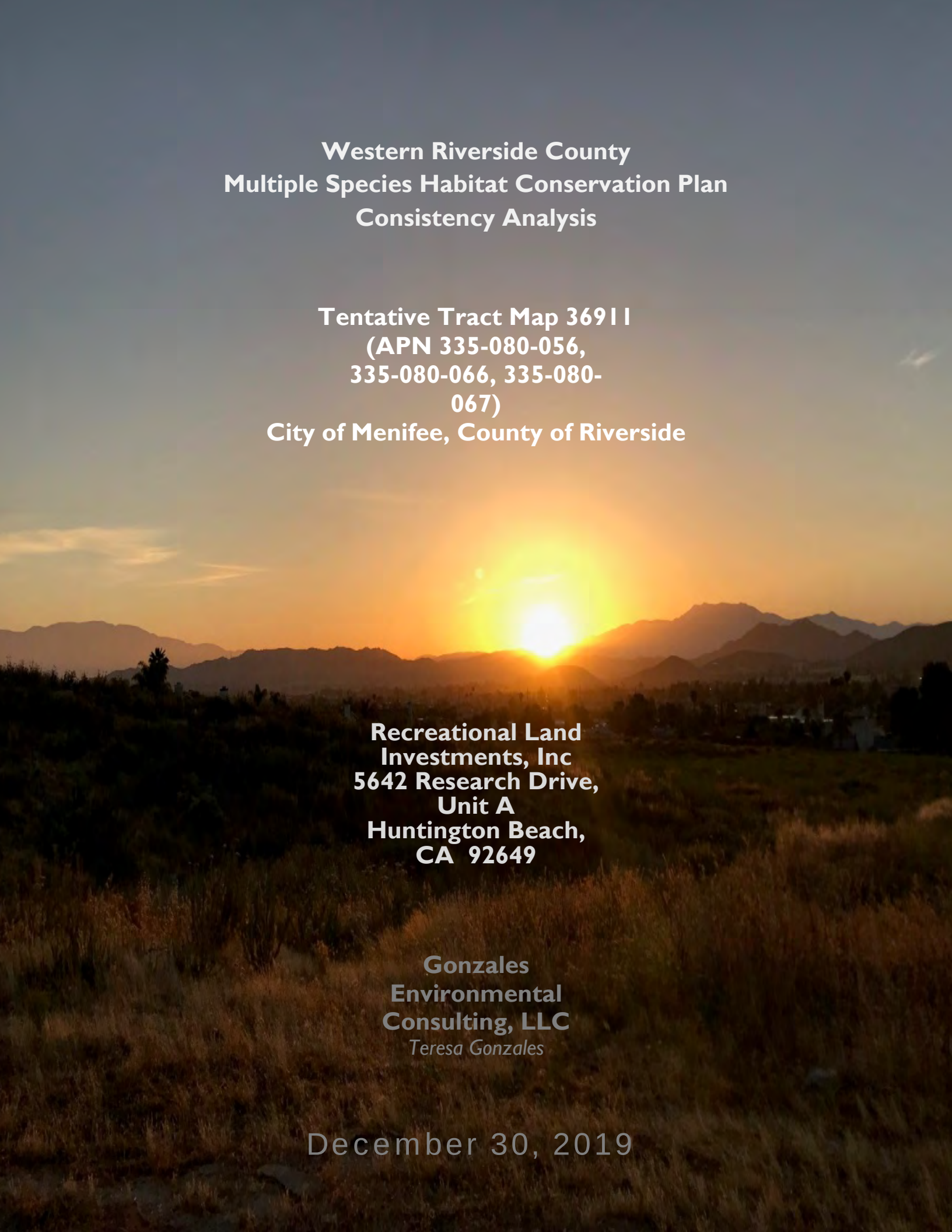

Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis

Tentative Tract Map 36911 (APN 335-080-056, 335-080-066, 335-080-067) City of Menifee, County of Riverside

Recreational Land Investments, Inc
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December 30, 2019

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: 12-30-19

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1 EXECUTIVE SUMMARY

In March, April, May, and June 2019, Teresa Gonzales and Paul Gonzales of Gonzales Environmental Consulting, LLC (GEC) conducted biological resources assessment of the project site (site) including focused burrowing owl surveys and streambed/wetland delineation studies. Additional wet and dry season assessment for Fairy shrimp (conducted by Finium Environmental) was also completed. The purpose of our assessment was to characterize biological resources on the site, and to identify any biological constraints to land-use changes. The site consists of vegetation communities, characterized as *Eriogonum fasciculatum* Alliance – Disturbed, Grasslands – Disturbed *(Bromus diandrus*-mixed herb Alliance), *Baccharis salicifolia* Alliance (Mule Fat Scrub), *Populus fremontii* (Cottonwood Scrub) Alliance, *Tamarix ramosissima* (Tamarisk Scrub) Alliance and developed. The project site has been subject to anthropogenic disturbances.

Western Riverside Multiple Species Habitat Conservation Plan

The site is in within Sun City/Menifee Valley Area Plan of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). No Criteria cell, Core, Linkage, Covered Road, are located in or around the project area. Habitat assessments are required for burrowing owl as it is MSHCP Burrowing Owl Survey Area.

Based on biological resource assessments, the Riverside County Integrated Project Conservation Report Generator, and maps of MSHCP survey areas, it was determined that the following studies would be required for the proposed Project's consistency with the MSHCP:

- Focused surveys for the burrowing owl (*Athene cunicularia*) and fairy shrimp

No burrowing owl or sensitive fairy shrimp were found on the project site.

Endangered, Threatened and Sensitive Species

No special-status plant and animal species have the potential to occur on site, and none were observed on the project site. A circumstance of a negative result is not necessarily evidence that the species does not exist on the site or that the site is not actual or potential habitat of the species. The survey results are only good for one year. Regardless of the survey results, sensitive species cannot be taken under State and Federal law. The survey report and any mitigation measures included do not constitute authorization for incidental take of any sensitive species.

Streambed Resources

There are seasonal watercourses on site which are MSHCP 6.1.2 riparian/riverine resources on the project site. Streambed/wetland delineation studies found 0.726 acres of federal jurisdictional area (waters) and 0.726 acres of state jurisdictional area (0.454 acre streambed) on the proposed project site. Studies also found 0.726 acres (riverine) of MSHCP Section 6.12 jurisdictional areas on the project site.

Permits

The area is under the jurisdiction of the U. S. Army Corps of Engineers, California Department of Fish and Wildlife and California Regional Water Quality Control Board. A California Department of Fish and Wildlife streambed alteration agreement and a California Regional Water Quality Control Board Water Quality Discharge (WDR) permit will be required if there are impacts associated with the drainages. Final authority over the area rests with the appropriate agencies.

Proposed Mitigation

The proposed project will result in unavoidable impacts to 0.726 acre riverine areas. Unavoidable impacts to onsite riverine areas will be impacted by pad development and ingress/egress into the project site. The compensatory mitigation is proposed as follows:

Provision of a one-time fee for 1.5 acres for riparian and riverine habitats in-lieu fee program off-site reestablishment through Riverside-Corona Resource Conservation District (RCRCD), or any other approved in-lieu fee program at time of rough grading permit issuance will be acquired for mitigation of the impacts at a minimum ratio of 2:1 or greater if required by another agency. If reestablishment credits are not available then 3.0 acres for riparian and riverine habitats in-lieu fee program off-site enhancement credits through Riverside-Corona Resource Conservation District (RCRCD), or any other approved in-lieu fee program at time of rough grading permit issuance will be acquired for mitigation of the impacts if required by another agency. Notification to California Department of Fish and Wildlife, California Regional Water Quality Control Board, and U.S. Army Corps of Engineers is required regarding which type of in-lieu fee credits (reestablishment or enhancement) are being utilized. Mitigation for the impacts will be at a minimum 3:1 ratio for riverine or whatever is required by California Department of Fish and Wildlife, California Regional Water Quality Control Board, and U.S. Army Corps of Engineers.

Should sufficient in-lieu fee credits not be available for purchase at the time the project is implemented, or should other agencies not approve in-lieu fee credit purchase, then the Developer must prepare and submit for review and approval a Habitat Mitigation and

Monitoring Plan (HMMP) for a site-specific restoration project at a minimum 3:1 mitigation to impact ratio. The plan must meet County of Riverside requirements, as well as requirements of other resource and wildlife agencies. Appropriate guarantees for the restoration project must be in place (e.g., letter of credit, bond, etc.) prior to issuance of a grading permit.

The Restoration Plan and Habitat Mitigation and Monitoring Program (HMMP) will be reviewed and approved by the RCA and Wildlife Agencies prior to project implementation (any vegetation removal, staging equipment on site, ground disturbance, etc.).

By providing compensatory mitigation through an in-lieu fee program for riverine/riparian impacts equivalent or Superior in Preservation requirements will be met. The habitat on site is fragmented, disturbed and does not connect to any viable riparian and riverine habitat up or down stream. Habitat through an in-lieu fee program will increase existing riverine/riparian habitat and add to it. By doing this it will be Superior in Preservation.

2 INTRODUCTION

The purpose of this Consistency Analysis (Analysis) report is to summarize the biological data for the proposed TTM 36911 and to document project's consistency with the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan. The proposed project consists of the development of APN 335-080-056 (5.8 acres), 335-080-066(9.81acres), and 335-080-067(6.05 acres). TR 36199 proposes the subdivision of approximately 21.66 acres of undeveloped land into 72 single family residential lots. As part of the project a three open space lots will be dedicated. They will be dedicated as water quality basins for compliance with Regional Water Quality Control Board requirements. All streets proposed as a part of this development will be public streets. Access to the tract can be taken from Chambers Avenue and Connie Way.

2.1 Project Area

The project site (site) discussed in this report is located west of Interstate 215, west of Valley Boulevard and north and south of Chambers Avenue in the City of Menifee, Riverside County, California. See Figures 1 and 2. The project site consists of APN(s) 335-080-056 (5.8 acres), 335-080-066 (9.81 acres), and 335-080-067 (6.05 acres).

The site is located within San Bernardino Meridian in a portion of Section 20, Township 5 South, Range 3 West in Riverside County, California (Figures 1, 2 and 3). This location is shown on the Romoland, California 7.5-minute U.S. Geological Survey (USGS) quadrangle (Romoland Photorevised 1979); page 837 Blocks J4 and J5 of the Riverside County Street Guide and Directory (Thomas Brothers Maps Design 2013). The approximate center of the site is located at 33.720146·N, - 117.213911·W.

The proposed project site is sloping to the north and northwest, depending on the location in the landscape. It occurs at an elevation between 1,189 and 1,283 feet above mean sea level.

Portions of the project site have been disturbed by anthropogenic disturbances. Vegetation has been disturbed by dirt roads, vegetation removal for fire breaks, unauthorized access and adjacent land uses.

Elevation of the assessment area ranges from a from a low of 1484± feet above mean sea level (msl) in the northern portion of the assessment area to a high of 1560± feet above msl in the southwestern portion of the assessment area. This represents an elevational change across the assessment area of 76± feet. The entire site consists of undulating, sloping land among sage scrub habitat. The project site has been impacted by anthropogenic activities.

Land use in the surrounding area varies between natural, semi-rural and single family residential.

