scrub, valley and foothill grasslands, vernal pools and wetland. No habitat for this species is present on the project site. **This species is not present.**

Orcutt's brodiaea

Orcutt's brodiaea (*Brodiaea orcuttii*) is ranked 1B.1 in the CNPS rare plant inventory. The species occurs in mesic, clay habitats, usually in vernal pools and small drainages. Its habitats include vernal pools, valley and foothill grassland, closed-cone coniferous forest, cismontane woodland, chaparral, meadows, and seeps. No habitat for this species is present on the project site. **This species is not present.**

Plummer's mariposa-lily

Plummer's mariposa-lily (*Calochortus plummerae*) is ranked 4.2 in the CNPS rare plant inventory. The species can be commonly found after fire and typically occurs on rocky and sandy site, usually of granitic or alluvial material. Its habitat includes coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, and lower montane coniferous forest. Potential suitable habitat for this species is present on the project site. **Potential to be present.**

Vail Lake ceanothus

Vail Lake ceanothus (*Ceanothus ophiochilus*) is a federally threatened, state endangered species and is ranked 1B.1 in the CNPS rare plant inventory. The species typically occurs in gabbro seams on north-facing ridges on the eastern sides of mountains in chaparral habitat. No habitat for this species is present on the project site. **This species is not present.**

Smooth tarplant

Smooth tarplant (*Centromadia pungens ssp. laevis*) is ranked 1B.1 in the CNPS rare plant inventory. The species occurs in habitats that include alkali playa, chenopod scrub, meadows and seeps, riparian woodlands, wetlands, and valley and foothill grasslands. No habitat for this species is present on the project site. **This species is not present.**

Orcutt's pincushion

Orcutt's pincushion (*Chaenactis glabriuscula* var. *orcuttiana*) is ranked 1B.1 in the CNPS rare plant inventory. The species occurs in sandy sites of coastal bluff scrub, and coastal dunes habitat. No habitat for this species is present on the project site. **This species is not present.**

Parry's spineflower

Parry's spineflower (*Chorizanthe parryi* var. *parryi*) is ranked 1B.1 in the CNPS rare plant inventory. The species occurs in dry, sandy soils on dry slopes and flats, sometimes at the interface of two vegetation types, such as chaparral and oak woodland. Its habitat includes coastal scrub, chaparral, cismontane woodland, valley and foothill grassland. No habitat for this species is present on the project site. **This species is not present.**

Slender-horned spineflower

Slender - horned spineflower (*Dodecahema leptoceras*) is a federally and state listed endangered species and is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes chaparral, cismontane woodland, and coastal scrub (alluvial fan sage scrub). No habitat for this species exists on the project site. **This species is not present.**

San Diego button-celery

San Diego button-celery (*Eryngium aristulatum* var. *parishii*) is a federally and state listed endangered species and is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes coastal scrub, valley & foothill grasslands, vernal pools, and wetlands. Its flowering period is from May to June. No habitat for this species is present on the project site. **This species is not present.**

Campbell's liverwort

Campbell's liverwort (*Geothallus tuberosus*) is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes coastal scrub, and vernal pools. No habitat for this species is present on the project site. **This species is not present.**

Tecate cypress

Tecate cypress (*Hesperocyparis forbesii*) is ranked 1B.1 in the CNPS rare plant inventory. It is found on clay or gabbro, primarily on north-facing slopes and in groves often associated with chaparral habitat. Its habitat includes closed-cone coniferous forest, and chaparral. No habitat for this species is present on the project site. **This species is not present.**

Mesa horkelia

Mesa horkelia (*Horkelia cuneate* var. *puberula*) is ranked 1B.1 in the CNPS rare plant inventory. It is typically found in sandy or gravelly site. Its habitat includes chaparral, cismontane

woodland, and coastal scrub. No habitat for this species is present on the project site. **This species is not present.**

Coulter's goldfields

Coulter's goldfields (*Lasthenia glabrata ssp. coulteri*) is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes alkali playas, marsh, swamp, salt marsh, vernal pool, and wetland. No habitat for this species is present on the project site. **This species is not present.**

Robinson's pepper-grass

Robinson's pepper-grass (*Lepidium virginicum var. robinsonii*) is ranked 4.3 in the CNPS rare plant inventory. This species is typically found in dry soils and shrubland. Its habitat includes chaparral and coastal scrub. Potential suitable habitat for this species is present on the project site. **Potential to be present.**

Parish's meadowfoam

Parish's meadowfoam (*Limnanthes alba ssp. parishii*) is a state listed endangered species. It is ranked 1B.2 in the CNPS rare plant inventory. It is found in lower montane coniferous forest, meadows and seeps, and vernal pools. No habitat for this species exists on the project site. **This species is not present.**

Spreading navarretia

Spreading navarretia (*Navarretia fossalis*) is a federally listed threatened species and is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes alkali playa, chenopod scrub, marsh and swamp, vernal pools, and wetlands. This species is typically found in swales and vernal pools, often surrounded by other habitat types. No habitat for this species is present on the project site. **This species is not present.**

Prostrate vernal pool navarretia

Prostrate vernal pool navarretia (*Navarretia prostrata*) is ranked 1B.1 in the CNPS rare plant inventory. It is typically found in alkaline soils in grassland habitat, or in vernal pools. Its habitat includes coastal scrub, valley and foothill grasslands, vernal pools, meadows, and seeps. No habitat for this species is present on the project site. **This species is not present.**

California Orcutt grass

California Orcutt grass (*Orcuttia californica*) is a federal and state endangered species. It is ranked 1B.1 in the CNPS rare plant inventory. It is found in vernal pools. No habitat for this species is present on the project site. **This species is not present.**

Hammitt's claycress

Hammitt's claycress (*Sibaropsis hammittii*) is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes coastal sage scrub, chaparral and peninsular juniper woodland on clay soils. No habitat for this species exists on the project site. **This species is not present.**

Bottle liverwort

Bottle liverwort (*Sphaerocarpos drewei*) is ranked 1B.1 in the CNPS rare plant inventory. Its habitats include chaparral and coastal scrub. No habitat for the species is present on the project site. **This species is not present.**

3.6.2 Sensitive Animal Resources

A total of 22 animal species are listed as state and/or federal Threatened, Endangered, Candidate will be reviewed in this section. Sensitive species which have a potential to occur will also be discussed in this section. All sensitive species within a 5-mile radius of project area were reviewed and a complete list of those species are discussed within Appendix B. Below are descriptions of these species:

Cooper's hawk

The Cooper's hawk (*Accipiter cooperii*) is a CDFW watch list wildlife species. It is found in riparian areas with stands of willow and cottonwoods. It nests in trees and its nesting season is between February 15 and August 15. There is potential habitat for this species to be present on the project site. **Potential to be present.**

Tricolored blackbird

Tricolored blackbird (*Agelaius tricolor*) is state listed as candidate endangered and listed by the CDFW as a species of special concern. The species occupies freshwater marshes with canopies of willows and other riparian trees. This species requires open accessible water and suitable foraging space. There is no habitat for this species on the project site. **The species is not present.**

Arroyo Toad

Arroyo Toad (*Anaxyrus californicus*) is a federally listed endangered species and a CDFW Species of Special Concern. The most favorable breeding habitat for this species consists of slow-moving shallow pools, nearby sandbars, and adjacent stream terraces. There is no habitat for this species on the project site. **The species is not present.**

California glossy snake

California glossy snake (*Arizona elegans occidentalis*) is a CDFW Species of Special Concern. This species is found in arid scrub, rocky washes, grassland and chaparral habitats, often with

loose or sandy soils. There is potential habitat for this species to be present on the project site. **Potential to be present.**

Bell's sage sparrow

Bell's sage sparrow (*Artemisiospiza belli belli*) is a CDFW watch list wildlife species. This species is found in coastal scrub and chaparral habitats. This species typically nests on the ground beneath or in shrubs. There is potential habitat for this species to be present on the project site. **Potential to be present.**

Orange-throated whiptail

The orange-throated whiptail (*Aspidoscelis hyperythra*) is a CDFW watch list wildlife species. It is found in chaparral, coastal sage scrub, and cismontane woodlands. This species prefers washes and other sandy areas with patches of brush and rocks. There is potential habitat for this species to be present on the project site. **Potential to be present.**

Coastal whiptail

The coastal whiptail (*Aspidoscelis tigris stejnegeri*) is a CDFW Species of Special Concern. It is typically found in hot, dry, flat open spaces in deserts or semi-arid areas. There is potential habitat for this species to be present on the project site. **Potential to be present.**

Burrowing owl

Burrowing owl (*Athene cunicularia*) is a CDFW species of special concern. This species is found in coastal prairie, coastal scrub, great basin grassland, great basin scrub, mojavean desert scrub, sonoran desert scrub, and valley and foothill grassland. There is potential habitat present on project site. Focused surveys for this species were conducted on the project site. **This species is not present.**

Vernal pool fairy shrimp

Vernal pool fairy shrimp (*Branchinecta lynchi*) is a federally listed threatened species. This species is found in seasonal pools of water in valley and foothill grasslands. This species typically inhabits small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools. The project site does not contain suitable habitat for this species. **This species is not present.**

San Diego fairy shrimp

San Diego fairy shrimp (*Branchinecta sandiegonensis*) is a federally listed endangered species. This species is found in chaparral, coastal scrub, vernal pool, and wetland habitats. There is no habitat for this species on the project site. **The species is not present.**

Swainson's hawk

Swainson's hawk (*Buteo swainsoni*) is a state listed threatened species. This species favors open grasslands for foraging but also occurs in agricultural settings. It relies on scattered stands of trees near agricultural fields and grasslands for nesting sites. Its habitats include great basin grassland, riparian forest, riparian woodland, and valley and foothill grassland. The project site does not contain suitable habitat for this species. **This species is not present.**

Western snowy plover

Western snowy plover (*Charadrius alexandrinus nivosus*) is federally listed threatened species and a CDFW Species of Special Concern. It is found in great basin standing waters, sand shore, and wetland. This species needs sandy, gravelly, or friable soils for nesting. The project site does not contain suitable habitat for this species. **This species is not present.**

Western yellow-billed cuckoo

Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) is a federally listed threatened and state listed endangered species. This species typically nests in riparian jungles of willows, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape. It is found in riparian forest habitat. The project site does not contain suitable habitat for this species. **This species is not present.**

Stephen's kangaroo rat

Stephens' kangaroo rat (*Dipodomys stephensi*) is a federally listed endangered and state listed threatened species. This species is found in coastal sage scrub with sparse vegetation cover, and in valley and foothill grasslands. This species prefers buckwheat, chamise, brome grass, and filaree and will burrow into firm soil. The project site does not contain suitable habitat for this species. **This species is not present.**

Quino checkerspot butterfly

Quino checkerspot butterfly (*Euphydryas editha quino*) is a federally listed endangered species. It is found in chaparral and coastal sage scrub. This species requires high densities of food plants, including *Plantago erecta*, *P. insularis*, and *Orthocarpus purpurescens*. The project site does not have suitable habitat for this species. **This species is not present.**

Bald eagle

Bald eagle (*Haliaeetus leucocephalus*) is a state listed endangered and CDFW fully protected species. This species is found in lower montane coniferous forest and old-growth. They nest in large old-growth or tress with open branches, especially ponderosa pine. The project site does not contain suitable habitat for this species. **This species is not present.**

San Diego black-tailed jackrabbit

San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) is a CDFW Species of Special Concern. This species is found in coastal sage scrub throughout Southern California. There is suitable habitat for this species to be present on the project site. **This species is present.**

Coast horned lizard

Coast horned lizard (*Phrynosoma blainvillii*) is a CDFW Species of Special Concern. This species is found in coastal sage scrub, coastal bluff scrub, chaparral, cismontane woodland, desert wash, pinon and juniper woodlands, riparian scrub, riparian woodland, and valley and foothill grassland. This species thrives in open areas for sunning, bushes for cover, patches of loose soil for burial, and an abundant supply of ants and other insects. There is potential habitat for this species to be present on the project site. **Potential to be present.**

Coastal California gnatcatcher

Coastal California gnatcatcher (*Poliioptila californica californica*) is a federally listed threatened species and CDFW Species of Special Concern. This species is found in coastal bluff scrub and coastal scrub habitat. This species is typically found in low, coastal sage scrub in arid washes, on mesas and slopes. There is potential habitat for this species to be present on the project site. **Potential to be present.**

California red-legged frog

California red-legged frog (*Rana draytonii*) is a federally listed threatened species and a CDFW Species of Special Concern. The species is aquatic and found in habitats such as marshes, swamps, wetlands, riparian forests, riparian woodlands, riparian scrub, and standing waters. The project site does not contain suitable habitat for this species. **This species is not present.**

Riverside fairy shrimp

Riverside fairy shrimp (*Streptocephalus woottoni*) is a federally listed endangered species. This species is found in coastal scrub, valley and foothill grassland, vernal pool, and wetland habitat. This species typically inhabits seasonally astatic pools filled by winter/spring rains. The project site does not contain suitable habitat for this species. **This species is not present.**

Least Bell's vireo

Least Bell's vireo (*Vireo bellii pusillus*) is a federal and state listed endangered species. This species is found in riparian forest, riparian scrub, and riparian woodland. Nesting habitat of this species is restricted to willow and/or mulefat dominated riparian scrub along permanent or nearly permanent streams. The project site does not contain suitable habitat for this species. **This species is not present.**

3.6.3 Nesting Birds

Migratory non-game native bird species are protected under the federal Migratory Bird Treaty Act. Additionally, Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests. The project site contains shrubs and trees that can support nesting song birds or raptors. The ruderal/disturbed, disturbed coastal sage scrub, and the coastal sage scrub are considered habitat that can be utilized by nesting birds and raptors during the nesting bird season of February 1 through September 15.