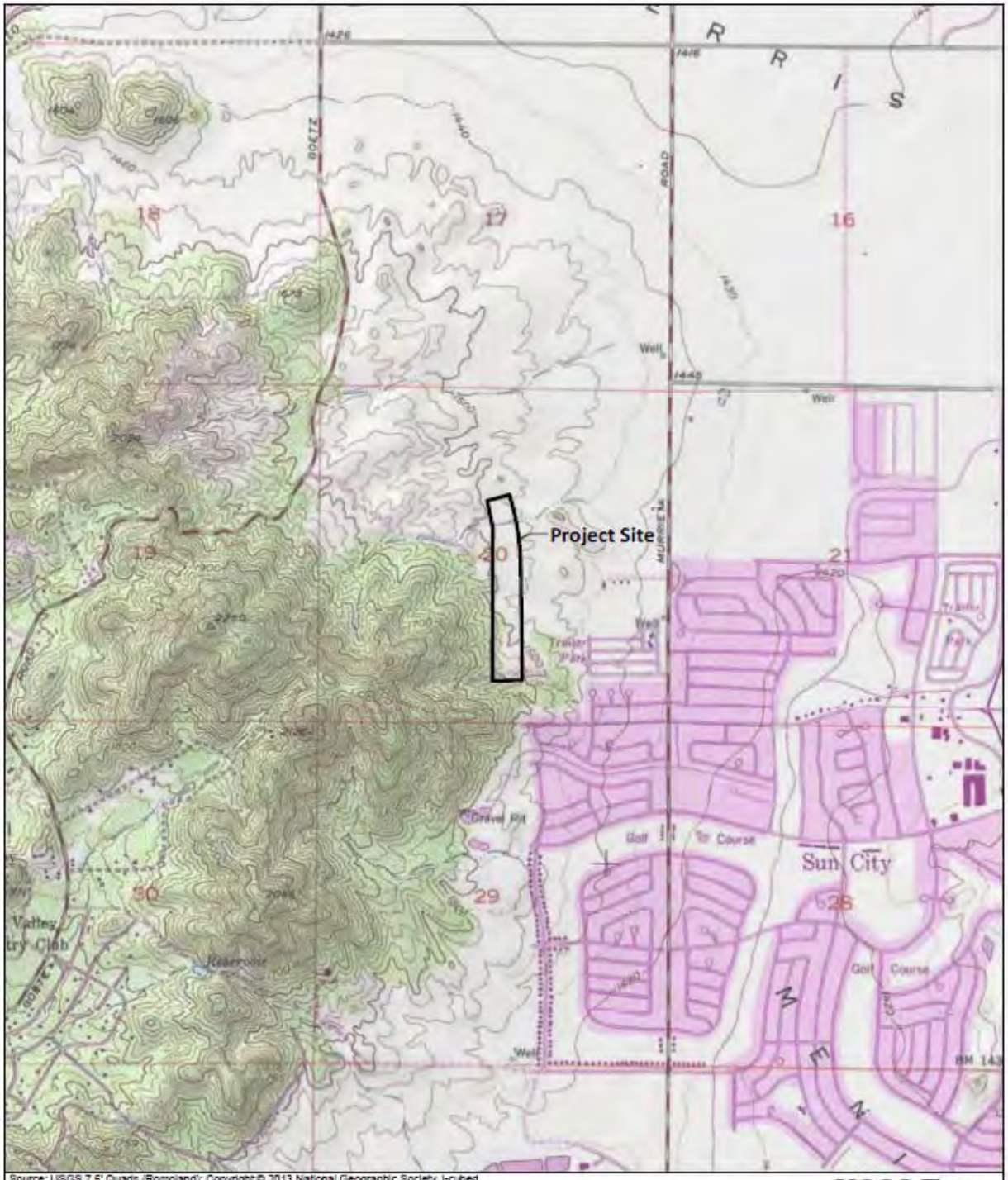
The primary vegetation communities in the project area are primarily *Eriogonum fasciculatum* Alliance – Disturbed, Grasslands – Disturbed (*Bromus diandrus*-mixed herb Alliance), *Baccharis salicifolia* Alliance (Mule Fat Scrub), *Populus fremontii* (Cottonwood Scrub) Alliance, *Tamarix ramosissima* (Tamarisk Scrub) Alliance and developed.

Land immediately adjacent to the site's eastern boundary contains medium high density residential properties. Land to the north, south and west is partially open space.

Regional Map

FIGURE 1

MENIFEE TTM 36911



Source: USGS 7.5' Quads (Romoland); Copyright © 2013 National Geographic Society, i-cubed

USGS Topo

MENIFEE TTM 36911

Gonzales Environmental Consulting, LLC

0 2,000 Feet

FIGURE 2

Aerial Photograph

FIGURE 3

MENIFEE TTM 36911

2.2 Project Description

The site is comprised of 21.66 acres of rural property situated in the City of Menifee in Riverside County, California.

Elevation of the assessment area ranges from a from a low of 1484± feet above mean sea level (msl) in the northern portion of the assessment area to a high of 1560± feet above msl in the southwestern portion of the assessment area. This represents an elevational change across the assessment area of 76± feet. The entire site consists of undulating, sloping land among sage scrub habitat.

TR 36199 proposes the subdivision of approximately 21.66 acres of undeveloped land into 72 single family residential lots. As part of the project a three open space lots will be dedicated. They will be dedicated as water quality basins for compliance with Regional Water Quality Control Board requirements. All streets proposed as a part of this development will be public streets. Access to the tract can be taken from Chambers Avenue and Connie Way.

Estimated Duration of Construction:

Estimated duration of construction is 4 months of grading and 1.5-2 years for full build out.

Full Avoidance Infeasibility:
The project, as designed proposes to disturb only where required in order to allow for subdivision of the surrounding property. Where avoidance was not possible, mitigation of these impacts is being provided offsite as a part of this project.

Existing Conditions

Elevation of the assessment area ranges from a from a low of 1484± feet above mean sea level (msl) in the northern portion of the assessment area to a high of 1560± feet above msl in the southwestern portion of the assessment area. This represents an elevational change across the assessment area of 76± feet. The entire site consists of undulating, sloping land among sage scrub habitat.

Single family tracts are located on the eastern side of the site and the north is an approved tract map development. The project will not impact public/quasi-public (PQP) land.

Soils

The soil associations mapped for the area are Monserate-Arlington-Exeter association. Monserate-Arlington-Exeter association: Well-drained nearly level to moderately steep soils that have a surface layer of sandy loam to loam and are shallow to deep to a hardpan. The soil series mapped for the area are described in Table 1. There are no hydric soils listed for

the area. The soils found are consistent with the soils mapped for the area. Figure 4 maps the soils of the area.

TABLE 1
SOIL SERIES MAPPED FOR THE AREA

Name	Description
Arbuckle loam 2-8% slopes	Well-drained and have slopes of 2-8%. They occur on alluvial fans and developed in alluvium from metasedimentary rocks. Elevations range from 600-1,600 feet. The average annual rainfall ranges from 10-15 inches, the average annual temperature from 59-64 degrees F, and the average frost-free season from 240-280 days. Vegetation is chiefly annual grasses, forbs and chamise.
Escondido fine sandy loam 15-25% slopes, eroded	Well-drained and have slopes of 15-25%. These soils developed in metamorphosed fine-grained sandstone and schist. Elevations range from 1,000-2,800 feet. The average annual rainfall ranges from 10-13 inches, the average annual temperature from 62-65 degrees F, and the average frost-free season from 230-280 days. Vegetation is chiefly annual grasses, forbs, salvia and chaparral.
Escondido fine sandy loam 2-8% slopes, eroded	Well-drained and have slopes of 2-8%. These soils developed in metamorphosed fine-grained sandstone and schist. Elevations range from 1,000-2,800 feet. The average annual rainfall ranges from 10-13 inches, the average annual temperature from 62-65 degrees F, and the average frost-free season from 230-280 days. Vegetation is chiefly annual grasses, forbs, salvia and chaparral.
Escondido fine sandy loam 8-15% slopes, eroded	Well-drained and have slopes of 8-15%. These soils developed in metamorphosed fine-grained sandstone and schist. Elevations range from 1,000-2,800 feet. The average annual rainfall ranges from 10-13 inches, the average annual temperature from 62-65 degrees F, and the average frost-free season from 230-280 days. Vegetation is chiefly annual grasses, forbs, salvia and chaparral.
Friant fine sandy loam, 5-25% slopes, eroded	Well-drained soils that developed on slightly weathered mica-schist. These soils are on uplands and have slopes of 5-25%. Elevations range from 800-3,000 feet. The average annual rainfall ranges from 10-14 inches, the average annual temperature from 59-65 degrees F, and the average frost-free season from 210-280 days. Vegetation is chiefly annual grasses, forbs, buckwheat and chaparral.
Garretson very fine sandy loam, 2-8% slopes	Well-drained soils on alluvial fans. Slopes range from 2-8%. These soils developed in alluvium made up chiefly of metasedimentary materials. Elevations range from 600-2,000 feet. The average annual rainfall ranges from 10-14 inches, the average annual temperature from 61-64 degrees F, and the average frost-free season from 220-280 days. Vegetation is chiefly annual grasses, forbs, chamise and sumac.
Lodo rocky loam, 25-50% slopes, eroded	Somewhat excessively drained upland soils on slopes of 25-50%. These soils developed on metamorphosed fine-grained sandstone. Elevations range from 700-2,500 ft. The average annual rainfall ranges from 10-14 inches, the average annual temperature from 62-65 degrees F, and the average frost-free season from 230-250 days. The vegetation is chiefly annual grasses, forbs and chaparral.
Lodo rocky loam, 8-25% slopes, eroded	Somewhat excessively drained upland soils on slopes of 8-25%. These soils developed on metamorphosed fine-grained sandstone. Elevations range from 700-2,500 ft. The average annual rainfall ranges from 10-14 inches, the average annual temperature from 62-65 degrees F, and the average frost-free season from 230-250 days. The vegetation is chiefly annual grasses, forbs and chaparral.
Monserate sandy loam, 0-5% slopes	Well-drained soils that developed in alluvium from predominately granitic materials. Slopes range from 0-5%. These soils are on terraces and on old alluvial fans. Elevations range from 700-2,500 feet. The average annual rainfall ranges from 9-14 inches, the average annual temperature from 6—64 degrees F., and the average frost-free season from 220-280 days. Vegetation is chiefly annual grasses, forbs and chamise.
Porterville clay, 0-8% slopes	Well-drained soils on alluvial fans. Slopes range from 0-8%. These soils developed in alluvium consisting mainly of very fine basic igneous materials. Elevations range from 1,000-2,700 feet. The average annual rainfall ranges from 10-14 inches, the average annual temperature from 61-64 degrees F, and the average frost-free season from 230-280 days. Vegetation is chiefly annual grasses, forbs, salvia and buckwheat.
Ysidora very fine sandy loam, 2-15% slopes, eroded	Moderately well-drained soils on old alluvial fans in valley fills, and on terraces. Slopes range from 2-15%. These soils developed in alluvium predominantly of metasedimentary origin. They are underlain by an iron-silica cemented pan. Elevations range from 1,000-2,500 ft. The average annual rainfall ranges from 10-14 inches, the average annual temperature from 61-65 degrees F., the average frost-free season from 220-280 days. Vegetation is chiefly annual grasses, forbs and chamise.

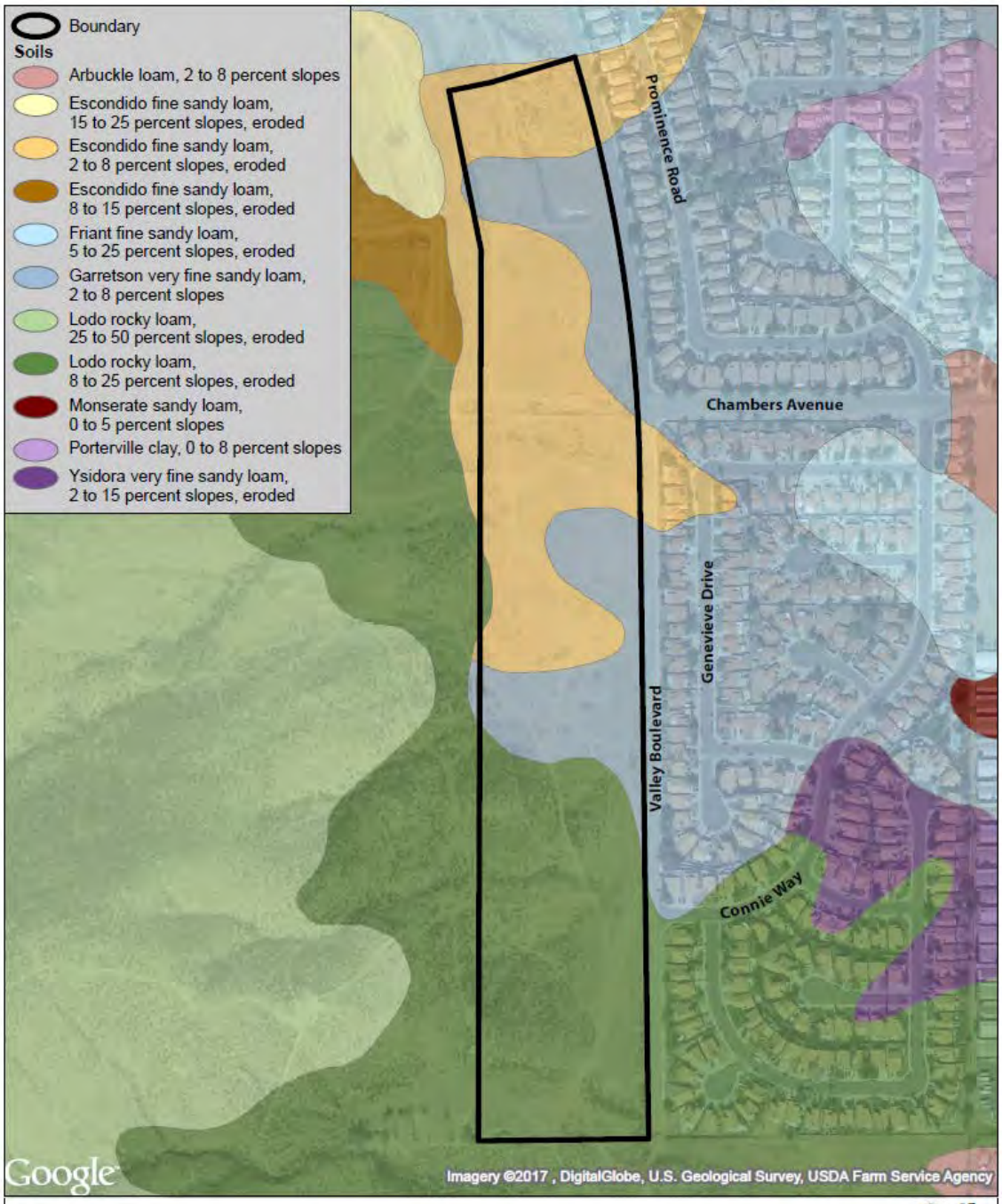


FIGURE 4

Soils

MENIFEE TTM 36911

Gonzales Environmental Consulting, LLC

0 350 Feet

2.3 Covered Roads

This section would only apply if the proposed project entails the construction of, or improvements to, one or more Covered Roads. The proposed project does not include the improvement of any of the Covered Roads.

2.4 Covered Public Access Activities

The proposed project does not include Covered Public Access Activities.

2.5 General Setting

The project site is located west of existing single family development(s). Valley Boulevard forms the western boundary of the project site. Existing open space is located to the north, south and west. The majority of the proposed project site has been disturbed by anthropogenic disturbances. Vegetation has been disturbed by non-authorized access and adjacent land uses. During our site visits we personally observed construction staging, dog walking, mountain biking, and off-road vehicle use (vehicles and motorcycles). Vehicle tracks and roads traverse the site, degrading plant and animal habitat. GEC found Section 6.1.2 riverine areas on the project site. Delineation studies found 0.726 acres of 6.1.2 riverine areas were found on the project site. Riverine areas include Drainage 1, which has one emergent cottonwood (0.004 acre), two mulefat scrub (0.002 acre), one emergent tamarisk (0.003 acre), and unvegetated streambed (0.363 acre). Drainage 2 riverine areas include 0.354 acre streambed. Offsite impacts to Drainage 1 include 0.004 acre streambed.

3 RESERVE ASSEMBLY ANALYSIS

The project area is located in MSHCP Sun City/Menifee Valley Area Plan. The Area Plan is further divided into Subunits that contain Criteria Cells that are targeted for conservation. Target conservation acreages have been established along with a description of the planning species, biological issues and considerations, and criteria for each Subunit within the MSHCP. In some areas, Cells that have a common habitat goal are combined forming a Cell Group. The design for conservation involves core areas of habitat, blocks of habitat, and linkages between the core and block areas. The project area is not in a Subunit or Criteria Cell. The following specific target planning species and conservation goals are included within the biological considerations for Mead Valley Area Plan:

Planning Species:

- Bell's sage sparrow
- Burrowing owl
- coastal California gnatcatcher
- grasshopper sparrow
- Southern California rufous-crowned sparrow
- Quino checkerspot butterfly
- Bobcat
- long-spined spine flower
- Munz's onion
- Palmer's grapplinghook

Biological Issues and Considerations:

- Conserve upland habitat contributing to linkage connecting new Core Area in Antelope Valley to Diamond Valley Lake.
- Maintain northern portion of Core Area for bobcat south of Scott Road.
- Maintain portion of Core Area for Quino checkerspot butterfly.
- Conserve clay soils supporting long-spined spine flower, Munz's onion and Palmer's grapplinghook.
- Contribute to lower Sedco Hills portion of a habitat connection between the new Core Area in Antelope Valley and the Estelle Mountain/Lake Mathews Reserve area.
- Conserve existing populations and habitat of the coastal California gnatcatcher.
- Maintain wetlands for purposes of connection and wildlife dispersal as well as wetland species Conservation.
- Maintain Core and Linkage Habitat for Quino checkerspot butterfly.

Cores and Linkages within Conservation Area

MSHCP Conservation Area is comprised of a variety of existing and proposed cores, extensions of existing cores, linkages, constrained linkages and non-contiguous habitat blocks. These features are generally referenced as cores and linkages. A Core is a block of habitat of appropriate size, configuration, and vegetation characteristics to generally support the life history requirements of one or more Covered Species. Although a more typical definition is population-related and refers to a single species, in the MSHCP this term is habitat-related because of the multi-species nature of the MSHCP Plan. An MSHCP linkage is defined as a connection between Core Areas with adequate size, configuration and vegetation characteristics to generally provide for "live-in" habitat and/or provide for genetic flow for identified planning species. A constrained linkage is a constricted connection expected to provide for movement of identified planning species between Core Areas, where options for assembly of the connection are limited due to existing patterns of use. Areas identified as linkages in MSHCP may provide movement habitat but not live-in habitat for some species, thereby functioning more as movement corridors.

Project site is not in a Criteria Cell. There are no proposed cores or linkages within the project area.

MSHCP SURVEY REQUIREMENTS

MSHCP survey areas for the proposed project were identified by conducting an initial search of the RCA MSHCP Information Map (RCA 2019). As a result, the study area was identified to be located within the burrowing owl survey area.

TABLE 2

MSHCP PROJECT REVIEW CHECKLIST

Checklist	Yes	No
Is the project located in a Criteria Area or Public/Quasi-Public Land?		✓
Is the project located in Criteria Area Plant Survey Area?		✓
Is the project located in Criteria Area Amphibian Survey Area?		✓
Is the project located in Criteria Area Mammal Survey Area?		✓
Is the project located in Narrow Endemic Plant Species Survey Area?		✓
Are riverine/riparian/wetland habitats or vernal pools present?	✓	
Is the project located in Burrowing Owl Survey Area?	✓	
Is the project located in a Special Linkage Area?		✓

MSHCP SECTION 6

Section 6 of the MSHCP provides provision for MSHCP implementation. Two particular subsections of this section are relevant to the proposed project:

- *6.1.2 Protection of Species Associated with Riparian/Riverine areas and Vernal Pools*
- *6.1.3 Protection of Narrow Endemic Plant Species*
- *6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface (relevant)*
- *6.3.2 Additional Survey Needs (relevant)*

The MSHCP covers 146 species, 38 of which require additional surveys if the proposed project occurs in the specific survey area for a species. As noted in Table 4 the proposed project occurs within the burrowing owl survey areas. The project area does not traverse *Riparian/Riverine* and *Vernal Pool* habitats as defined by the MSHCP. Based on biological resource assessments, the RCIP Conservation Report Generator, and maps of MSHCP survey areas, it was determined that surveys for *Riparian/Riverine* habitats, *Vernal Pools*, and associated species are not required pursuant to *Sections 6.1.2, 6.1.3, and 6.3.2* of the MSHCP.

Section 6.1.3 of the MSHCP describes the 14 Narrow Endemic Plant Species and the procedures necessary for surveying, mapping and documenting these species. In addition to the Narrow Endemic Plant Species listed in *Section 6.1.3*, additional surveys may be needed for certain species listed in *Section 6.3.2* in conjunction with Plan implementation in order to achieve

coverage for these species. These species are referred to as "Criteria Area Species". Furthermore, per *Section 6.1.2* of the MSHCP, if potential *Riparian/Riverine*, and/or *Vernal Pool* habitat (as defined by the MSHCP) occurs within the project area, additional surveys are necessary for specific species that have potential to occur within these habitats.

The MSHCP does not supersede existing federal and state regulations covering lakes, streams, vernal pools, and other wetland areas. Thus, projects must comply with existing regulations for these aquatic resources pursuant to Clean Water Act (CWA) and California Fish and Game Code (CFGC). However, pursuant to the MSHCP, an assessment of the potentially significant effects of projects on Riparian/Riverine areas, and Vernal Pools as it relates to habitat functions and values for MSHCP-covered species is required. If an avoidance alternative is not feasible and a more practicable alternative is selected instead, a DBESP would be provided to ensure replacement of any lost functions and values of habitat as it relates to the needs of Covered Species that rely on that habitat.
Section 6.1.2 of the MSHCP defines *Riparian/Riverine* and *Vernal Pool* habitats as follows:

Riparian/Riverine Areas: are lands which contain 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 unvegetated, ephemerals that transport water supporting downstream resources in the MSHCP Conservation Area.

Vernal Pools: are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season, but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate and facultative wetland plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season.

In addition to mapping *Vernal Pools*, the MSHCP requires mapping of stock ponds, ephemeral pools, and other features which may be suitable habitat for Riverside fairy shrimp (*Streptocephalus wootton*i), vernal pool fairy shrimp (*Brachinecta lynchi*), and Santa Rosa fairy shrimp (*Linderiella santarosae).*

The MSHCP describes a strategy of impact avoidance, minimization, and mitigation for these resources and further requires that long-term conservation of these areas is assured, and recommends that indirect impacts be reviewed to provide protection for these areas.

Section 6.1.4 of the MSHCP describes a process to ensure that projects located outside of, but

adjacent to, the Conservation Area do not undermine conservation planning objectives of the MSHCP. This process is called the Urban/Wildlands Interface Guidelines (UWIG).

"Future Development in proximity to the MSHCP Conservation Area may result in Edge Effects that will adversely affect biological resources within the MSHCP Conservation Area. To minimize such Edge Effects, the following guidelines shall be implemented in conjunction with review of individual public and private Development projects in proximity to the MSHCP Conservation Area."

Specific elements to be considered in UWIG compliance include:

- Drainage
- Toxics
- Lighting
- Noise
- Invasives
- Barriers
- Grading and land development

As stated in the MSHCP: *"Existing local regulations are generally in place that address the issues presented in this section. Specifically, the County of Riverside and the 18 Cities within the MSHCP Plan Area have approved general plans, zoning ordinances and policies that include mechanisms to regulate the development of land. In addition, project review and impact mitigation that are currently provided through the CEQA process address these issues."* UWIG compliance, therefore, relies heavily on the application of Standard Best Management Practices (BMPs) during site development and project operation. These BMPs can be found in *Appendix C* of the MSHCP. Projects must accordingly demonstrate that they will not adversely affect any Conservation Area and must adequately consider the elements listed above per the UWIG.

MSHCP TABLE 9-3 REQUIREMENTS TO BE MET FOR 28 SPECIES PRIOR TO INCLUDING THOSE SPECIES ON THE LIST OF COVERED SPECIES ADEQUATELY CONSERVED

Of the 146 Covered Species addressed in the MSHCP, 118 species are considered to be Adequately Conserved. The remaining 28 Covered Species will be considered to be adequately conserved when certain conservation requirements are met (by RCA) as identified in the species-specific conservation objectives for those species. For 16 of the 28 species, particular species-specific conservation objectives, which are identified in *Table 9-3* of the MSHCP, must be satisfied to shift those particular species to the list of Covered Species Adequately Conserved.