3.7 Jurisdictional Waters

The project site is disturbed and appears to be routinely maintained for weed abatement purposes. The site is relatively flat with a gentle slope from northwest to southeast. The site is characterized by upland vegetation. No riparian habitat occurs on the site. The project site does not contain any hydrologic features or channels that would be considered state or federal jurisdictional waters. Further, the site does not contain Western Riverside MSHCP riparian/riverine resources, which are defined as “any habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year.”

In addition, no depressions or areas where water would pool were observed within the project site. The site does not contain obligate hydrophytes and facultative wetlands plant species. No hydric soils occur on the project site. No vernal pools or suitable habitat for fairy shrimp occur on the site.

4.0 Project Impacts

4.1 Impacts to Habitats

The construction of the proposed project will result in impacts to the entire 8.37-acre project site, including 2.97 acres of ruderal/disturbed habitat, 2.66 acres of disturbed coastal sage scrub, and 2.74 acres of coastal sage scrub.

4.2 Impacts to Sensitive Species

The species discussed below have the potential to occur on site. Project activities were evaluated to determine the potential for impacts to these species.

Cooper's hawk

The Cooper's hawk (*Accipiter cooperii*) is a CDFW watch list wildlife species. This species is covered by the County's MSHCP. It nests in trees and its nesting season is between February 15 and August 15. There is potential habitat for this species to be present on or within 500 feet of the project site. This species has a potential to be present. This species is covered by the Western Riverside MSHCP and is considered adequately conserved.

Bell's Sage Sparrow

The Bell's sage sparrow (*Artemisiopiza belli belli*) is a CDFW watch list wildlife species. This species is covered by the County's MSHCP. It nests in shrubs and its nesting season is between March and September. There is potential habitat for this species to be present on the project site. This species has a potential to be present. This species is covered by the Western Riverside MSHCP and is considered adequately conserved.

Orange-throated Whiptail

The orange-throated whiptail (*Aspidoscelis hyperythra*) is a CDFW Species of Special Concern. It is found in chaparral, coastal sage scrub, and cismontane woodlands. This species prefers washes and other sandy areas with patches of brush and rocks. There is potential habitat for this species to be present on the project site. This species has a potential to be present. This species is covered by the Western Riverside MSHCP and is considered adequately conserved.

Coastal Whiptail

The coastal whiptail (*Aspidoscelis tigris stejnegeri*) is a CDFW Species of Special Concern. It is typically found in hot, dry, flat open spaces in deserts or semi-arid areas. There is potential habitat for this species to be present on the project site. This species has a potential to be present. This species is covered by the Western Riverside MSHCP and is considered adequately conserved.

San Diego black-tailed jackrabbit

San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) is a CDFW Species of Special Concern. This species is found in coastal sage scrub throughout Southern California. There is potential habitat for this species to be present on the project site. This species has a potential to be present. This species is covered by the Western Riverside MSHCP and is considered adequately conserved.

Coast horned lizard

Coast horned lizard (*Phrynosoma blainvillii*) is a CDFW Species of Special Concern. This species is found in coastal sage scrub, coastal bluff scrub, chaparral, cismontane woodland, desert wash, pinon and juniper woodlands, riparian scrub, riparian woodland, and valley and foothill grassland. There is potential habitat for this species to be present on the project site. This species has a potential to be present. This species is covered by the Western Riverside MSHCP and is considered adequately conserved.

Coastal California Gnatcatcher

Coastal California gnatcatcher (*Poliophtila californica californica*) is a federally threatened species and a CDFW Species of Special Concern. This species is found in coastal sage scrub.

There is potential habitat for this species to be present on the project site. This species is covered by the Western Riverside MSHCP and is considered adequately conserved.

Robinson's Pepper-grass

Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*) is a CNPS 4.3 listed plant. This species is found in coastal sage scrub. There is potential habitat for this species to be present on the project site. The species was not observed during the general biological survey. Potential impacts to this species would be considered less than significant impacts under the California Environmental Quality Act because habitat for this species has been adequately conserved under the MSHCP.

4.3 Impacts to Nesting Birds

If the project will remove shrubs or trees between February 1 and September 15, the project will have a potential to impact nesting birds.

4.4 Impacts to Critical Habitat

The project is not located within designated federal critical habitat. No impact to critical habitat would occur.

4.5 Impacts to Wildlife Movement Corridors

The project site does not contain mountain canyons or riparian corridors between major wildlife habitats. The project area is surrounded by human activity in the form of residences, commercial buildings and roadways. No wildlife movement corridors were found to be present on the project site.

4.6 Conflict with Local Policies or Ordinances Protecting Biological Resources

Should the proposed project result in the removal of trees, it will be required to comply with the City of Murrieta's Tree Preservation Ordinance.

4.7 Conflict with the Provisions of an Adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Other Approved Local, Regional, or State Habitat Conservation Plan

The project is within the Western Riverside MSHCP. If Western Riverside MSHCP guidelines and requirements are followed, no conflicts are expected.

4.8 State and Federal Drainages

As stated above in Section 3.7 of this report, the project site does not contain any hydrologic features or channels that would be considered state or federal jurisdictional waters. Therefore, the proposed project will not have any impacts on state and federal jurisdictional streams.

5.0 Western Riverside County MSHCP Consistency Analysis

5.1 MSHCP Requirements

The project site is located within the Southwest Area Plan of the Western Riverside County MSHCP. However, the project site is not located within a Criteria Cell or Subunit. A discussion of the applicable Western Riverside County MSHCP requirements follows:

Section 6.1.2 Species Associated with Riparian/Riverine Habitat and Vernal Pools

The project site is disturbed and appears to be routinely maintained for weed abatement purposes. The project site does not contain any hydrologic features or channels that would be considered state or federal jurisdictional waters. The site is relatively flat with a gentle slope from northwest to southeast. The site is characterized by upland vegetation. No riparian habitat occurs on the site. The site does not contain Western Riverside MSHCP riparian/riverine resources. The proposed project site does not contain any drainage features or associated riparian/wetland habitat that would be considered Western Riverside MSHCP riparian/riverine resources. In addition, none of the riparian/riverine bird species listed in Section 6.1.2 of the MSHCP were found within the project site. Therefore, due to the lack of suitable riparian habitat on the project site and the fact that these species were not found onsite, focused surveys for riparian/riverine bird species listed in Section 6.1.2 of the MSHCP are not warranted.

Vernal pools are seasonal depressional wetlands that occur under Mediterranean climate conditions of the west coast and in glaciated conditions of northeastern and midwestern states. They are covered by shallow water for variable periods from winter to spring, but may be completely dry most of the summer and fall. Vernal pools are usually associated with hard clay layers or bedrock, which helps keep water in the pools. Vernal pools and seasonal depressions usually are dominated by hydrophytic plants, hydric soils, and evidence of hydrology.

The entire site was evaluated for the presence of habitat capable of supporting branchiopods. Habitat was evaluated as described in the USFWS *Survey Guidelines for the Listed Large Branchiopods* (May 31, 20165). The project area is comprised of loams and fine sandy loams that have slopes ranging from 8 to 50 percent. This does not allow for water pooling on the site for any significant length of time after rain events. The entire site was evaluated for vernal pools, swales, or vernal pool mimics such as ditches, borrow pits, cattle troughs, or cement culverts that has signs of pooling water. None were found. In addition, the site did not contain areas that showed signs of ponding water, hydrophytic vegetation, or soils typical of vernal pools that would be suitable for large branchiopods.

Section 6.1.3 Sensitive Plant Species

The project site is not located within the Western Riverside County MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) pursuant to Section 6.1.3 of the MSHCP. Therefore, the

NEPSSA requirements are not applicable to the project and the project is consistent with the Western Riverside County MSHCP narrow endemic plant species policies.

Section 6.1.4 Urban/Wildlands Interface Guidelines

The project site is not located within or adjacent to a Western Riverside County MSHCP Conservation Area; therefore, the project site is not required to address Section 6.1.4 of the Western Riverside County MSHCP.

Section 6.3.2 Additional Surveys and Procedures

The project site is not located within the Western Riverside County MSHCP Criteria Area Plant Species Survey Area (CAPSSA) pursuant to Section 6.3.2 of the Western Riverside County MSHCP; therefore, the CAPSSA requirements are not applicable to the project.

In addition, the project site is not located within the Western Riverside County MSHCP Additional survey areas for amphibians, survey areas for mammals, or any special linkage areas; however, the project site is located within the Western Riverside County MSHCP burrowing owl survey area. A habitat assessment has determined that the site provides suitable habitat for burrowing owl. Focused surveys for this species were conducted on the project site (Appendix D). Despite systematic surveys, no burrowing owl or evidence (i.e., including scat, pellets, feathers, tracks, and prey remains) were found which would suggest recent or historical use of the site by burrowing owl. Therefore, it can be concluded that this species is not present within the project area.

6.0 Recommendations

Based upon the findings of this report, it is recommended that the following studies or surveys be performed as part of the project, as required by the Western Riverside County MSHCP:

Sensitive Species

- Cooper's hawk, orange-throated whiptail, coastal whiptail, coastal horned lizard, San Diego black-tailed jackrabbit, coastal California gnatcatcher, Bell's sage sparrow, and Robinson's pepper grass are adequately covered under the MSHCP. The proposed project must be consistent with the Western Riverside MSHCP. Payment of the appropriate development mitigation fees will mitigate any impacts to these species. A fee schedule can be found in the Local Development Mitigation Fee Schedule for Fiscal Year 2017. Robinson's pepper grass is not covered under the MSHCP but due to the small project impact, the disturbed nature of the project site, and that habitat for this species is being conserved under the MSHCP, impacts to species from the project would be considered less than significant under CEQA.

- Three days prior to any ground disturbing activities or vegetation removal, a qualified biological monitor should conduct a preconstruction survey to identify any sensitive biological resources to flag for avoidance. Any reptile species that may be present within the project area shall be relocated outside of the impact areas. In addition, any plant species that may be present within the project area shall be relocated outside of the impact areas.

Burrowing Owl

- No burrowing owl were found during focused surveys. Therefore, burrowing owl are considered not to be present. However, due to the presence of suitable burrowing owl habitat, it is recommended that a preconstruction survey be performed prior to the commencement of project activities.

Nesting Birds

- It is recommended that vegetation removal be conducted during the non-nesting season for migratory birds to avoid direct impacts. The nesting season is between February 1 and September 15.
- If vegetation removal will occur during the migratory bird nesting season, between February 1 and September 15, it is recommended that preconstruction nesting bird surveys be performed within three days prior to vegetation removal.
- If active nests are found during nesting bird surveys, they shall be flagged and a 200-foot buffer shall be fenced around the nests.
- A biological monitor shall visit the site once a week during ground disturbing activities to ensure all fencing is in place and no sensitive species are being impacted.

7.0 Certification

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



Date 06-18-2019

Signed _____

PROJECT MANAGER

Fieldwork Performed By:

Juan Jose Hernandez

PRINCIPAL BIOLOGIST

8.0 References

Burt, W. H., 1986. A Field Guide to the Mammals in North American North of Mexico. Houghton Mifflin Company, Boston, Massachusetts.