TABLE 3

MSHCP SECTION 6 SPECIES LIST

MSHCP Section	Species
Section 6.1.2 Riparian/ Riverine and Vernal Pools	*Plants:* Brand's phacelia, California orcutt grass, California black walnut, coulter's Matilija poppy, Engelmann oak, fish's milkwort, graceful tarplant, lemon lily, Mojave tarplant, mud nama, ocellated Humboldt lily, orcutt's brodiaea, parish's meadowfoam, prostrate navarretia, San Diego button-celery, San Jacinto Valley crownscale, San Miguel savory, Santa Ana river woolly-star, slender-horned spine flower, smooth tarplant, spreading navarretia, thread-leaved brodiaea, and vernal barley. *Invertebrates:* Riverside fairy shrimp and vernal pool fairy shrimp *Fish:* Santa Ana sucker
Section 6.1.3 Narrow Endemic Plant Species	Brand's phacelia, California Orcutt grass, Hammitt's clay-cress, Johnston's rockcress, many-stemmed dudleya, Munz's mariposa lily, Munz's onion, San Diego ambrosia, San Jacinto Mountains bedstraw, San Miguel savory (Santa Rosa Plateau, Steele Rock), slender-horned spine flower, spreading navarretia, Wright's trichocoronis, and Yucaipa onion.
Section 6.3.2 Additional Survey Needs and Procedures	*Plants*:* Coulter's goldfields, Davidson's saltscale, heart-leaved pitcher sage, little mud nama, Nevin's barberry, Parish's brittlescale, prostrate navarretia, round-leaved filaree, San Jacinto Valley crownscale, smooth tarplant, thread-leaved, and Vail Lake ceanothus. *Amphibians*:* arroyo toad, mountain yellow-legged frog, and California red-legged frog *Birds:* burrowing owl *Mammals*:* Aguanga kangaroo rat, San Bernardino kangaroo rat, Los Angeles pocket mouse

*Note: Project does not occur within the plants, amphibian, fish and mammal species survey areas.

**Note: Project does not have appropriate habitat for 6.1.2 and 6.1.3 species.

3.1 Public Quasi-Public Lands

3.1.1 Public Quasi-Public Lands in Reserve Assembly Analysis

The project site is outside of PQP lands. See Figure 5.

3.1.2 Project Impacts to Public Quasi-Public Lands

There are no impacts to PQP lands.

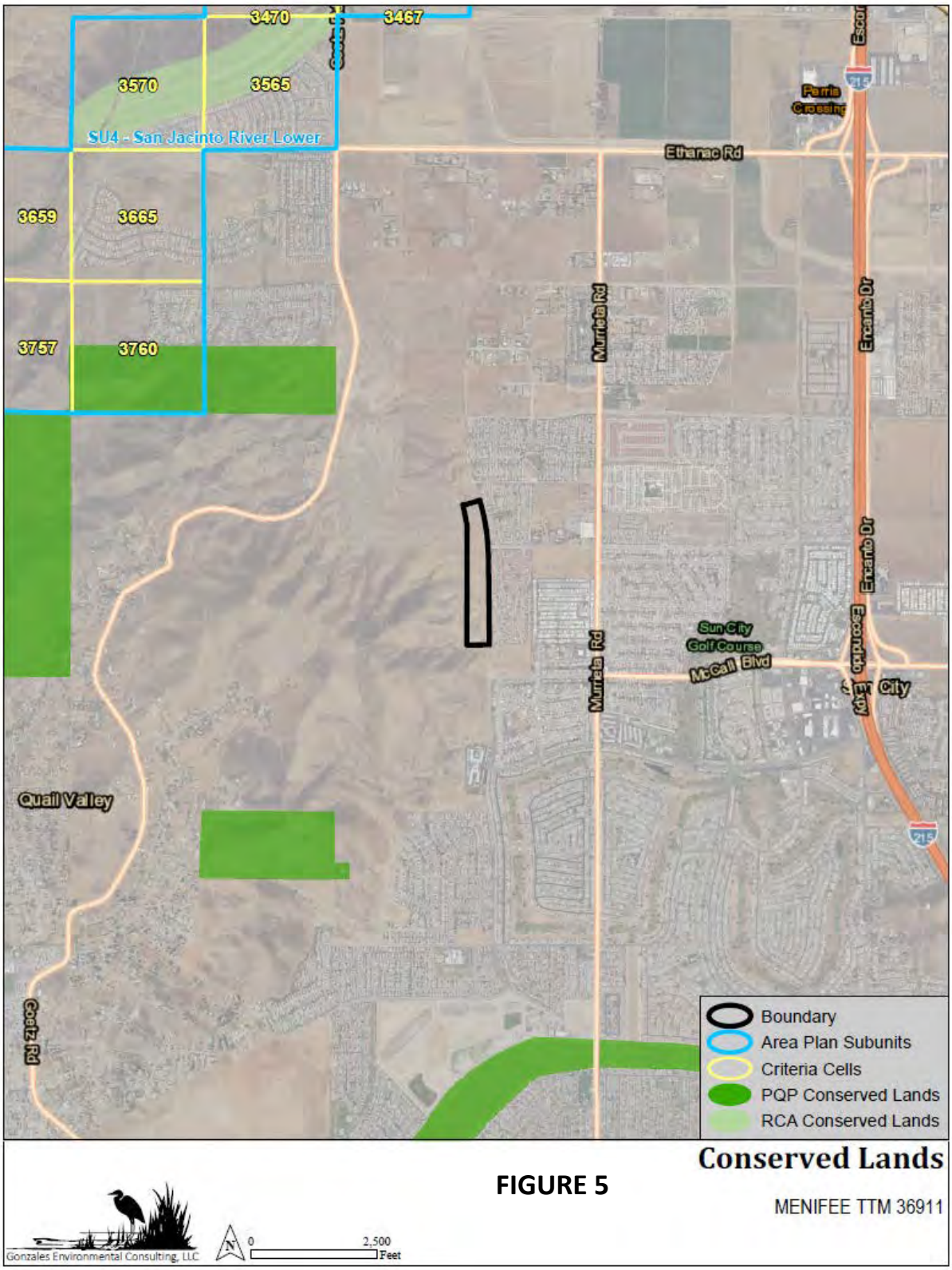

3470
3467
3570
3565
SU4 - San Jacinto River Lower
3659
3665
3757
3760
Etiwanda Rd
Murrieta Rd
Encanto Dr
Sun City
Golf Course
McCall Blvd
Quail Valley
Coetz Rd
Boundary
Area Plan Subunits
Criteria Cells
PQP Conserved Lands
RCA Conserved Lands
Conserved Lands
MENIFEE TTM 36911
Gonzales Environmental Consulting, LLC
0
2,500
Feet

FIGURE 5

4 VEGETATION MAPPING

Aerial photography and digital vegetation maps were reviewed to determine potential community types within the project area. Preliminary ground-truthing surveys concurred with digital vegetation maps, and additional surveys were performed to accurately define the community types and boundaries.

The site consists of five vegetation communities, described below. The site shows signs of recent disturbance, including cutting of vegetation. Portions of the project site have been subject to anthropogenic disturbances. The locations of the native plant communities have been generally the same over the years. The existing plant communities are described in more detail below.

The project encompasses several vegetation community types. The vegetation communities within the project area are primarily *Eriogonum fasciculatum* Alliance – Disturbed, Grasslands – Disturbed (*Bromus diandrus*-mixed herb Alliance), *Baccharis salicifolia* Alliance (Mule Fat Scrub), *Populus fremontii* (Cottonwood Scrub) Alliance and developed.

The major plant communities in the survey area are Grasslands – Disturbed (*Bromus diandrus*-mixed herb Alliance).

Disturbed *Eriogonum fasciculatum* Alliance

This series is considered part of the coastal scrub, which is better thought of as a collection of series. This approach allows stands of composition, which can be considered, regardless of geographic location. This series has California buckwheat (*Eriogonum fasciculatum*) as the dominant plant species. Other sage scrub alliances noted on site: *Artemisia californica - Eriogonum fasciculatum* (California sagebrush – California buckwheat scrub) Alliance. This community braids with disturbed grassland on most of the project area.

Bromus diandrus-mixed Herb Alliance (Grasslands – Disturbed)

Stands of Bromus diandrus–mixed herbs form a dense herbaceous layer (75%) at 0-0.5m tall. Shrub and tree layers are absent. Total vegetation cover is 75%.

Mule Fat Scrub (*Baccharis salicifolia*) Alliance

An individual mulefat was observed in one of the drainage check dams. One emergent Populus fremontii was found next to the mulefat. Wide space bare of vegetation between plants was observed. The check dam is an anthropogenic creation and is lined with black plastic.

Populus fremontii (Cottonwood Scrub) Alliance

One emergent *Populus fremontii* was found in one of drainages, next to one mulefat (*Baccharis salicifolia*). Growth was noted in one of the check dam areas only. Soil consists of fine course sand on top of black plastic. Some wide space bare of vegetation is prevalent, especially where deposition seems to indicate strong periodic flows. Check dam areas are anthropogenic creations and lined with black plastic.

Disturbed/Developed

Disturbed areas are characterized by predominantly non-native species introduced and established through human action. Disturbed or barren areas are areas that either completely lack vegetation or have a predominance of non-native species.

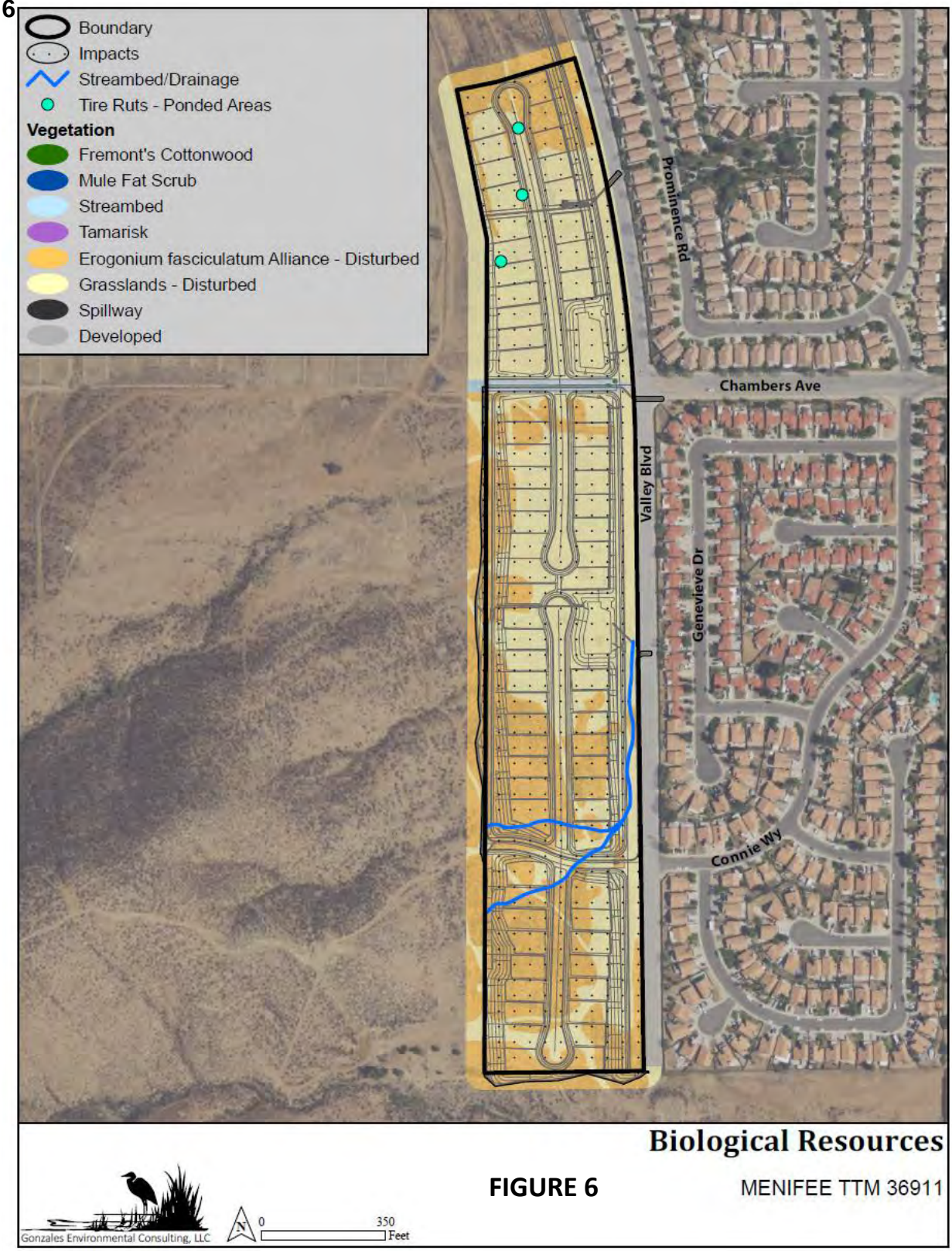
Table 4 below summarizes vegetation types/land uses and associated acreages on-site. Figure 6 provides a vegetation map for the project site.

TABLE 4

VEGETATION TYPES MAPPED FOR THE AREA

Vegetation	Existing (Acres)
Developed	
Erogonium fasciculatum Alliance - Disturbed	10.063
Fremont's Cottonwood (riparian scrub)	0.004
Grasslands - Disturbed	16.485
Mule Fat Scrub	0.002
Spillway	0.031
Streambed	0.363
Tamarisk	0.003
TOTAL (acres)	26.951

5
6



Biological Resources

FIGURE 6

MENIFEE TTM 36911

7 PROTECTION OF SPECIES ASSOCIATED WITH RIPARIAN/RIVERINE AREAS AND VERNAL POOLS (SECTION 6.1.2)

7.1 Riparian/Riverine

5.1.1 Methods

General wetland and streambed assessments of the proposed project site were conducted in May 2017 by GEC, which included general mapping of habitat(s) that may be subject to jurisdiction of CDFW pursuant to sections 1600-12 of the California Fish and Game Code, ACOE and MSHCP Section 6.1.2. Potential MSHCP Section 6.1.2 seasonal watercourses were found on the project site. Streambed/wetland delineation and MSHCP Section 6.1.2 areas were conducted in April 2019.

A brief assessment of the wetland/riparian jurisdictional communities encountered (if they were encountered) was also conducted which described the dominant and associate plant species of each community and the presence and/or absence of visual field indicators (e.g., dominance of hydrophytic species, presence of drift lines).

Streambed/wetland delineation and MSHCP Section 6.1.2 areas were conducted in March 2019. Assessment of riparian/riverine and vernal pools took place on March 15, March 20, 2019. Data forms were used, onto which recorded information or otherwise compiled notes regarding the descriptive physical and biological attributes from the area. From a combination of field experience, references, assistance from others, and reconnaissance trips information resources were compiled from which the jurisdictional determinations have been made. Photographs were taken on each visit, some of which are included in this document. Field notes and photographs were arranged by date. Section 6.1.2 riverine and riparian were delineated in the field concurrently with the delineation of federal waters/wetlands and state wetlands/streambed.
Data sources used:
a. USGS quadrangle maps
b. Soil Surveys
c. Aerial photos
d. State list of hydric soils
e. National Wetland Plant List 2017
f. Munsell Soil Charts
g.6.1.2 information

The following steps were performed:
1. Project area was identified and mapped on USGS quadrangle map.
2. Vegetation for the project area was summarized and identified utilizing transects and

observation points.

3. Area soils were characterized and identified.
4. Hydrology data was gathered utilizing field hydrologic indicators and available data.

Prior to conducting field assessments, transects (ranging from 0.15 to 0.5 miles in length) were drawn on a one-meter resolution aerial photograph. During the field assessment, points where these transects intercepted potentially jurisdictional waters were mapped on the aerial photographs or with a Trimble GeoXT GPS unit. Field maps were digitized using GIS technology and the total area of jurisdictional features was calculated.

5.1.2 Existing Conditions and Results

All parts of the project site were closely examined for biological resources. An assessment of the potentially significant effects of the proposed project on riparian, riverine and vernal pool areas was conducted. Seasonal watercourses are present and evidence of recent surface water was observed on site. Potential MSHCP 6.1.2 areas were found on the project site. There are no Riparian/Riverine associated species on the project site (i.e. least Bell's vireo, southwestern willow flycatcher, blue grosbeak, etc.) as the drainage areas are seasonal watercourses with lack of appropriate habitat.

We found ponded water in two check-dams (plastic lined depressions created by the City of Menifee to control water flow downstream)(Ponding Features 1 and 2) and in tire ruts (Ponding Features 3, 4, 5). These features are not vernal pools, but anthropogenic created features. The check-dams (Ponding Features 1 and 2) are included in riverine aspects and the tire ruts (Ponding Features 3, 4, 5) have been examined for the presence of Fairy shrimp.

Soils found outside of drainages are consistent with upland soils and not riparian, riverine and/or vernal pools.

The project site supports minimally vegetated, ephemeral drainages. As required in MSHCP Section 6.1.2, the following is a discussion of the functions and values (hydrologic regime, flood storage and flood flow modification, sediment trapping and transport, nutrient retention and transformation, toxicant trapping, public use, wildlife habitat, and aquatic habitat) of the MSHCP Riparian/Riverine areas in the study area.

Potential impacts to water quality could occur during construction and operation of the proposed project due to increased erosion and storm water runoff. However, construction BMPs would be implemented during construction of the proposed project to reduce impacts to water quality and beneficial water resource values.

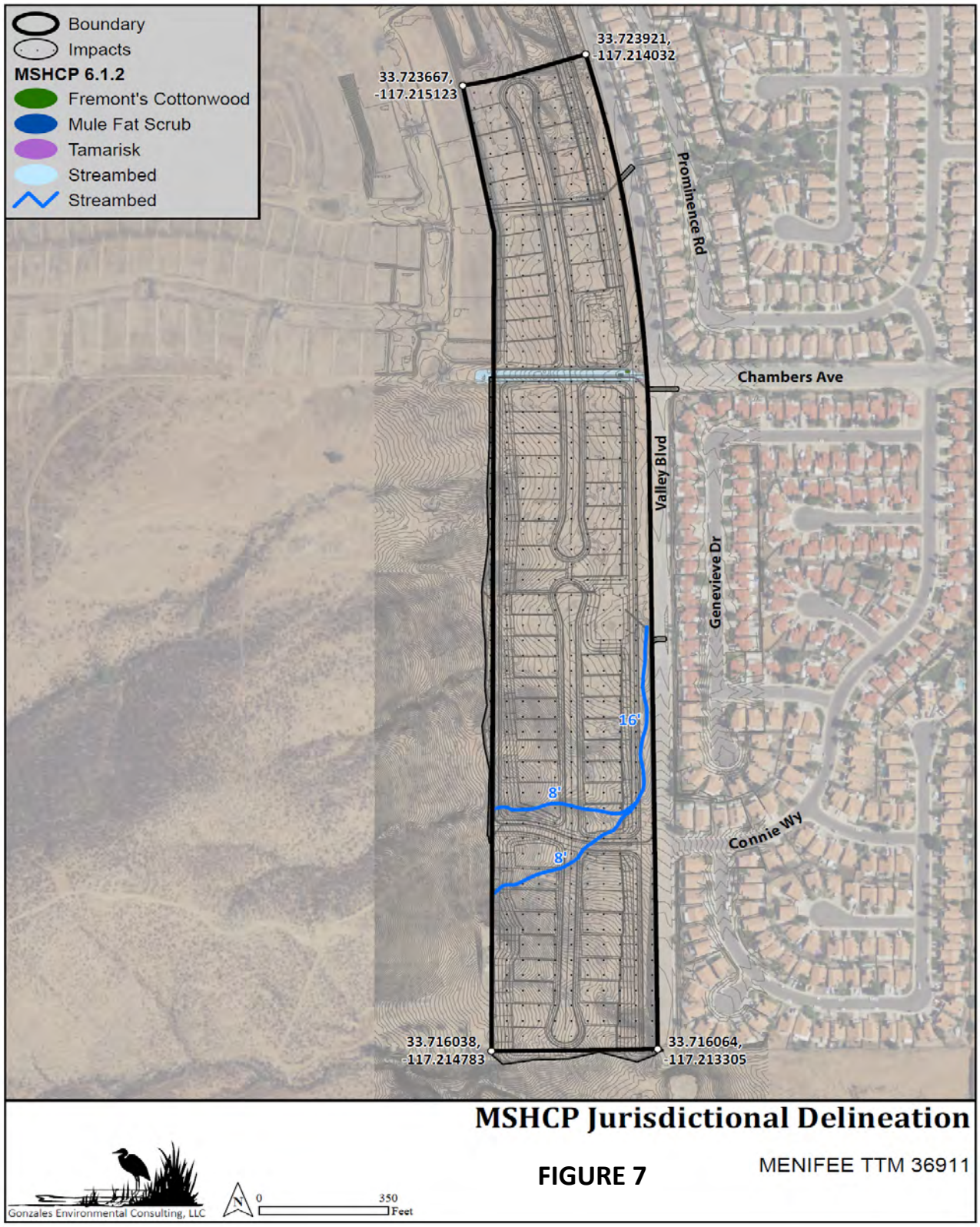
During construction of the current site existing vegetation will be trimmed and/or removed. Impacts to these features would result in impacts to conservation of habitats and may result in impacts to covered species. As previously discussed, MSHCP 6.1.2 areas, United States Army Corps of Engineers potential jurisdictional areas, CDFW jurisdictional areas, and Regional Water Quality Control Board (RWQCB) jurisdictional areas are present on the site. Drainage 1 contains non-wetland waters (Riverine), as defined by the MSHCP. Drainage 2 is an ephemeral drainage with low functions and values for flood storage and flood flow modification, sediment trapping and transport, nutrient retention and transformation, toxicant trapping, public use, and wildlife and aquatic habitat due to its small size, anthropogenic impacts by lack of perennial or intermittent sources of water. Implementation of the proposed project would not result in significant impacts to natural and beneficial floodplain values. Post- construction hydrology will be equal to preconstruction conditions, resulting in no net loss to the functions and values of the area.

5.1.3 Impacts

GEC found Section 6.1.2 riverine areas on the project site. Refer to Table 5 and Figure 7 for the locations and acreages of riverine features.

TABLE 5
SUMMARY OF POTENTIAL SECTION 6.1.2 AREAS BY HABITAT

	Existing		Impacts		
MSHCP 6.1.2	Existing On-site	Existing On-site (length in feet)	Impacts On-site	Length in feet	Impacts Off-site
Riverine [Drainage 1 (Chambers St)]					
Fremont's Cottonwood	0.004	0	0.004	0	
Mule Fat Scrub	0.002	0	0.002	0	
Tamarisk	0.003	0	0.003	0	0.004
Streambed	0.363	414	0.363	414	
Riverine [Drainage 2 (Connie Wy)]					
Streambed	0.354	471	0.354	471	
TOTAL	0.726	885	0.726	885	



MSHCP Jurisdictional Delineation

FIGURE 7

MENIFEE TTM 36911

5.1.4 Mitigation

The proposed project will result in unavoidable impacts to 0.726 acre riverine areas. Unavoidable impacts to onsite riverine areas will be impacted by pad development and ingress/egress into the project site. The compensatory mitigation is proposed as follows:

Provision of a one-time fee for 1.5 acres for riparian and riverine habitats in-lieu fee program off-site reestablishment through Riverside-Corona Resource Conservation District (RCRCD), or any other approved in-lieu fee program at time of rough grading permit issuance will be acquired for mitigation of the impacts at a minimum ratio of 2:1 or greater if required by another agency. If reestablishment credits are not available then 3.0 acres for riparian and riverine habitats in-lieu fee program off-site enhancement credits through Riverside-Corona Resource Conservation District (RCRCD), or any other approved in-lieu fee program at time of rough grading permit issuance will be acquired for mitigation of the impacts if required by another agency. Notification to California Department of Fish and Wildlife, California Regional Water Quality Control Board, and U.S. Army Corps of Engineers is required regarding which type of in-lieu fee credits (reestablishment or enhancement) are being utilized. Mitigation for the impacts will be at a minimum 3:1 ratio for riverine or whatever is required by California Department of Fish and Wildlife, California Regional Water Quality Control Board, and U.S. Army Corps of Engineers.