California Department of Fish and Wildlife (CDFW), Natural Diversity Database (CNDDDB). Accessed June 2018. California Department of Fish and Wildlife, Sacramento, California.

Garrett, K. and J. Dunn, 1981. Birds of Southern California. Los Angeles Audubon Society. The Artisan Press, Los Angeles, California.

Grenfell, W. E., M. D. Parisi, and D. McGriff, 2003. A Check-list of the Amphibians, Reptiles, Birds and Mammals of California. California Wildlife Habitat Relationship System, California Department of Fish and Game, Sacramento, California.

Grinnell, J., 1933. Review of the Recent Mammal Fauna of California. University of California Publications in Zoology, 40:71-234.

Hall, E. R., 1981. The Mammals of North America, Volumes I and II. John Wiley and Sons, New York, New York.

Hickman, J. C., ed. 1993. The Jepson Manual: Higher Plants of California. University of California Press.

Ingles, L. G., 1965. Mammals of the Pacific States. Stanford University Press, Stanford, California.

Jameson, jr., E. W. and H. J. Peters. California Mammals. University of California Press, Berkeley, Los Angeles, London. 403 pp.

List of Vegetation Alliances and Associations. Vegetation Classification and Mapping Program, California Department of Fish and Game. Sacramento, CA. September 2010.

Meserve, P. 1976. Food relationships of a rodent fauna in a California coastal sage scrub community. Journal of Mammalogy, 57: 300-319.

Munz, P.A., 1974. A Flora of Southern California. University of California Press, Berkeley, California.

Peterson, R. 1990 *A Field Guide to Western Birds*. Houghton Mifflin Company, Boston, MA.

Riverside County Integrated Project (RCIP) 2003 Final Multiple Species Habitat Conservation Plan (MSHCP). Riverside, CA.

Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens 2009 *A Manual of California Vegetation, 2nd edition*. California Native Plant Society Press, Sacramento, CA.

U.S. Fish and Wildlife Service, 1998b. Endangered and Threatened Wildlife and Plants; Final Rule to List the San Bernardino Kangaroo Rat as Endangered, Vol. 63, No. 185, pp. 51005 – 51017.

U.S. Fish and Wildlife Service, 2014. Endangered and Threatened Wildlife and Plants. <https://www.fws.gov/endangered/species/us-species.html>. Accessed May 2017.

Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov/>. Accessed May 2017.

Western Riverside County Multiple Species Habitat Conservation Plan. *Burrowing Owl Instructions for Western Riverside Multiple Species Habitat Conservation Plan*.

Western Riverside County Multiple Species Habitat Conservation Plan. Section 6.0 *MSHCP Implementing Structure*.

Williams, D. F., 1986. Mammalian Species of Special Concern in California. Wildlife Management Division Administrative Report 86-1. Prepared for The Resources Agency, California Department of Fish and Game.

Zeiner, D. C., W. F. Laudenslayer, Jr., K. E. Mayer and M. White, 1990. California's Wildlife, Volume III Mammals, The Resources Agency, Department of Fish and Game, Sacramento, California.

FIGURES

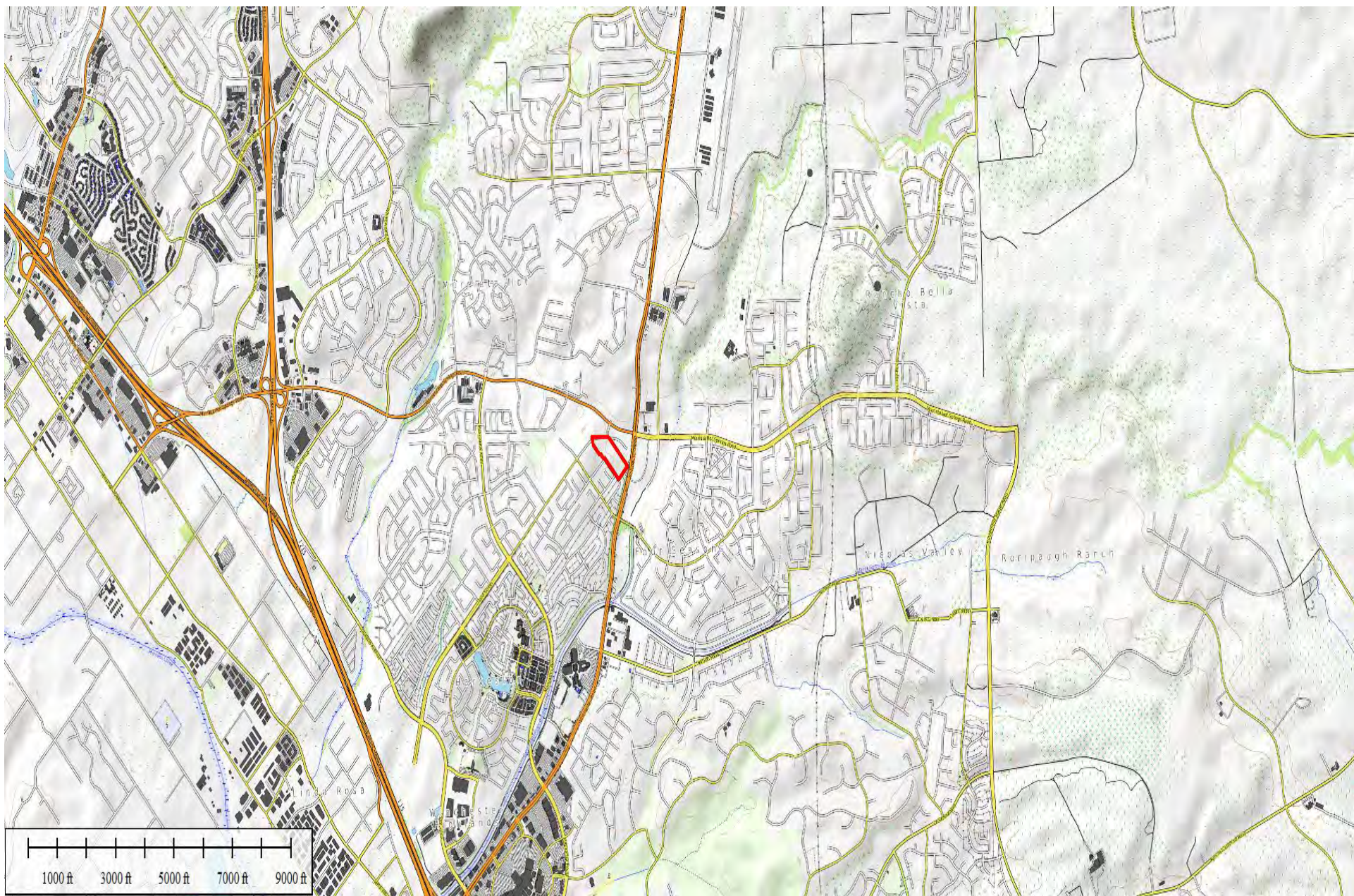


Figure 1
Vicinity Map
Promontory Point
General Biological Assessment
Murrieta, Riverside County, CA

Legend



Project Site Boundary



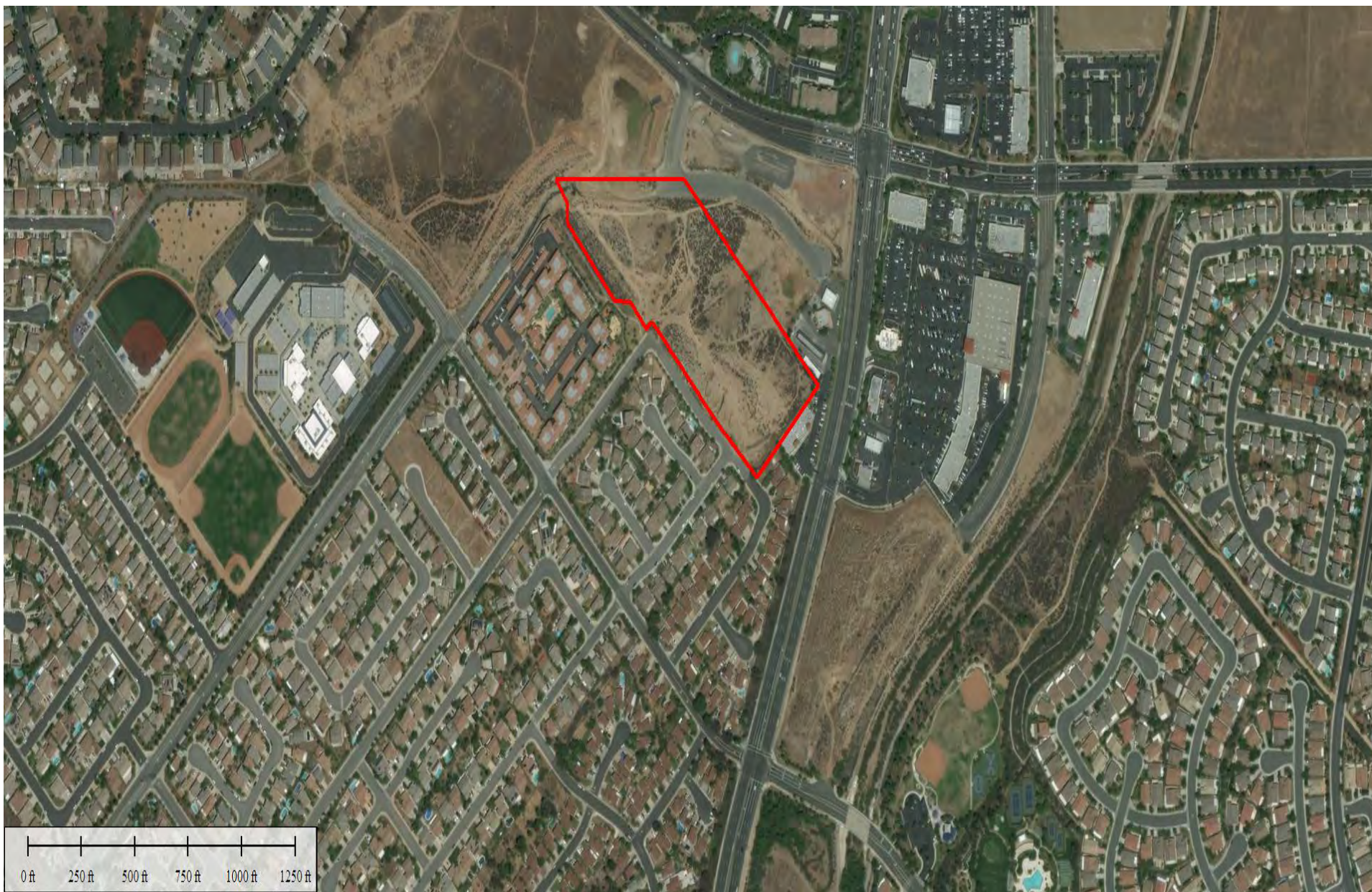


Figure 2

Location Map
Promontory Point
General Biological Assessment
Murrieta, Riverside County, CA

Legend



Project Site Boundary





MURRIETA APARTMENTS

MURRIETA, CA

TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

PRELIMINARY SITE PLAN

SCALE 1" = 30'-0"

6/5/18
18001

FLAIR
ARCHITECTS

FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92614-4638
(949) 759-7333 FAX (949) 759-7340

1.1

Figure 3

Project Plans
Promontory Point
General Biological Assessment
Murrieta, Riverside County, CA





Figure 4

Habitat Map
Promontory Point
General Biological Assessment
Murrieta, Riverside County, CA

Legend



Project Site Boundary



2.97 Acres of Ruderal/Disturbed
Habitat



2.66 Acres of Disturbed Coastal
Sage Scrub



2.74 Acres of Coastal Sage Scrub



APPENDIX A

Appendix A Species List

Plant List

<i>Amsinckia intermedia</i>	Common fiddleneck
<i>Artemisia californica</i>	California sage
<i>Avena barbata</i>	Slim oats
<i>Brassica nigra</i>	Black mustard
<i>Brassica tournefortii</i>	Mustard
<i>Bromus diandrus</i>	Ripgut brome
<i>Bromus madritensis</i>	Foxtail chess
<i>Calandrinia menziesii</i>	Red maids
<i>Camissoniopsis bistorta</i>	California sun cup
<i>Centaurea melitensis</i>	Tocalote
<i>Chenopodium album</i>	Lambs quarters
<i>Encelia fairnosa</i>	Brittlebush
<i>Eriogonum fasciculatum</i>	California buckwheat
<i>Erodium cicutarium</i>	Heron bill
<i>Glebionis coronaria</i>	Crown daisy
<i>Helianthus annuus</i>	Sunflower
<i>Hordeum murinum</i>	Foxtail barely
<i>Lepidium virginicum</i> var. <i>robinsonii</i>	Robinson's pepper-grass
<i>Oncosiphon piluliferum</i>	Stink net
<i>Phacelia campanularia</i>	Desert bells
<i>Salsola tragus</i>	Russian thistle
<i>Salva apiana</i>	White sage
<i>Sisymbrium irio</i>	London rocket