Should sufficient in-lieu fee credits not be available for purchase at the time the project is implemented, or should other agencies not approve in-lieu fee credit purchase, then the Developer must prepare and submit for review and approval a Habitat Mitigation and Monitoring Plan (HMMP) for a site-specific restoration project at a minimum 3:1 mitigation to impact ratio. The plan must meet County of Riverside requirements, as well as requirements of other resource and wildlife agencies. Appropriate guarantees for the restoration project must be in place (e.g., letter of credit, bond, etc.) prior to issuance of a grading permit.

The Restoration Plan and Habitat Mitigation and Monitoring Program (HMMP) will be reviewed and approved by the RCA and Wildlife Agencies prior to project implementation (any vegetation removal, staging equipment on site, ground disturbance, etc.).

By providing compensatory mitigation through an in-lieu fee program for riverine/riparian impacts equivalent or Superior in Preservation requirements will be met. The habitat on site is fragmented, disturbed and does not connect to any viable riparian and riverine habitat up or down stream. Habitat through an in-lieu fee program will increase existing riverine/riparian habitat and add to it. By doing this it will be Superior in Preservation.

5.2 Vernal Pools

5.2.1 Methods

The starting point for this study was a field trip to the project site in March 2019. Data forms were used, onto which recorded information or otherwise compiled notes regarding the descriptive physical and biological attributes from the area. From a combination of field experience, references, assistance from others, and reconnaissance trips information resources were compiled from which the jurisdictional determinations have been made. Photographs were taken on each visit, some of which are included in this document. Field notes and photographs were arranged by date. Section 6.1.2 vernal pools were delineated in the field concurrently with the delineation of federal waters/wetlands and state wetlands/streambed.

Data sources used:

a. USGS quadrangle maps
b. Soil Surveys
c. Aerial photos
d. State list of hydric soils
e. National Wetland Plant List 2017
f. Munsell Soil Charts
g. 6.1.2 information

The following steps were performed:

1. Project area was identified and mapped on USGS quadrangle map.
2. Vegetation for the project area was summarized and identified utilizing transects and observation points.
3. Area soils were characterized and identified.
4. Hydrology data was gathered utilizing field hydrologic indicators and available data.

Prior to conducting field assessments, transects (ranging from 0.15 to 0.5 miles in length) were drawn on a one-meter resolution aerial photograph. During the field assessment, points where these transects intercepted potentially jurisdictional waters were mapped on the aerial photographs or with a Trimble GeoXT GPS unit. Field maps were digitized using GIS technology and the total area of jurisdictional features was calculated.

Criteria used to determine whether there are vernal pools on the project site included the following: whether there is evidence of a watershed supporting vernal pool hydrology: if the area exhibits upland and wetland characteristics (inundated or not) and length of time if that is the case, evidence of the persistence of wetness using historic information (e.g. aerials),

vegetation, soils, drainage characteristics, uses to which the site has been subjected, and weather and hydrologic records.

5.2.2 Existing Conditions and Results

Vernal Pools are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season, but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate and facultative wetland plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season. We conducted our assessment during the wet season (December 2018, January, March 2019) when obligate and facultative wetland plant species are normally dominant and found none present on the project site. None of the area, outside of Noble Creek, exhibited upland and wetland characteristics (inundated or not), evidence of the persistence of wetness (current conditions and using historic information (e.g. aerials)), vegetation, soils, drainage characteristics, uses to which the site has been subjected, and weather and hydrologic records appropriate for vernal pools. There are no vegetation, hydric soils or hydrology present on the project site for vernal pools. No evidence of vernal pools was found on the project site. None of the area, outside of Drainages 1 and 2, exhibited upland and wetland characteristics (inundated or not), evidence of the persistence of wetness (current conditions and using historic information (e.g. aerials)), vegetation, soils, drainage characteristics, uses to which the site has been subjected, and weather and hydrologic records.

5.2.3 Impacts

No impacts to vernal pools will occur on the proposed project.

5.2.4 Mitigation

No mitigation for vernal pools will be necessary as there are no vernal pools on the project site.

5.3 Fairy Shrimp

5.3.1 Methods

The starting point for this study was a field trip to the project site in March 2019. Data forms were used, onto which recorded information or otherwise compiled notes regarding the descriptive physical and biological attributes from the area. From a combination of field experience, references, assistance from others, and reconnaissance trips information resources were compiled from which the jurisdictional determinations have been made. Photographs were taken on each visit, some of which are included in this document. Field notes and photographs

were arranged by date. Fairy shrimp resources, if present, were delineated in the field concurrently with the delineation of federal waters/wetlands and state wetlands/streambed.
Data sources used:
a. USGS quadrangle maps
b. Soil Surveys
c. Aerial photos
d. State list of hydric soils
e. National Wetland Plant List 2017
f. Munsell Soil Charts
g. fairy shrimp information

The following steps were performed:
1. Project area was identified and mapped on USGS quadrangle map.
2. Vegetation for the project area was summarized and identified utilizing transects and observation points.
3. Area soils were characterized and identified.
4. Hydrology data was gathered utilizing field hydrologic indicators and available data.

Prior to conducting field assessments, transects (ranging from 0.15 to 0.5 miles in length) were drawn on a one-meter resolution aerial photograph. During the field assessment, points where these transects intercepted potentially jurisdictional waters were mapped on the aerial photographs or with a Trimble GeoXT GPS unit. Field maps were digitized using GIS technology and the total area of jurisdictional features was calculated.

Criteria used to determine whether there are fairy shrimp on the project site included the following: stock ponds, ephemeral pools, road ruts, human-made depressions, or other depressions that may pond water.

5.3.2 Existing Conditions and Results

We found ponded water in two check-dams (plastic lined depressions created by the City of Menifee to control water flow downstream)(Ponding Features 1 and 2) and in tire ruts (Ponding Features 3, 4, 5). These features are not vernal pools, but anthropogenic created features. The check-dams (Ponding Features 1 and 2) are included in riverine aspects and the tire ruts (Ponding Features 3, 4, 5) have been examined for the presence of Fairy shrimp.

5
4
3
2
1
Ponding Features
Boulder Crest Dr
Reynolds Rd
Valley Blvd
Prominence Rd
© 2018 Google
Google Earth
0
150
Feet
Legend
Site Boundaries
Ponding Features

FIGURE 8

5.3.3 Impacts

An assessment of the potentially significant effects of the proposed project on fairy shrimp was conducted. Fairy shrimp can occasionally be found in habitats other than vernal pools, such as artificial pools created by roadside ditches, shallow depressions and road ruts. Suitable habitat for fairy shrimp would require features that would be able to hold water long enough to support fairy shrimp. We found ponded water in two check-dams (plastic lined depressions created by the City of Menifee to control water flow downstream)(Ponding Features 1 and 2) and in tire ruts (Ponding Features 3, 4, 5). These features are not vernal pools, but anthropogenic created features. All of the Ponding features have been examined for the presence of fairy shrimp. Including check-dams (Ponding Features 1 and 2) and tire ruts (Ponding Features 3, 4, 5). Wet season fairy shrimp surveys found immature fairy shrimp in Ponding Feature 5, a relatively small, shallow tire rut. Dry season surveys have been conducted. Hatching of cysts found Branchinecta sp. cysts.

5.3.4 Mitigation

No mitigation for fairy shrimp will be necessary as there are no sensitive fairy shrimp on the project site.

5.4 Riparian Birds

5.4.1 Methods

Preliminary investigations included review of information obtained from the USFWS, and CDFW; literature searches; examination of aerial photographs; and database searches including California Native Plant Society (CNPS), the California Natural Diversity Data Base (CNDDB) records, and sensitive species accounts for Riverside County. Reviewed environmental documents included Environmental Impact Reports prepared for other projects in the vicinity. The following resources were used in background research and during field surveys:

- Topographic maps (USGS 7.5 minute quadrangle)
- Aerial photos
- California Natural Diversity Database (CDFW 2018)
- USFWS sensitive species occurrence database (USFWS 2018)
- California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California (CNPS 2018)
- Western Riverside Area, California Soil Survey (U.S. Department of Agriculture [USDA] 1971)
- Volume 1, Parts I and II of the MSHCP (County of Riverside 2003)
- County of Riverside Conservation Summary Report Generator (County of Riverside 2018)

A list of special status species was compiled, including all species in the project area that were:
Listed as endangered or threatened, proposed for listing, or candidates for listing under the

Federal Endangered Species Act (FESA);
Listed as endangered or threatened, or candidates for listing under the California Endangered Species Act (CESA);
Included in one of the CDFW publications on species of special concern;
"Fully protected" by the State of California;
Included in the CNPS compilation; or
Identified as plants meeting the definition of rare or endangered under CEQA.

Biological Surveys

Baseline biological studies of the proposed project were conducted in previous years, for the current year surveys began in March 2019. Existing biological data was collected using Personal Computers (PCs) and Geographic Positioning System (GPS). This allowed for data to be collected in real time. Data layers uploaded onto these PCs included recent aerial photography, and topographic contours. Biological data was mapped onto the aerial photograph layers as polygon, line, and point attributes.

Checklists of biological information were uploaded onto the PCs, which allowed us to accurately label all data points, ensure consistency, and keep a running electronic account of all species encountered during the surveys. Finally, these checklists allowed for the inclusion of supplemental field notes, most notably, ranking of the quality of the various habitats including dominant and associate species for each vegetation polygon; assessing habitats for the potential presence of sensitive species not observed during the surveys; and identifying areas that would require protocol-level sensitive species surveys (i.e., USFWS protocol-level surveys for federal threatened and endangered species.

Habitats for specific species of wildlife and plants identified during surveys were classified as: not expected, low, moderate, high, or expected. These classifications were based on the quality of the habitat for each species and the proximity of the habitat to a known occurrence of a species obtained from CNDDB data. The definitions of each of the classifications are as follows:

- Not Expected: Species not previously reported in the vicinity of the site, and suitable habitat very marginal due to disturbances, fragmentation, and/or isolation.
- Low: Species previously reported from the vicinity of the site, but suitable habitat is marginal due to disturbances, fragmentation, and/or isolation.
- Moderate: Species previously reported from the vicinity of the site and large areas of contiguous high-quality habitat present; or species previously reported in the vicinity of the site, but suitable habitat quality is moderate due to disturbances, fragmentation, and/or isolation.

- High: Species previously reported from regional vicinity of the site, and large areas of contiguous high-quality habitat are present.
- Expected: Species previously reported from very close vicinity of the site, and large areas of contiguous high-quality habitat are present.

Wildlife Survey and Habitat Assessment Methods
General reconnaissance and habitat assessment surveys were completed to determine habitat suitability for listed species and special status plant, wildlife, and aquatic species. Suitable habitat for listed species and special status species was determined by the presence of specific habitat elements. The surveys coincided with the period during which many wildlife species, including migratory species, would have been most detectable. A faunal inventory of all species observed during the course of the surveys was also prepared.

Special Status Species Methods
Special Status Wildlife Species Survey Methods
Prior to conducting habitat assessment surveys, CNDDB and other sources were reviewed for the records of special status wildlife species potentially occurring in the project area. General reconnaissance and habitat assessment surveys were conducted to assess the presence of special status wildlife species habitats within the project area. Maps depicting all known sensitive wildlife species locations within the regional vicinity of the project were produced to aid in determining the target species to survey. All wildlife species encountered during surveys were documented. Any specific areas (e.g., potential nesting, breeding, and foraging habitat) encountered during the surveys that have a high probability for supporting sensitive wildlife were documented. The likelihood of these species occurrence (not expected, low, moderate, high, expected) was also assessed. Least Bell's vireo, southwestern willow flycatcher and yellow-billed cuckoo prefer riparian habitat of dense willow-cottonwood forest, streamside thickets near water; moist woodland, bottomlands, woodland edge, scattered cover and hedgerows in cultivated areas; willow-dominated riparian woodlands; and, open woodland, brush in winter.

5.4.2 Existing Conditions and Results

There is no appropriate habitat on the project site for Least Bell's vireo, southwestern willow flycatcher and yellow-billed cuckoo which prefer riparian habitat of dense willow-cottonwood forest, streamside thickets near water; moist woodland, bottomlands, woodland edge, scattered cover and hedgerows in cultivated areas; willow-dominated riparian woodlands; and, open woodland, brush in winter.