Animal List

<i>Accipiter cooperii</i>	Cooper's hawk
<i>Aspidoscelis hyperythra</i>	Orange-throated whiptail
<i>Aspidoscelis tigris stejnegeri</i>	Coastal whiptail
<i>Buteo jamaicensis</i>	Red-tailed hawk
<i>Calypte anna</i>	Anna's hummingbird
<i>Canis latrans</i>	Coyote
<i>Carpodacus mexicanus</i>	House finch
<i>Cathartes aura</i>	Turkey vulture
<i>Corvus brachyrhynchos</i>	American crow
<i>Lepus californicus</i>	Black-tailed jackrabbit
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit
<i>Phrynosoma blainvillii</i>	Coast horned lizard
<i>Polioptila californica californica</i>	Coastal California gnatcatcher
<i>Procyon lotor</i>	Raccoon
<i>Sceloporus occidentalis</i>	Western fence lizard
<i>Tyrannus verticalis</i>	Western kingbird
<i>Zenaida macroura</i>	Mourning dove

APPENDIX B

Scientific Name	Common Name	Federal Listing	State Listing	CNPS	OthrStatus	GenHab	Micro Habitat	Presence/Absence
Abronia villosa var. aurita	chaparral sand- verbena	None	None	1B.1	BLM_S-Sensitive USFS_S-Sensitive	Chaparral, coastal scrub, desert dunes.	Sandy areas. -60- 1570 m.	No habitat for this species. Not present.
Allium munzii	Munz's onion	Endangered	Threatened	1B.1	SB_RSABG- Rancho Santa Ana Botanic Garden	Chaparral, coastal scrub, cismontane woodland, pinyon and juniper woodland, valley and foothill grassland.	Heavy clay soils; grows in grasslands & openings within shrublands or woodlands. 375- 1040 m.	No habitat for this species. Not present.
Almutaster pauciflorus	alkali marsh aster	None	None	2B.2		Meadow and seeps.	Alkaline. 60-765 m.	No habitat for this species. Not present.
Ambrosia pumila	San Diego ambrosia	Endangered	None	1B.1		Chaparral, coastal scrub, valley and foothill grassland.	Sandy loam or clay soil; sometimes alkaline. In valleys; persists where disturbance has been superficial. Sometimes on margins or near vernal pools. 3- 580 m.	No habitat for this species. Not present.
Arctostaphylos rainbowensis	Rainbow manzanita	None	None	1B.1	BLM_S-Sensitive USFS_S-Sensitive	Chaparral.	Usually found in gabbro chaparral. 100-870 m.	No habitat for this species. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	CNPS	OthrStatus	GenHab	Micro Habitat	Presence/Absence
<i>Astragalus pachypus</i> var. <i>jaegeri</i>	Jaeger's milk-vetch	None	None	1B.1	BLM_S-Sensitive SB_RSABG-Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland.	Dry ridges and valleys and open sandy slopes; often in grassland and oak-chaparral. 365-915 m.	No habitat for this species. Not present.
<i>Atriplex coronata</i> var. <i>notatior</i>	San Jacinto Valley crownscale	Endangered	None	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Playas, valley and foothill grassland, vernal pools.	Alkaline areas in the San Jacinto River Valley. 380-460 m.	No habitat for this species. Not present.
<i>Atriplex parishii</i>	Parish's brittlescale	None	None	1B.1	USFS_S-Sensitive	Vernal pools, chenopod scrub, playas.	Usually on drying alkali flats with fine soils. 5-1420 m.	No habitat for this species. Not present.
<i>Atriplex serenana</i> var. <i>davidsonii</i>	Davidson's saltscale	None	None	1B.2		Coastal bluff scrub, coastal scrub.	Alkaline soil. 0-460 m.	No habitat for this species. Not present.
<i>Ayenia compacta</i>	California ayenia	None	None	2B.3		Mojavean desert scrub, Sonoran desert scrub.	Sandy and gravelly washes in the desert; dry desert canyons. 60-1830 m.	No habitat for this species. Not present.
<i>Berberis nevinii</i>	Nevin's barberry	Endangered	Endangered	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden	Chaparral, cismontane woodland, coastal scrub, riparian scrub.	On steep, N-facing slopes or in low grade sandy washes. 290-1575 m.	No habitat for this species. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	CNPS	OthrStatus	GenHab	Micro Habitat	Presence/Absence
Brodiaea filifolia	thread-leaved brodiaea	Threatened	Endangered	1B.1	SB_RSABG- Rancho Santa Ana Botanic Garden	Chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, vernal pools.	Usually associated with annual grassland and vernal pools; often surrounded by shrubland habitats. Occurs in openings on clay soils. 15-1030 m.	No habitat for this species. Not present.
Brodiaea orcuttii	Orcutt's brodiaea	None	None	1B.1	BLM_S-Sensitive USFS_S-Sensitive	Vernal pools, valley and foothill grassland, closed-cone coniferous forest, cismontane woodland, chaparral, meadows and seeps.	Mesic, clay habitats; usually in vernal pools and small drainages. 30-1615 m.	No habitat for this species. Not present.
Brodiaea santarosae	Santa Rosa Basalt brodiaea	None	None	1B.2	USFS_S-Sensitive	Valley and foothill grassland.	Santa Rosa Basalt. 585-1045 m.	No habitat for this species. Not present.
Calochortus plummerae	Plummer's mariposa-lily	None	None	4.2	SB_RSABG- Rancho Santa Ana Botanic Garden	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest.	Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 60-2500 m.	No habitat for this species. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	CNPS	OthrStatus	GenHab	Micro Habitat	Presence/Absence
Calochortus weedii var. intermedius	intermediate mariposa-lily	None	None	1B.2	SB_RSABG-Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Coastal scrub, chaparral, valley and foothill grassland.	Dry, rocky open slopes and rock outcrops. 60-1575 m.	No habitat for this species. Not present.
Caulanthus simulans	Payson's jewelflower	None	None	4.2	USFS_S-Sensitive	Chaparral, coastal scrub.	Frequently in burned areas, or in disturbed sites such as streambeds; also on rocky, steep slopes. Sandy, granitic soils. 90-2200 m.	No habitat for this species. Not present.
Ceanothus ophiochilus	Vail Lake ceanothus	Threatened	Endangered	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Chaparral.	Gabbro seams on north-facing ridges on the eastern sides of mountains. 620-915 m.	No habitat for this species. Not present.
Centromadia pungens ssp. laevis	smooth tarplant	None	None	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Valley and foothill grassland, chenopod scrub, meadows and seeps, playas, riparian woodland.	Alkali meadow, alkali scrub; also in disturbed places. 5-1170 m.	No habitat for this species. Not present.
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	None	None	1B.1	BLM_S-Sensitive SB_RSABG-Rancho Santa Ana Botanic Garden	Coastal bluff scrub, coastal dunes.	Sandy sites. 3-80 m.	No habitat for this species. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	CNPS	OthrStatus	GenHab	Micro Habitat	Presence/Absence
Chorizanthe parryi var. parryi	Parry's spineflower	None	None	1B.1	BLM_S-Sensitive SB_RSABG- Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Coastal scrub, chaparral, cismontane woodland, valley and foothill grassland.	Dry slopes and flats; sometimes at interface of 2 vegetation types, such as chaparral and oak woodland. Dry, sandy soils. 90- 1220 m.	No habitat for this species. Not present.
Chorizanthe polygonoides var. longispina	long-spined spineflower	None	None	1B.2	BLM_S-Sensitive SB_RSABG- Rancho Santa Ana Botanic Garden	Chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, vernal pools.	Gabbroic clay. 30- 1540 m.	No habitat for this species. Not present.
Clarkia delicata	delicate clarkia	None	None	1B.2	BLM_S-Sensitive	Cismontane woodland, chaparral.	Often on gabbro soils. 50-1360 m.	No habitat for this species. Not present.
Clinopodium chandleri	San Miguel savory	None	None	1B.2	BLM_S-Sensitive USFS_S-Sensitive	Chaparral, cismontane woodland, coastal scrub, riparian woodland, valley and foothill grassland.	Rocky, gabbroic or metavolcanic substrate. 120- 1075 m.	No habitat for this species. Not present.
Cryptantha wigginsii	Wiggins' cryptantha	None	None	1B.2		Coastal scrub.	Often on clay soils. 45-110 m.	No habitat for this species. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	CNPS	OthrStatus	GenHab	Micro Habitat	Presence/Absence
Dodecahema leptoceras	slender-horned spineflower	Endangered	Endangered	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Chaparral, cismontane woodland, coastal scrub (alluvial fan sage scrub).	Flood deposited terraces and washes; associates include Encelia, Dalea, Lepidospartum, etc. Sandy soils. 200-765 m.	No habitat for this species. Not present.
Dudleya multicaulis	many-stemmed dudleya	None	None	1B.2	BLM_S-Sensitive SB_RSABG-Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Chaparral, coastal scrub, valley and foothill grassland.	In heavy, often clayey soils or grassy slopes. 15-790 m.	No habitat for this species. Not present.
Dudleya viscida	sticky dudleya	None	None	1B.2	USFS_S-Sensitive	Coastal scrub, coastal bluff scrub, chaparral, cismontane woodland.	On north and south-facing cliffs and banks. 20-870 m.	No habitat for this species. Not present.
Eryngium aristulatum var. parishii	San Diego button-celery	Endangered	Endangered	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Vernal pools, coastal scrub, valley and foothill grassland.	San Diego mesa hardpan & claypan vernal pools & southern interior basalt flow vernal pools; usually surrounded by scrub. 15-880 m.	No habitat for this species. Not present.
Geothallus tuberosus	Campbell's liverwort	None	None	1B.1		Coastal scrub, vernal pools.	Liverwort known from mesic soil. 10-600 m.	No habitat for this species. Not present.
Harpagonella palmeri	Palmer's grapplinghook	None	None	4.2	SB_RSABG-Rancho Santa Ana Botanic Garden	Chaparral, coastal scrub, valley and foothill grassland.	Clay soils; open grassy areas within shrubland. 20-955 m.	No habitat for this species. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	CNPS	OthrStatus	GenHab	Micro Habitat	Presence/Absence
Hesperocyparis forbesii	Tecate cypress	None	None	1B.1	BLM_S-Sensitive SB_RSABG- Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture USFS_S-Sensitive	Closed-cone coniferous forest, chaparral.	Primarily on north- facing slopes; groves often associated with chaparral. On clay or gabbro. 60- 1650 m.	No habitat for this species. Not present.
Horkelia cuneata var. puberula	mesa horkelia	None	None	1B.1	USFS_S-Sensitive	Chaparral, cismontane woodland, coastal scrub.	Sandy or gravelly sites. 15-1645 m.	No habitat for this species. Not present.
Horkelia truncata	Ramona horkelia	None	None	1B.3	SB_RSABG- Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Chaparral, cismontane woodland.	Habitats in California include: mixed chaparral, vernal streams, and disturbed areas near roads. Clay soil; at least sometimes on gabbro. 380-1190 m.	No habitat for this species. Not present.
Juncus luciensis	Santa Lucia dwarf rush	None	None	1B.2	USFS_S-Sensitive	Vernal pools, meadows and seeps, lower montane coniferous forest, chaparral, Great Basin scrub.	Vernal pools, ephemeral drainages, wet meadow habitats and streamsides. 300-2040 m.	No habitat for this species. Not present.
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	None	None	1B.1	BLM_S-Sensitive SB_RSABG- Rancho Santa Ana Botanic Garden	Coastal salt marshes, playas, vernal pools.	Usually found on alkaline soils in playas, sinks, and grasslands. 1-1375 m.	No habitat for this species. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	CNPS	OthrStatus	GenHab	Micro Habitat	Presence/Absence
Lepechinia cardiophylla	heart-leaved pitcher sage	None	None	1B.2	SB_RSABG-Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Closed-cone coniferous forest, chaparral, cismontane woodland.	520-1370 m.	No habitat for this species. Not present.
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	None	None	4.3		Chaparral, coastal scrub.	Dry soils, shrubland. 4-1435 m.	Habitat is present. Potential to be present.
Lilium parryi	lemon lily	None	None	1B.2	SB_RSABG-Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Lower montane coniferous forest, meadows and seeps, riparian forest, upper montane coniferous forest.	Wet, mountainous terrain; generally in forested areas; on shady edges of streams, in open boggy meadows & seeps. 625-2930 m.	No habitat for this species. Not present.
Limnanthes alba ssp. parishii	Parish's meadowfoam	None	Endangered	1B.2	BLM_S-Sensitive SB_RSABG-Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture USFS_S-Sensitive	Lower montane coniferous forest, meadows and seeps, vernal pools.	Vernally moist areas and temporary seeps of highland meadows and plateaus; often bordering lakes and streams. 605-1805 m.	No habitat for this species. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	CNPS	OthrStatus	GenHab	Micro Habitat	Presence/Absence
Mielichhoferia shevockii	Shevock's copper moss	None	None	1B.2		Cismontane woodland.	Moss on metamorphic rocks containing heavy metals; mesic sites. On rocks along roads, in same habitat as Mielichhoferia elongata. 750-1400 m.	No habitat for this species. Not present.
Monardella hypoleuca ssp. intermedia	intermediate monardella	None	None	1B.3		Chaparral, cismontane woodland, lower montane coniferous forest (sometimes).	Often in steep, brushy areas. 195-1675 m.	No habitat for this species. Not present.
Monardella macrantha ssp. hallii	Hall's monardella	None	None	1B.3	SB_RSABG-Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Broadleafed upland forest, chaparral, lower montane coniferous forest, cismontane woodland, valley and foothill grassland.	Dry slopes and ridges in openings. 700-1770 m.	No habitat for this species. Not present.
Myosurus minimus ssp. apus	little mousetail	None	None	3.1		Vernal pools, valley and foothill grassland.	Alkaline soils. 20-640 m.	No habitat for this species. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	CNPS	OthrStatus	GenHab	Micro Habitat	Presence/Absence
Navarretia fossalis	spreading navarretia	Threatened	None	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Vernal pools, chenopod scrub, marshes and swamps, playas.	San Diego hardpan & San Diego claypan vernal pools; in swales & vernal pools, often surrounded by other habitat types. 15-850 m.	No habitat for this species. Not present.
Navarretia prostrata	prostrate vernal pool navarretia	None	None	1B.1		Coastal scrub, valley and foothill grassland, vernal pools, meadows and seeps.	Alkaline soils in grassland, or in vernal pools. Mesic, alkaline sites. 3-1235 m.	No habitat for this species. Not present.
Nolina cismontana	chaparral nolina	None	None	1B.2	SB_RSABG-Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden USFS_S-Sensitive	Chaparral, coastal scrub.	Primarily on sandstone and shale substrates; also known from gabbro. 140-1275 m.	No habitat for this species. Not present.
Orcuttia californica	California Orcutt grass	Endangered	Endangered	1B.1	SB_RSABG-Rancho Santa Ana Botanic Garden	Vernal pools.	10-660 m.	No habitat for this species. Not present.
Packera ganderi	Gander's ragwort	None	Rare	1B.2	BLM_S-Sensitive USFS_S-Sensitive	Chaparral.	Recently burned sites and gabbro outcrops. 485-1070 m.	No habitat for this species. Not present.
Pseudognaphalium leucocephalum	white rabbit-tobacco	None	None	2B.2		Riparian woodland, cismontane woodland, coastal scrub, chaparral.	Sandy, gravelly sites. 35-515 m.	No habitat for this species. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	CNPS	OthrStatus	GenHab	Micro Habitat	Presence/Absence
Saltugilia latimeri	Latimer's woodland-gilia	None	None	1B.2	BLM_S-Sensitive SB_RSABG- Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture USFS_S-Sensitive	Chaparral, Mojavean desert scrub, pinyon and juniper woodland.	Rocky or sandy substrate; sometimes in washes, sometimes limestone. 120- 2200 m.	No habitat for this species. Not present.
Scutellaria bolanderi ssp. austromontana	southern mountains skullcap	None	None	1B.2	USFS_S-Sensitive	Chaparral, cismontane woodland, lower montane coniferous forest.	In gravelly soils on streambanks or in mesic sites in oak or pine woodland. 425-2000 m.	No habitat for this species. Not present.
Senecio aphanactis	chaparral ragwort	None	None	2B.2		Chaparral, cismontane woodland, coastal scrub.	Drying alkaline flats. 20-855 m.	No habitat for this species. Not present.
Sibaropsis hammittii	Hammitt's clay- cress	None	None	1B.2	SB_RSABG- Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Valley and foothill grassland, chaparral.	Mesic microsites in open areas on clay soils in Stipa grassland. Often surrounded by Adenostoma chaparral. 715- 1040 m.	No habitat for this species. Not present.
Sidalcea neomexicana	salt spring checkerbloom	None	None	2B.2	USFS_S-Sensitive	Playas, chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub.	Alkali springs and marshes. 3-2380 m.	No habitat for this species. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	CNPS	OthrStatus	GenHab	Micro Habitat	Presence/Absence
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	None	None					Not present.
Southern Cottonwood Willow Riparian Forest	Southern Cottonwood Willow Riparian Forest	None	None					Not present.
Southern Interior Basalt Flow Vernal Pool	Southern Interior Basalt Flow Vernal Pool	None	None					Not present.
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	None	None					Not present.
Southern Willow Scrub	Southern Willow Scrub	None	None					Not present.
Sphaerocarpos drewei	bottle liverwort	None	None	1B.1		Chaparral, coastal scrub.	Liverwort in openings; on soil. 90-600 m.	No habitat for this species. Not present.
Symphyotrichum defoliatum	San Bernardino aster	None	None	1B.2	BLM_S-Sensitive USFS_S-Sensitive	Meadows and seeps, cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, valley and foothill grassland.	Vernally mesic grassland or near ditches, streams and springs; disturbed areas. 2-2040 m.	No habitat for this species. Not present.