5.4.3 Impacts

No impacts to Least Bell's vireo, southwestern willow flycatcher and yellow-billed cuckoo will

occur on the proposed project.

5.4.4 Mitigation

No impacts to Least Bell's vireo, southwestern willow flycatcher and yellow-billed cuckoo will occur on the proposed project, therefore no mitigation is required.

6 PROTECTION OF NARROW ENDEMIC PLANT SPECIES (SECTION 6.1.3)

6.1 Methods

Biological surveys were completed on April 16, April 29, May 13, 2017 and March 15, March 20, April 3, May 18, and June 15, 2019. Surveys were completed by County-approved biologists and their assistants along 10-meter wide linear transects that spanned the length of each parcel. Surveys included buffer area transects where access was permitted off-site. Botanical surveys were completed on April 29, May 13, 2017 and March 15, March 20, April 3, and May 18, 2019 and all plant communities were mapped. A habitat assessment for sensitive plant species was completed during the plant community evaluation field surveys. Habitat requirements for these species were reviewed prior to the site visit. During the survey, the site was analyzed for the presence of suitable habitats and/or soils to support these species. Surveys were conducted during a year with average rainfall. No NARROW ENDEMIC PLANT SPECIES have been documented for the project site.

6.2 Existing Conditions and Results

No habitat for narrow endemic plant species is present because clay soils are absent, associated vegetation communities are impacted by anthropogenic activities.

6.3 Impacts

No impacts to narrow endemic plant species will occur on the project site as appropriate soils are not present and existing anthropogenic activities impacts.

6.4 Mitigation

No mitigation for narrow endemic plant species is required as no impacts will occur to these plant species.

7 ADDITIONAL SURVEY NEEDS AND PROCEDURES (SECTION 6.3.2)

The proposed project is not located within a Section 6.3.2 survey area.

7.1 Criteria Area Plant Species

Proposed project does not fall within a mapped survey area for Criteria Area plant species.

7.2 Amphibians

Proposed project does not fall within a mapped survey area for Criteria Area amphibian species.

7.2.1 Methods

Proposed project does not fall within a mapped survey area for Criteria Area amphibian species.

7.2.2 Existing Conditions and Results

Proposed project does not fall within a mapped survey area for Criteria Area amphibian species.

7.2.3 Impacts

Proposed project does not fall within a mapped survey area for Criteria Area amphibian species.

7.2.4 Mitigation

Proposed project does not fall within a mapped survey area for Criteria Area amphibian species.

7.3 Burrowing Owl

The proposed project falls within the mapped survey area for burrowing owl.

7.3.1 Methods

Protocol burrowing owl surveys were completed by the GEC utilizing the following methodology.

Step 1 Habitat Assessment

The habitat assessment followed the BURROWING OWL SURVEY INSTRUCTIONS for the Western Riverside Multiple Species Habitat Conservation Plan Area, dated March 29, 2006 per Section 6.3.2. Of the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP).

The habitat assessment was performed to determine the site's suitability to support burrowing owl. The assessment was conducted on January 25, 2019. Several key indicators were used in determining the site's potential to support burrowing owl. Key indicators included the presence of low-growing vegetation within grassland, desert, and scrublands, small fossorial mammals, and isolated features such as cement or wood debris piles, and/or cement culverts.

The Site exhibited multiple key indicators of suitable burrowing owl habitat. The following indicators observed on-site were:

- Disturbed low-growing vegetation, as described in the Vegetation section; and
- Debris piles (varied due to non-authorized dumping on the site)

Additional wildlife observed during surveys is listed in Appendix, *Animal and Plant Compendium.*

The results of the habitat assessment concluded that the site contained suitable burrowing owl habitat. As a result, Focused Burrowing Owl Burrow Survey was warranted.

Step II A Focused Burrowing Owl Burrow Survey

Immediately after the habitat assessment, a burrow survey was conducted on the site to determine if any of the debris piles contained evidence of burrowing owl. Surveys were conducted by Teresa Gonzales and Paul Gonzales. Surveys consisted of slowly walking the site via transects 30 feet apart and the 500-ft buffer zone that was previously delineated for the habitat assessment. All existing fossorial mammal burrows were thoroughly examined for evidence of burrowing owl, including molting feathers, prey remains, cast pellets, eggshell fragments, and excrement.

Focused Burrowing Owl Burrow Survey Results

No burrows were observed on site, however numerous debris piles of wood and trash were found around the site. All debris piles were carefully checked for evidence of burrowing owl, including molting feathers, prey remains, cast pellets, eggshell fragments, and excrement. Results of the surveys found no owl burrows or burrowing owls on the proposed project site or in adjacent areas.

Step II B Focused Burrowing Owl Survey

Immediately after the burrow survey, a burrowing owl survey was conducted on the site to determine if any of the debris piles contained evidence of burrowing owl. Surveys were conducted by Teresa Gonzales and Paul Gonzales. Surveys consisted of slowly walking the site via transects 30 feet apart and the 500-ft buffer zone that was previously delineated for the habitat assessment. All existing birds observed were documented.

Focused Burrowing Owl Burrow Survey Results

No burrowing owls were observed on site. Results of the surveys found no burrowing owls on the proposed project site or in adjacent areas.

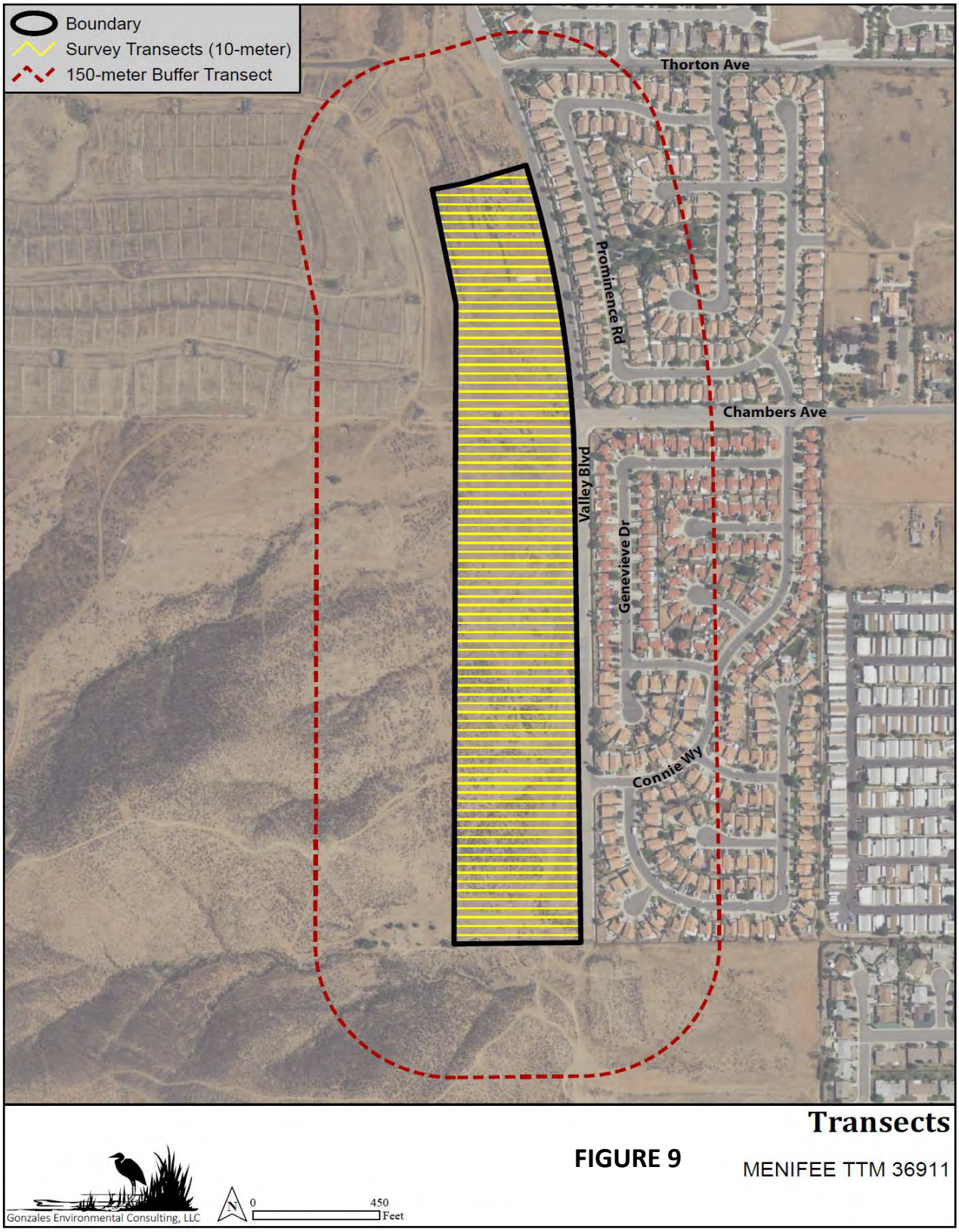
TABLE 6

BURROWING OWL SURVEYS 2019 BY GONZALES ENVIRONMENTAL CONSULTING, LLC

Date	Air Temperature (F)	Wind Speed (mph)	Cloud Cover	Precipitation	Sunrise/Sunset Times	Time-Duration*
March 20	48-51	0-5	Clear-90% cloud cover	No-stopped surveys when drizzle started at 9 AM	0651/1900	0551/0851 3 hrs
April 3	52-58	0-7	30-90% cloud cover	No	0632/1911	0532/0832 3 hrs
May 18	47-52	0-3	Clear	No	0545/1945	0445/0745 3 hrs
June 15	59-68	0-4	Marine layer-clear	No	0537/2000	0437-0737 3 hrs

*1 hour before sunrise and 2 hours after; 2 hours before sunset and 1 hour after

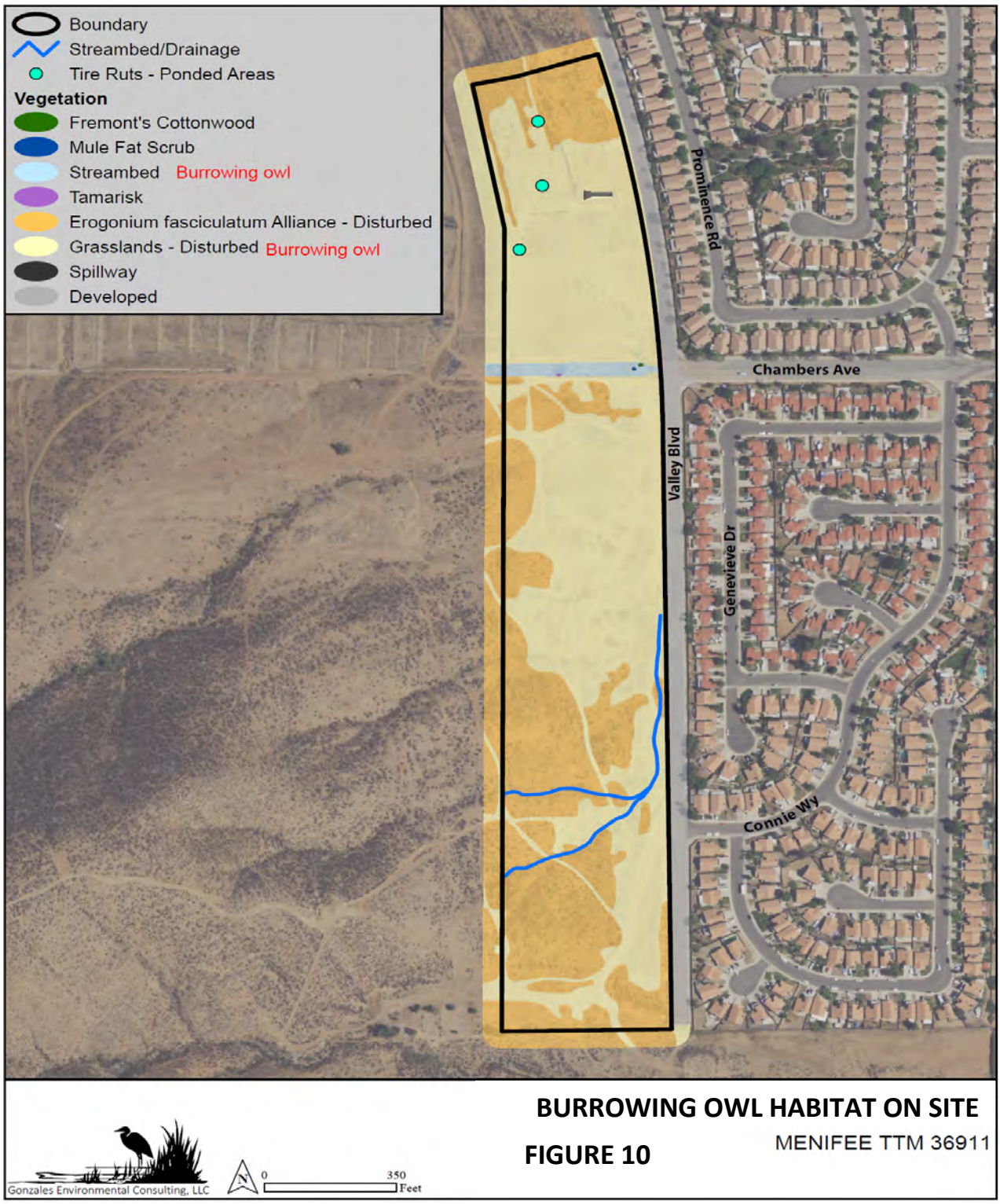
Although burrowing owls were not detected during the habitat assessment and focused surveys, because habitat is present (low growing vegetation and disturbed vegetation) on the project site, burrowing owl may utilize the site in the future. A pre-construction survey will be required and burrowing owl may be found present at that time and if so, impacts would occur.