Tetracoccus dioicus	Parry's tetracoccus	None	None	1B.2	BLM_S-Sensitive SB_RSABG-Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Chaparral, coastal scrub.	Stony, decomposed gabbro soil. 135-705 m.	No habitat for this species. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	CNPS	OthrStatus	GenHab	Micro Habitat	Presence/Absence
Texosporium sancti-jacobi	woven-spored lichen	None	None	3		Chaparral.	Open sites; in California with Adenostoma fasciculatum, Eriogonum, Selaginella. At Pinnacles, on small mammal pellets. 290-660 m.	No habitat for this species. Not present.
Tortula californica	California screw moss	None	None	1B.2	BLM_S-Sensitive	Chenopod scrub, valley and foothill grassland.	Moss growing on sandy soil. 10-1460 m.	No habitat for this species. Not present.
Valley Needlegrass Grassland	Valley Needlegrass Grassland	None	None					Not present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Accipiter cooperii	Cooper's hawk	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern	Cismontane woodland Riparian forest Riparian woodland Upper montane coniferous forest	Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	Potential to be present.
Agelaius tricolor	tricolored blackbird	None	Candidate Endangered	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_EN-Endangered NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	Freshwater marsh Marsh & swamp Swamp Wetland	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	No habitat for this species present. Not present.
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	None	None	CDFW_WL-Watch List	Chaparral Coastal scrub	Frequents relatively steep, often rocky hillsides with grass and forb patches.	No habitat for this species present. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Anaxyrus californicus	arroyo toad	Endangered	None	CDFW_SSC-Species of Special Concern IUCN_EN-Endangered	Desert wash Riparian scrub Riparian woodland South coast flowing waters South coast standing waters	Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.	No habitat for this species present. Not present.
Antrozous pallidus	pallid bat	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	Chaparral Coastal scrub Desert wash Great Basin grassland Great Basin scrub Mojavean desert scrub Riparian woodland Sonoran desert scrub Upper montane coniferous forest Valley & foothill grassland	Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	No habitat for this species present. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Aquila chrysaetos	golden eagle	None	None	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected CDFW_WL-Watch List IUCN_LC- Least Concern USFWS_BCC-Birds of Conservation Concern	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	Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	No habitat for this species present. Not present.
Arizona elegans occidentalis	California glossy snake	None	None	CDFW_SSC- Species of Special Concern		Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	No habitat for this species present. Not present.
Artemisiospiza belli belli	Bell's sage sparrow	None	None	CDFW_WL-Watch List USFWS_BCC- Birds of Conservation Concern	Chaparral Coastal scrub	Nest located on the ground beneath a shrub or in a shrub 6-18 inches above ground. Territories about 50 yds apart.	Potential to be present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Aspidoscelis hyperythra	orange-throated whiptail	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern USFS_S-Sensitive	Chaparral Cismontane woodland Coastal scrub	Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants necessary for its major food: termites.	Potential to be present.
Aspidoscelis tigris stejnegeri	coastal whiptail	None	None	CDFW_SSC-Species of Special Concern		Ground may be firm soil, sandy, or rocky.	Potential to be present.
Athene cunicularia	burrowing owl	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Coastal prairie Coastal scrub Great Basin grassland Great Basin scrub Mojavean desert scrub Sonoran desert scrub Valley & foothill grassland	Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	Studies were completed and were negative. Not present.
Bombus crotchii	Crotch bumble bee	None	None			Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	No habitat for this species present. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Branchinecta lynchi	vernal pool fairy shrimp	Threatened	None	IUCN_VU-Vulnerable	Valley & foothill grassland Vernal pool Wetland	Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	No habitat for this species present. Not present.
Branchinecta sandiegonensis	San Diego fairy shrimp	Endangered	None	IUCN_EN-Endangered	Chaparral Coastal scrub Vernal pool Wetland	Vernal pools.	No habitat for this species present. Not present.
Buteo regalis	ferruginous hawk	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Great Basin grassland Great Basin scrub Pinon & juniper woodlands Valley & foothill grassland	Eats mostly lagomorphs, ground squirrels, and mice. Population trends may follow lagomorph population cycles.	No habitat for this species present. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Buteo swainsoni	Swainson's hawk	None	Threatened	BLM_S-Sensitive IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Great Basin grassland Riparian forest Riparian woodland Valley & foothill grassland	Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	No habitat for this species present. Not present.
Campylorhynchus brunneicapillus sandiegensis	coastal cactus wren	None	None	CDFW_SSC-Species of Special Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	Coastal scrub	Wrens require tall opuntia cactus for nesting and roosting.	No habitat for this species present. Not present.
Chaetodipus californicus femoralis	Dulzura pocket mouse	None	None	CDFW_SSC-Species of Special Concern	Chaparral Coastal scrub Valley & foothill grassland	Attracted to grass-chaparral edges.	No habitat for this species present. Not present.
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	None	None	CDFW_SSC-Species of Special Concern	Chaparral Coastal scrub	Sandy, herbaceous areas, usually in association with rocks or coarse gravel.	No habitat for this species present. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Charadrius alexandrinus nivosus	western snowy plover	Threatened	None	CDFW_SSC-Species of Special Concern NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	Great Basin standing waters Sand shore Wetland	Needs sandy, gravelly or friable soils for nesting.	No habitat for this species present. Not present.
Cicindela senilis frosti	senile tiger beetle	None	None		Mud shore/flats Wetland	Inhabits dark-colored mud in the lower zone and dried salt pans in the upper zone.	No habitat for this species present. Not present.
Circus cyaneus	northern harrier	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Coastal scrub Great Basin grassland Marsh & swamp Riparian scrub Valley & foothill grassland Wetland	Nests on ground in shrubby vegetation, usually at marsh edge; nest built of a large mound of sticks in wet areas.	No habitat for this species present. Not present.
Coccyzus americanus occidentalis	western yellow-billed cuckoo	Threatened	Endangered	BLM_S-Sensitive NABCI_RWL-Red Watch List USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	Riparian forest	Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.	No habitat for this species present. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Coleonyx variegatus abbotti	San Diego banded gecko	None	None	CDFW_SSC-Species of Special Concern	Chaparral Coastal scrub	Found in granite or rocky outcrops in coastal scrub and chaparral habitats.	No habitat for this species present. Not present.
Crotalus ruber	red-diamond rattlesnake	None	None	CDFW_SSC-Species of Special Concern USFS_S-Sensitive	Chaparral Mojavean desert scrub Sonoran desert scrub	Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks or surface cover objects.	No habitat for this species present. Not present.
Diadophis punctatus modestus	San Bernardino ringneck snake	None	None	USFS_S-Sensitive		Avoids moving through open or barren areas by restricting movements to areas of surface litter or herbaceous veg.	No habitat for this species present. Not present.
Diadophis punctatus similis	San Diego ringneck snake	None	None	USFS_S-Sensitive		Prefer areas with surface litter or herbaceous vegetation. Often in somewhat moist areas near intermittent streams.	No habitat for this species present. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Dipodomys stephensi	Stephens' kangaroo rat	Endangered	Threatened	IUCN_EN-Endangered	Coastal scrub Valley & foothill grassland	Prefers buckwheat, chamise, brome grass and filaree. Will burrow into firm soil.	No habitat for this species present. Not present.
Elanus leucurus	white-tailed kite	None	None	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern	Cismontane woodland Marsh & swamp Riparian woodland Valley & foothill grassland Wetland	Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	No habitat for this species present. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Emys marmorata	western pond turtle	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	Aquatic Artificial flowing waters Klamath/North coast flowing waters Klamath/North coast standing waters Marsh & swamp Sacramento/San Joaquin flowing waters Sacramento/San Joaquin standing waters South coast flowing waters South coast standing waters Wetland	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	No habitat for this species present. Not present.
Eremophila alpestris actia	California horned lark	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern	Marine intertidal & splash zone communities Meadow & seep	Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	No habitat for this species present. Not present.
Eumops perotis californicus	western mastiff bat	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern WBWG_H-High Priority	Chaparral Cismontane woodland Coastal scrub Valley & foothill grassland	Roosts in crevices in cliff faces, high buildings, trees and tunnels.	No habitat for this species present. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Euphydryas editha quino	quino checkerspot butterfly	Endangered	None	XERCES_CI-Critically Imperiled	Chaparral Coastal scrub	Hills and mesas near the coast. Need high densities of food plants Plantago erecta, P. insularis, and Orthocarpus purpureus.	No habitat for this species present. Not present.
Gila orcuttii	arroyo chub	None	None	AFS_VU-Vulnerable CDFW_SSC-Species of Special Concern USFS_S-Sensitive	Aquatic South coast flowing waters	Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.	No habitat for this species present. Not present.
Haliaeetus leucocephalus	bald eagle	Delisted	Endangered	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	Lower montane coniferous forest Oldgrowth	Nests in large, old-growth, or dominant live tree with open branches, especially ponderosa pine. Roosts communally in winter.	No habitat for this species present. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Icteria virens	yellow-breasted chat	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Riparian forest Riparian scrub Riparian woodland	Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.	No habitat for this species present. Not present.
Lanius ludovicianus	loggerhead shrike	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Broadleaved upland forest Desert wash Joshua tree woodland Mojavean desert scrub Pinon & juniper woodlands Riparian woodland Sonoran desert scrub	Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	No habitat for this species present. Not present.
Lasiurus xanthinus	western yellow bat	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern WBWG_H-High Priority	Desert wash	Roosts in trees, particularly palms. Forages over water and among trees.	No habitat for this species present. Not present.
Lepus californicus bennettii	San Diego black-tailed jackrabbit	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub	Coastal sage scrub habitats in Southern California.	Present
Linderiella santarosae	Santa Rosa Plateau fairy shrimp	None	None		Vernal pool	Southern basalt flow vernal pools.	No habitat for this species present. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Myotis yumanensis	Yuma myotis	None	None	BLM_S-Sensitive IUCN_LC-Least Concern WBWG_LM-Low-Medium Priority	Lower montane coniferous forest Riparian forest Riparian woodland Upper montane coniferous forest	Distribution is closely tied to bodies of water. Maternity colonies in caves, mines, buildings or crevices.	No habitat for this species present. Not present.
Neotoma lepida intermedia	San Diego desert woodrat	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub	Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes.	No habitat for this species present. Not present.
Nycticorax nycticorax	black-crowned night heron	None	None	IUCN_LC-Least Concern	Marsh & swamp Riparian forest Riparian woodland Wetland	Rookery sites located adjacent to foraging areas: lake margins, mud-bordered bays, marshy spots.	No habitat for this species present. Not present.
Nyctinomops femorosaccus	pocketed free-tailed bat	None	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern WBWG_M-Medium Priority	Joshua tree woodland Pinon & juniper woodlands Riparian scrub Sonoran desert scrub	Rocky areas with high cliffs.	No habitat for this species present. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Onychomys torridus ramona	southern grasshopper mouse	None	None	CDFW_SSC-Species of Special Concern	Chenopod scrub	Feeds almost exclusively on arthropods, especially scorpions and orthopteran insects.	No habitat for this species present. Not present.
Perognathus longimembris brevinasus	Los Angeles pocket mouse	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub	Open ground with fine, sandy soils. May not dig extensive burrows, hiding under weeds and dead leaves instead.	No habitat for this species present. Not present.
Perognathus longimembris internationalis	Jacumba pocket mouse	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub Desert wash Sonoran desert scrub	Rarely found on rocky sites; uses all canopy coverages.	No habitat for this species present. Not present.
Phrynosoma blainvillii	coast horned lizard	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Chaparral Cismontane woodland Coastal bluff scrub Coastal scrub Desert wash Pinon & juniper woodlands Riparian scrub Riparian woodland Valley & foothill grassland	Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	Potential to be present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Plegadis chihi	white-faced ibis	None	None	CDFW_WL-Watch List IUCN_LC-Least Concern	Marsh & swamp Wetland	Dense tule thickets for nesting, interspersed with areas of shallow water for foraging.	No habitat for this species present. Not present.
Plestiodon skiltonianus interparietalis	Coronado skink	None	None	BLM_S-Sensitive CDFW_WL-Watch List	Chaparral Cismontane woodland Pinon & juniper woodlands	Prefers early successional stages or open areas. Found in rocky areas close to streams and on dry hillsides.	No habitat for this species present. Not present.
Polioptila californica californica	coastal California gnatcatcher	Threatened	None	CDFW_SSC-Species of Special Concern NABCI_YWL-Yellow Watch List	Coastal bluff scrub Coastal scrub	Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	Potential to be present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Rana draytonii	California red-legged frog	Threatened	None	CDFW_SSC- Species of Special Concern IUCN_VU-Vulnerable	Aquatic Artificial flowing waters Artificial standing waters Freshwater marsh Marsh & swamp Riparian forest Riparian scrub Riparian woodland Sacramento/San Joaquin flowing waters Sacramento/San Joaquin standing waters South coast flowing waters South coast standing waters Wetland	Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	No habitat for this species present. Not present.
Salvadora hexalepis virgultea	coast patch-nosed snake	None	None	CDFW_SSC- Species of Special Concern	Coastal scrub	Require small mammal burrows for refuge and overwintering sites.	No habitat for this species present. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Spea hammondi	western spadefoot	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	Cismontane woodland Coastal scrub Valley & foothill grassland Vernal pool Wetland	Vernal pools are essential for breeding and egg-laying.	No habitat for this species present. Not present.
Streptocephalus woottoni	Riverside fairy shrimp	Endangered	None	IUCN_EN-Endangered	Coastal scrub Valley & foothill grassland Vernal pool Wetland	Inhabit seasonally astatic pools filled by winter/spring rains. Hatch in warm water later in the season.	No habitat for this species present. Not present.
Taricha torosa	Coast Range newt	None	None	CDFW_SSC-Species of Special Concern		Lives in terrestrial habitats & will migrate over 1 km to breed in ponds, reservoirs & slow moving streams.	No habitat for this species present. Not present.
Thamnophis hammondi	two-striped gartersnake	None	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	Marsh & swamp Riparian scrub Riparian woodland Wetland	Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	No habitat for this species present. Not present.