Transects

FIGURE 9

MENIFEE TTM 36911



BURROWING OWL HABITAT ON SITE

FIGURE 10

MENIFEE TTM 36911

7.3.2 Existing Conditions and Results

The project site is west of existing single family housing. The project site is frequently impacted by off-road vehicles and other anthropogenic activities. No burrows, signs or burrowing owl(s) were observed on-site.

7.3.3 Impacts

No impacts to burrowing owl occur on the project site. Although burrowing owls were not detected during the habitat assessment and focused surveys, because habitat is present on the project site, burrowing owl may utilize the site in the future. A pre-construction survey will be required and burrowing owl may be found present at that time and if so, impacts would occur.

7.3.4 Mitigation

A 30-day pre-construction survey for burrowing owls is required prior to initial ground-disturbing activities (including but not limited to vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies, and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrow owl is found, the same coordination described above will be necessary.

7.4 Mammals

The proposed project does not fall within a mapped survey area for mammal species. The project site is within the Stephen's Kangaroo rat fee area.

7.4.1 Methods

Proposed project does not fall within a mapped survey area for Criteria Area for mammals.

7.4.2 Existing Conditions and Results

7.4.3 Impacts

Proposed project does not fall within a mapped survey area for Criteria Area for mammals.

7.4.4 Mitigation

Proposed project does not fall within a mapped survey area for Criteria Area for mammals.

8 INFORMATION ON OTHER SPECIES

8.1 Delhi Sands Flower Loving Fly

The proposed project does not fall within an area with Delhi soils mapped within the MSHCP baseline data.

8.1.1 Methods

The proposed project does not fall within an area with Delhi soils mapped within the MSHCP baseline data.

8.1.2 Existing Conditions and Results

The proposed project does not fall within an area with Delhi soils mapped within the MSHCP baseline data.

8.1.3 Impacts

The proposed project does not fall within an area with Delhi soils mapped within the MSHCP baseline data.

8.1.4 Mitigation

The proposed project does not fall within an area with Delhi soils mapped within the MSHCP baseline data therefore no mitigation is required.

8.2 Species Not Adequately Conserved

No Species Not Adequately Conserved were found on the proposed project site.

9 GUIDELINES PERTAINING TO THE URBAN/WILDLANDS INTERFACE (SECTION 6.1.4)

To preserve the integrity of areas described as existing or future MSHCP Conservation Areas, the guidelines contained in Section 6.1.4 Urban Wildlands Interface Guidelines (UWIG) shall be implemented by the Permittee in their actions relative to the project.

All proposed projects that are located adjacent or have on-site connection to either existing conservation or land described for conservation are required to address how they plan to implement all of the UWIG guidelines:
The entire site has been previously impacted by anthropogenic activities. Thus, there will be relatively few new impacts to any existing or future portions of the Conservation Area, and such impacts will be minor. Mitigation measures and BMPs are located in Section 10 of this document. Nevertheless, below is a summary of the Urban Wildlands Interface Guidelines and their relationship to the proposed project:

Drainage- Siltation and erosion resulting from the proposed activities are potentially significant indirect impacts associated with this proposed project because of the proximity of the proposed work area to natural areas. Surface water quality could be diminished as a result of scraping and grading, and material laydown. As such, erosion from these activities can remove topsoil necessary for plant growth both in the graded areas and in lower areas affected by increased runoff. The eroded soil can be deposited as silt and alluvium off of the project site. Siltation from these activities can damage wetlands and aquatic habitats and bury vegetation or topsoil. Implementation of avoidance and minimization measures described above under direct impacts is proposed. These measures include implementation of an effective SWPPP or WQMP that employs appropriate BMPs to avoid or limit runoff, erosion, and siltation. With these measures, project related runoff, erosion, and siltation would not result in significant impacts to any offsite water features or sensitive habitats.

Toxics- Toxic substances can kill wildlife and plants or prevent new growth where soils or water are contaminated. Toxic substances can be released into the environment through several scenarios including planned or accidental releases, leaching from stored materials, pesticide or herbicide use, or fires, among others. No intentional releases of toxic substances are planned as part of the proposed project. Accidental releases could occur from several sources such as leaking equipment, or fuel spills during the course of the construction. The implementation of BMPs during construction will reduce the risk of leaks and fuel spills below a level of significance.

A spill contingency plan, written by the construction contractor and approved prior to construction will be in effect during all phases of construction activities. The project would result in the additional use of hazardous materials in limited quantities associated with normal

residential use such as cleaning products, solvents, herbicides, and insecticides. However, compliance with regulations will reduce the potential risk of hazardous material exposure to a level that is less than significant. An information pamphlet will be prepared for each homeowner regarding the use of toxics.

Lighting- No nighttime work is anticipated. However, if such work is required in or adjacent to the Conservation Area, lighting would be temporary, shielded, and directed away from the Conservation Area to the extent possible. No permanent lighting will be installed in or near the Conservation Area.

Noise- Although some noise will be generated by project activities in or adjacent to open space, it will be of short duration and will be kept as low as possible. Wildlife within open space should not be subject to noise that would exceed residential noise standards. The implementation of avoidance and minimization measures will be implemented in order to minimize impact to species.

Invasives- Project related landscaping within or adjacent to the Conservation Area, will comply with not utilizing the invasive nonnative plant species listed in *Table 6-2* of *Section 6.1.4* of the MSHCP. Minimization and avoidance measures will be implemented in order to avoid the spread of invasive species within the project area.

Barriers- The proposed project may include theme walls along project perimeter streets adjacent to public streets. The project will include walls and/or fencing located where public view and/or important interfaces are of concern. The project will incorporate special edge treatments designed to separate development areas from open space areas. These areas of native landscaping and fencing will serve to minimize unauthorized public access, domestic animals predation, and illegal trespass and dumping.

Grading/Land Development- All manufactured slopes associated with site development will be within the project site. Manufactured slopes will only occur within the portion of the project where impacts are proposed and not within proposed conservation areas.

10 BEST MANAGEMENT PRACTICES (VOLUME I, APPENDIX C)

Table 7 presents MSHCP BMPs (Appendix C of the MSHCP), Construction Guidelines (*Section 7.5.*3 of the MSHCP), and species specific mitigation measures that have been incorporated in the MSHCP and will be implemented as part of the project.

TABLE 7

MSHCP BMPS AND SPECIES SPECIFIC MITIGATION MEASURES

MSHCP BMPs (MSHCP Vol. I, Appendix C)	
MSHCP BMP-1	Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.
MSHCP BMP-2	Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, USFWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
MSHCP BMP-3	Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
MSHCP BMP-4	To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
MSHCP BMP-5	Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.
MSHCP Construction Guidelines (MSHCP Section 7.5.3)	
	Plans for water pollution and erosion control will be prepared for all Discretionary Projects

MSHCP CONST-1	involving the movement of earth in excess of 50 cubic yards. The plans will describe sediment and hazardous materials control, dewatering or diversion structures, fueling and equipment management practices, use of plant material for erosion control. Plans will be reviewed and approved by the City of Riverside and participating jurisdiction prior to construction.
MSHCP CONST-2	Timing of construction activities will consider seasonal requirements for breeding birds and migratory non- resident species. Habitat clearing will be avoided during species active breeding season defined as March 1 to June 30.
MSHCP CONST-3	Sediment and erosion control measures will be implemented until such time soils are determined to be successfully stabilized.
MSHCP CONST-4	Silt fencing or other sediment trapping materials will be installed at the downstream end of construction activities to minimize the transport of sediments off-site.
MSHCP CONST-5	Settling ponds where sediment is collected will be cleaned in a manner that prevents sediment from re- entering the stream or damaging/disturbing adjacent areas. Sediment from settling ponds will be removed to a location where sediment cannot re-enter the stream or surrounding drainage area. Care will be exercised during removal of silt fencing to minimize release of debris or sediment into streams.
MSHCP CONST-6	No erodible materials will be deposited into water courses. Brush, loose soils, or other debris material will not be stockpiled within stream channels or on adjacent banks.
MSHCP CONST-7	The footprint of disturbance will be minimized to the maximum extent feasible. Access to sites will occur on pre-existing access routes to the greatest extent possible.
MSHCP CONST-8	Equipment storage, fueling and staging areas will be sited on non-sensitive upland Habitat types with minimal risk of direct discharge into riparian areas or other sensitive Habitat types.
MSHCP CONST-9	The limits of disturbance, including the upstream, downstream and lateral extents, will be clearly defined and marked in the field. Monitoring personnel will review the limits of disturbance prior to initiation of construction activities.
MSHCP CONST-10	During construction, the placement of equipment within the stream or on adjacent banks or adjacent upland Habitats occupied by Covered Species that are outside of the project footprint will be avoided.

MSHCP CONST-11	Exotic species removed during construction will be properly handled to prevent sprouting or regrowth.
MSHCP CONST-12	Training of construction personnel will be provided.
MSHCP CONST-13	Presence of a biological monitor is required. Ongoing monitoring and reporting will occur for the duration of the construction activity to ensure implementation of best management practices.
MSHCP CONST-14	Active construction areas shall be watered regularly to control dust and minimize impacts to adjacent vegetation.
MSHCP CONST-15	All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other toxic substances shall occur only in designated areas within the proposed grading limits of the project site. These designated areas shall be clearly marked and located in such a manner as to contain run-off.
MSHCP CONST-16	Waste, dirt, rubble, or trash shall not be deposited in the Conservation Area or on native habitat.
MSHCP CONST-17	Wildlife Biologist required to be present during construction of the project.
MSHCP Species/Habitat Specific Measures	
MSHCP-BUOW	A 30-day pre-construction survey for burrowing owls is required prior to initial ground-disturbing activities (including but not limited to vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding the ground-disturbing activities. If burrowing owls have colonized the project site prior to the initiation of ground-disturbing activities, the project proponent will immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies, and will need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrow owl is found, the same coordination described above will be necessary.

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SUPPORTING APPENDICES

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- Gonzales Environmental Consulting, LLC. 2019. Habitat Assessment Including the Results of Focused Burrowing Owl Surveys and MSHCP Analysis for TM 36199, City of Menifee, Riverside County, California; Report Date: June 16, 2019.
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- Finium Environmental. 2019. Results of Wet Season Fairy Shrimp Surveys for TM 36911 Project Site Located in Menifee, Riverside County, California; Report Date: April 22, 2019.
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