Scientific Name	Common Name	Federal Listing	State Listing	OthrStatus	Habitat	MicroHabitat	Presence/Absence
Vireo bellii pusillus	least Bell's vireo	Endangered	Endangered	IUCN_NT-Near Threatened NABCI_YWL- Yellow Watch List	Riparian forest Riparian scrub Riparian woodland	Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	No habitat for this species present. Not present.

APPENDIX C

General Biological Assessment

Promontory Point

City of Murrieta
Riverside County, California



Disturbed Ruderal.



Disturbed Ruderal.

General Biological Assessment

Promontory Point

City of Murrieta
Riverside County, California



Coastal Sage Scrub Buckwheat Dominate.



Coastal Sage Scrub Ruderal habitat.

APPENDIX D



Memorandum

Date: June 22, 2018

To: Steve Galvez
Tierra Nova Consulting, Inc.

From: Juan J. Hernandez, Principal Biologist

Subject: Burrowing Owl Survey Report for Promontory Point (Assessor's Parcel Numbers 913-210-005, 006, 007, 010, 011, 012, 013, 032, 033, 034, and 035) located in the City of Murrieta, Riverside County, California.

This memorandum provides the methods and results of a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) burrowing owl (*Athene cunicularia*) (BUOW) survey for the proposed Promontory Point project. The project site is located at the southwest corner of Murrieta Hot Springs Road and Winchester Road. The site is located within the City of Murrieta, Riverside County, California. The project site consists of Riverside County APNs 913-210-005, 006, 007, 010, 011, 012, 013, 032, 033, 034, and 035. Specifically, the project site is located within Temecula Land Grant of the *Murrieta* United States Geological Survey (USGS) 7.5' topographic quadrangle. The center point latitude and longitude for the project site are 33°33'05.0896" North and 117°08'32.0664" West (Figures 1 and 2).

The Promontory Point project proposes the construction of a multi-family residential development on an 8.37 acre-site. The proposed project consists of the construction of eight three-story apartment buildings with a total of 216 dwelling units. The project also includes the construction of decks, garages, parking areas, storage units, and related appurtenances (Figure 3).

Burrowing Owl Study Location

The 8.37 acre project site consists of vacant land bordered by a construction site to the north, a construction site to the east, a commercial development to the south, and a multi-family residential development to the west. The elevation on the project site ranges from 1,118 feet above mean sea-level (AMSL) to 1,223 AMSL.

The study area included APNs 913-210-005, 006, 007, 010, 011, 012, 013, 032, 033, 034, and 035 and a 150-meter (500-foot) buffer around the site, where accessible (Figure 4).

Project Contact Information

Owner/Applicant: Steve Galvez
 Tierra Nova Consulting, Inc.
 31938 Temecula Parkway, Suite A369
 Temecula, CA 92592

Principal Investigator: Juan J. Hernandez
 Hernandez Environmental Services
 17037 Lakeshore Drive
 Lake Elsinore, CA 92530
 (909) 772-9009

Field Survey Methods

HES implemented the three steps as described in the *Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area* (Attachment A). The “General Biological Assessment and Western Riverside MSHCP Consistency Analysis” prepared for the project, determined that focused surveys for BUOW would be required due to recorded historic observations on the site and the presence of suitable habitat documented during the April 18, 2018 habitat assessment. In accordance with the *Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area*, focused burrow and focused BUOW surveys (Part A and Part B, respectively) were conducted on four separate days during the breeding season: April 18, May 10, June 21, and June 25, 2018. Survey times, weather, and sunrise/sunset information is described in Table 1 below.

Table 1. Survey Information

Survey	Date	Survey Start Time	Sunrise/Sunset	Weather
1	April 18, 2018	0730 hours	0548 hours	48 degrees Fahrenheit, clear, winds 1-3 miles per hour from the southwest
2	May 10, 2018	0700 hours	0551 hours	57 degrees Fahrenheit, clear, winds 0-3 miles per hour from the southwest
3	June 21, 2018	0700 hours	0538 hours	57 degrees Fahrenheit, clear, winds 1-4 miles per hour from the northeast

4	June 25, 2018	0730 hours	0539 hours	57 degrees Fahrenheit, clear, winds 0-4 miles per hour from the south.
---	---------------	------------	------------	--

Surveys were conducted from one hour before sunrise to two hours after sunrise or two hours before sunset to one hour after sunset and during weather that was conducive to observing owls outside their burrows and detecting BUOW sign. The surveys were not conducted during rain, high winds (> 20 miles per hour), dense fog, or temperatures above 90 degrees Fahrenheit. Surveys involved walking through potentially suitable habitat within the survey area. The pedestrian survey transects were spaced approximately 30 to 50 feet apart to allow 100 percent visual coverage of the ground surface. Special attention was paid to those habitat areas that appeared to provide suitable habitat for BUOW. Where permission to access the buffer areas could not be obtained, the biologist visually inspect adjacent habitats with binoculars.

All encountered burrows or structure entrances were checked for the presence of BUOW, molted feathers, cast pellets, prey remains, eggshell fragments, tracks, or excrement. Natural or man-made structures and debris piles that could support BUOW were also surveyed. The locations of all suitable BUOW habitat, potential burrows, BUOW sign, and any BUOW observed was recorded and mapped with a handheld Global Positioning System (GPS) unit.

All wildlife species encountered visually or audibly during the field survey were identified and recorded in field notes. Binoculars were used to aid in the identification of observed wildlife. Photographs were taken to document existing conditions within the survey area.

Results

The Promontory Point project site contains three different habitat types: ruderal/disturbed, disturbed coastal sage scrub, and coastal sage scrub. Soils at the project site are classified as Greenfield sandy loam (GyC2), 2 to 8 percent slopes, eroded; Ramona sandy loam (RaB2), 2 to 5 percent slopes, eroded; and Ramona and Buren sandy loams (RmE3), 15 to 25 percent slopes, severely eroded. The elevation on the project site ranges from 1,118 feet above mean sea-level (AMSL) to 1,223 AMSL. The site is heavily disturbed and evidence of past grading, dumping, and recent weed management is apparent. The project site is surrounded by a construction site to the north, a construction site to the east, a commercial development to the south, and a multi-family residential development to the west.

Based on the results of the focused burrow survey conducted on April 18, 2018, it was determined that the project site provides suitable burrows/nesting opportunities for BUOW. A total of 19 suitable burrows measuring two to four inches in diameter were checked and recorded (Figure 5). The majority of suitable burrows identified occur on small slopes within the boundaries of the project site. The identified burrows were made by small mammals and appeared to be active. Evidence of ground squirrels and ground squirrel activities was observed. The site does not

contain piles of wood, debris, or rock outcrops. Although the project site supports fossorial mammal burrows and non-natural substrates capable of supporting BUOW, no BUOW or BUOW sign was observed at the entrance or adjacent to these burrows within the study area.

Despite systematic searches of the project site and 150-meter buffer area, no BUOW or evidence (i.e., including scat, pellets, feathers, tracks, and prey remains) were found which suggest recent or historical use of the study area by BUOW. Therefore, it can be concluded that BUOW are not currently present within the study area.

Recommendations

It is recommended that an MSHCP preconstruction survey be conducted within 30 days prior to the start of any ground disturbing activities to avoid potential impacts to BUOW or other nesting birds, and to ensure that no BUOW have moved onto the project site.

Certification

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

Date: June 28, 2018



Juan J. Hernandez
Principal Biologist

Enclosures:

Figure 1: Project Location Map

Figure 2: Project Vicinity Map

Figure 3: Project Plans

Figure 4: Survey Area Map

Figure 5: Survey Results Map

Appendix A: Burrowing Owl Survey Instructions for the Western Riverside County Multiple
Species Habitat Conservation Plan Area

FIGURES

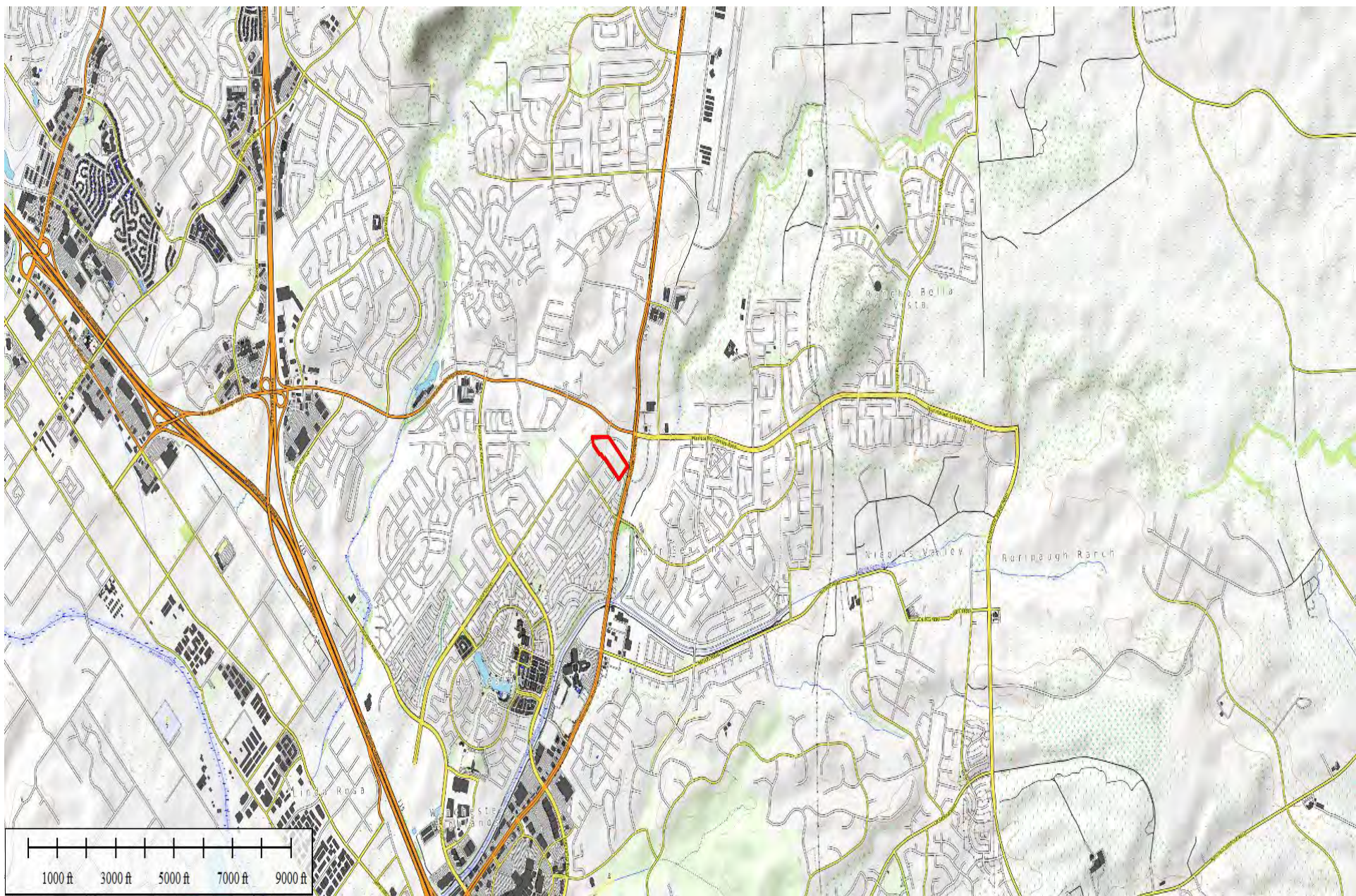


Figure 1
Vicinity Map
Promontory Point
Burrowing Owl Survey
Murrieta, Riverside County, CA

Legend



Project Site Boundary



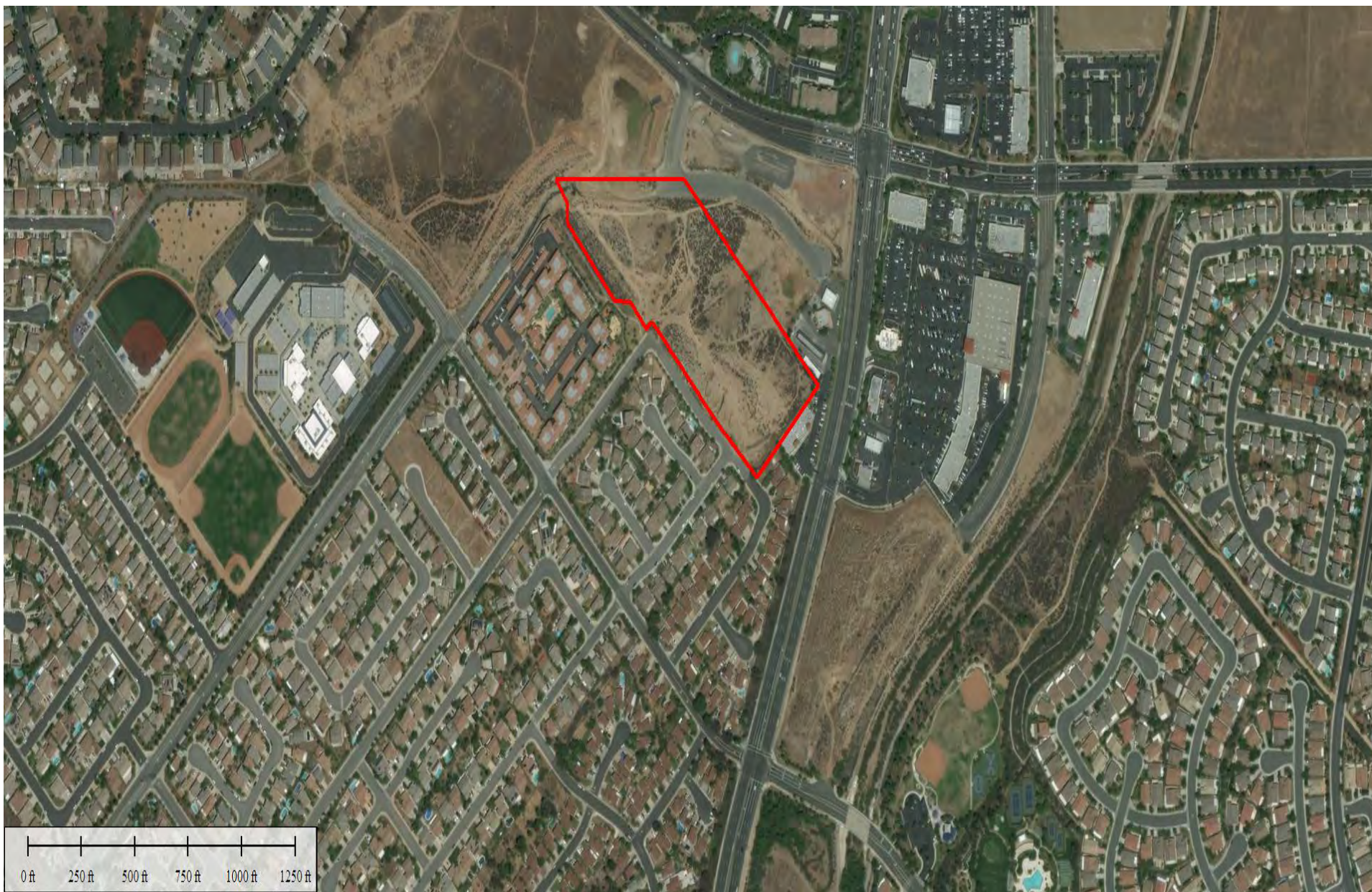


Figure 3

Location Map
Promontory Point
Burrowing Owl Survey
Murrieta, Riverside County, CA

Legend



Project Site Boundary





MURRIETA APARTMENTS

MURRIETA, CA

TIERRA NOVA CONSULTING, INC.

31938 TEMECULA PARKWAY, SUITE A369
TEMECULA, CALIFORNIA 92592

PRELIMINARY SITE PLAN

SCALE 1" = 30'-0"

6/5/18
18001

FLAIR
ARCHITECTS

FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
470 WALD, IRVINE, CALIFORNIA 92614-6138
PHONE 714/751-7333 FAX 714/751-7340

1.1

Figure 3

Project Plans Map
Promontory Point
Burrowing Owl Survey
Murrieta, Riverside County, CA





Hernandez
Environmental
Services



Figure 4
Survey Area Map
Promontory Point
Burrowing Owl Survey
Murrieta, Riverside County, CA

Legend

-  Project Site Boundary
-  150-meter Buffer Area

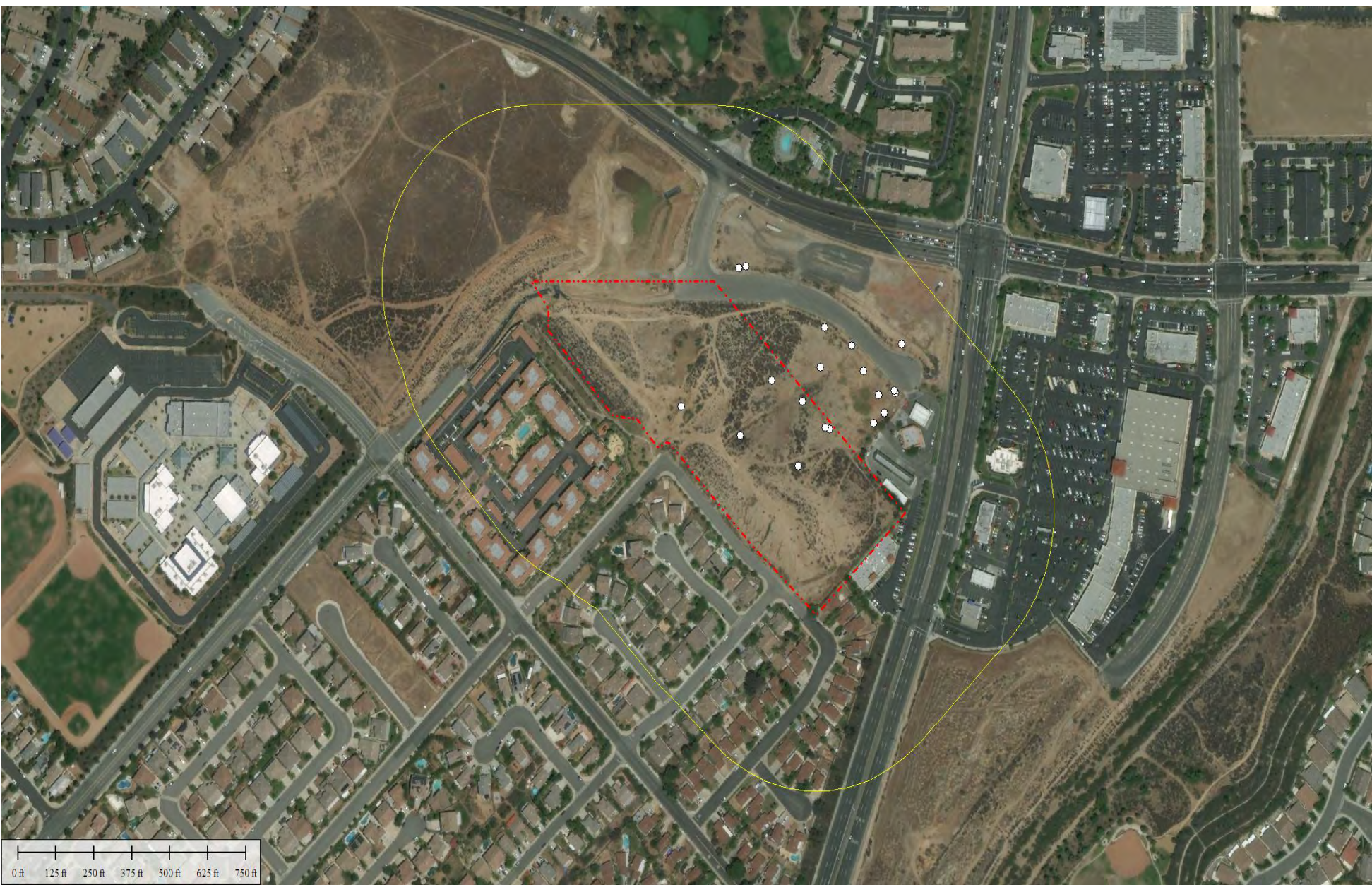





Figure 5
Survey Results Map
Promontory Point
Burrowing Owl Survey
Murrieta, Riverside County, CA

- Legend**
-  Project Site Boundary
 -  150-meter Buffer Area
 -  Burrow Locations



APPENDIX A

BURROWING OWL SURVEY INSTRUCTIONS

For the

Western Riverside Multiple Species Habitat Conservation Plan Area

PURPOSE OF THE SURVEYS

According to the Multiple Species Habitat Conservation Plan (MSHCP), surveys for the burrowing owl are to be conducted as part of the environmental review process. The MSHCP Additional Surveys Needs and Procedures identify a specific burrowing owl survey area within the MSHCP Plan Area. The MSHCP also identifies species-specific objectives for the burrowing owl, namely species-specific objectives 5 and 6, both of which require burrowing owl surveys if suitable habitat occurs on a proposed project site.

Although the MSHCP references the California Department of Fish and Game Staff report which is based on the Burrowing Owl Consortium Guidelines, the purpose of the following instructions is to clarify the methods necessary to obtain sufficient information to address consistency with; 1) specific conservation requirements of the MSHCP as identified in species-specific Objective 5, and 2) ensure direct mortality of burrowing owls is avoided through implementation of species-specific objective 6 (Pre-construction surveys). Note that surveys conducted to address burrowing owl species-specific objective 5 are necessary during the project design phase while surveys to address species-specific objective 6 are to be conducted just prior to project construction. Habitat assessments and burrowing owl surveys should be conducted by a biologist knowledgeable in burrowing owl habitat, ecology, and field identification of the species and burrowing owl sign.

STEP I: HABITAT ASSESSMENT

Burrowing Owl Habitat Description: Burrowing owls use a variety of natural and modified habitats for nesting and foraging that is typically characterized by low growing vegetation. Burrowing owl habitat includes, but is not limited to, native and non-native grassland, interstitial grassland within shrub lands, shrub lands with low density shrub cover, golf-courses, drainage ditches, earthen berms, unpaved airfields, pastureland, dairies, fallow fields, and agricultural use areas.

Burrowing owls typically use burrows made by fossorial (adapted for burrowing or digging) mammals, such as ground squirrels (*Spermophilus beecheyi*) or badgers (*Taxidea taxus*), they often utilize manmade structures, such as earthen berms; cement culverts; cement, asphalt, rock, or wood debris piles; or openings beneath cement or asphalt pavement. Burrowing owls are often found within, under, or in close proximity to man-made structures.

The first step in the assessment process is to walk the property to identify the presence of burrowing owl habitat on the project site. If habitat is found on the site, then walk a 150-meter (approximately 500 feet) buffer zone around the project boundary. If permission to access the buffer area cannot be obtained, do not trespass on adjacent property but visually inspect the adjacent habitat areas with binoculars and/or spotting scopes. Habitat assessments that do not include walking the property will not be accepted. Driving by a site and reporting it as disturbed or under agricultural/dairy use is not acceptable.

If burrowing owl habitat occurs on-site, both Step II (focused surveys, census, and mapping) and Preconstruction Surveys are required. If burrows are found during the habitat assessment then suitable habitat is present and Step II is required. However, lack of identifying burrows during the habitat assessment does not negate the need for the systematic search for burrows included as part of the Step II survey instructions. If burrowing owl habitat is not present on-site (i.e. if the site is completely covered by chaparral, cement or asphalt) Step II of the survey is not necessary. No Pre-construction surveys are necessary if there is no suitable habitat on-site.

A written report (with photographs of the site) detailing results of the habitat assessment should be prepared, indicating whether or not the project site contains suitable burrowing owl habitat. Simply reporting that the site is disturbed or under agricultural/dairy use is not acceptable.

STEP II- LOCATING BURROWS AND BURROWING OWLS

Completion of the following will constitute an acceptable burrowing owl survey. A minimum of one site visit must occur, but additional visits may be warranted depending on the results of the first site visit. Surveys conducted during the breeding season March 1 - August 31 are required to describe if, when, and how the site is used by burrowing owls. Negative results during surveys outside the breeding season are not conclusive proof that owls do not use the project site and may not provide an accurate picture of the number of owls that may utilize the site. Surveys that are conducted outside the breeding season will likely need to be repeated during the breeding season; therefore, it is recommended that surveys only be conducted during the breeding season (unless conducting Preconstruction surveys).

All surveys shall be conducted as described in Parts A and B below. Surveys should be conducted during weather that is conducive to observing owls outside their burrows and detecting burrowing owl sign. Surveys will not be accepted if they are conducted during rain, high winds (> 20 mph), dense fog, or temperatures over 90 °F. Part B surveys should be conducted in the morning one hour before sunrise to two hours after sunrise or in the early evening two hours before sunset to one hour after sunset. Count and map all burrowing owl sightings, occupied burrows, and burrows with owl sign. Record the location of all owls including numbers of pairs and juveniles and any behavior such as courtship and mating. Map the extent of all suitable habitat. It should be noted that owl sign may not be detectable if surveys under Part A are conducted within 5 days following rain. Absence of burrowing owl sign cannot be used to confirm absence of the species if the focused burrow survey (Part A) is conducted within 5 days of rain; therefore, in this instance, completion of all four focused burrowing owl surveys (Part B) is required.

Part A: Focused Burrow Surveys

A focused burrow survey that includes natural burrows or suitable man-made structures needs to be conducted as described below.

1. A systematic survey for burrows including burrowing owl sign should be conducted by walking through suitable habitat over the entire survey area (i.e. the project site and within 150 meters). Pedestrian survey transects need to be spaced to allow 100% visual coverage of the ground surface.

The distance between transect center lines should be no more than 30 meters (approximately 100 ft.) and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To efficiently survey projects larger than 100 acres, it is recommended that two or more qualified surveyors conduct concurrent surveys.

2. The location of all suitable burrowing owl habitat, potential owl burrows, burrowing owl sign, and any owls observed should be recorded and mapped, including GPS coordinates. If the survey area contains natural or man-made structures that could potentially support burrowing owls, or owls are observed during the burrow surveys, the systematic surveys should continue as prescribed in Part B. If no potential burrows are detected, no further surveys are required. A written report including photographs of the project site, location of burrowing owl habitat surveyed, location of transects, and burrow survey methods should be prepared. If the report indicates further surveys are not required, then the report should state the reason(s) why further focused burrowing owl surveys are not necessary.

Part B: Focused Burrowing Owl Surveys

Focused Burrowing Owl Surveys will consist of site visits on four separate days. The first one may be conducted concurrent with the Focused Burrow Survey.

1. Upon arrival at the survey area and prior to initiating the walking surveys, surveyors using binoculars and/or spotting scopes should scan all suitable habitat, location of mapped burrows, owl sign, and owls, including perch locations to ascertain owl presence. This is particularly important if access has not been granted for adjacent areas with suitable habitat.
2. A survey for owls and owl sign should then be conducted by walking through suitable habitat over the entire project site and within the adjacent 150 m (approx. 500 feet). These "pedestrian surveys" should follow transects (i.e. Survey transects that are spaced to allow 100% visual coverage of the ground surface. The distance between transect center lines should be no more than 30 meters (approx 100 feet.) and should be reduced to account for differences in terrain, vegetation density, and ground surface visibility. To efficiently survey projects larger than 100 acres, it is recommended that two or more qualified surveyors conduct concurrent surveys.) It is important to minimize disturbance near occupied burrows during all seasons.

3. If access is not obtained, then the area adjacent to the project site shall also be surveyed using binoculars and/or spotting scopes to determine if owls are present in areas adjacent to project site. This 150-meter buffer zone is included to fully characterize the population. If the site is determined not to be occupied, no further surveys are required until 30 days prior to grading (see Pre-construction Surveys below).

STEP III: REPORTING REQUIREMENTS

After completion of appropriate surveys, a final report shall be submitted to the Riverside County Environmental Programs Department and the RCA Monitoring Program Administrator, which discusses the survey methodology, transect width, duration, conditions, and results of the survey. Appropriate maps showing burrow locations shall be included.

PRE-CONSTRUCTION SURVEYS

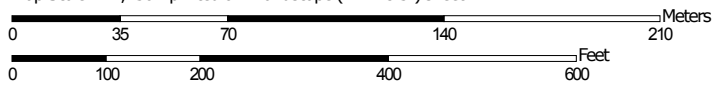
All project sites containing burrows or suitable habitat (based on Step I/Habitat Assessment) whether owls were found or not, require pre-construction surveys that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls (MSHCP Species-Specific Objective 6).

APPENDIX E

Soil Map—Western Riverside Area, California (Galvez Murrieta)



Map Scale: 1:2,450 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84



**Natural Resources
Conservation Service**


Web Soil Survey
National Cooperative Soil Survey

6/20/2018
Page 1 of 3

Soil Map—Western Riverside Area, California
(Galvez Murrieta)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Western Riverside Area, California

Survey Area Data: Version 10, Sep 12, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 24, 2015—Feb 26, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GyC2	Greenfield sandy loam, 2 to 8 percent slopes, eroded	1.4	12.4%
RaB2	Ramona sandy loam, 2 to 5 percent slopes, eroded	0.9	7.4%
RmE3	Ramona and Buren sandy loams, 15 to 25 percent slopes, severely eroded	9.2	80.1%
Totals for Area of Interest		11.4	100.0%