BIOLOGICAL RESOURCES ASSESSMENT

RANCON MEDICAL AND EDUCATION CENTER

CITY OF WILDOMAR, RIVERSIDE COUNTY, CALIFORNIA

PCR

SEPTEMBER 2012

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CITY OF WILDOMAR, RIVERSIDE COUNTY, CALIFORNIA

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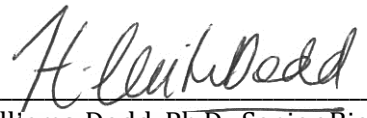
SEPTEMBER 2012

Biological Resources Assessment

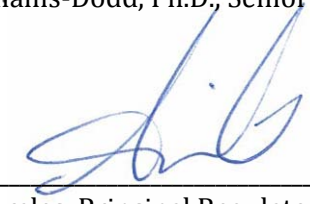
Rancon Medical and Education Center
City of Wildomar, Riverside County, California

The undersigned certify that this report is a complete and accurate account of the findings and conclusions of a supplemental biological resources assessment for the above-referenced project.

PCR Services Corporation



Ceri Williams-Dodd, Ph.D., Senior Biologist II



Amir Morales, Principal Regulatory Scientist

September 2012

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1.0 INTRODUCTION

1.1 BACKGROUND AND PURPOSE

This report presents the findings of a biological resources assessment conducted by **PCR Services Corporation (PCR)** for the approximately 29-acre proposed Rancon Medical and Education Center(Project) in Riverside County, California (Accessor Parcel Number 380-250-022). The purpose of this study is to satisfy the requirements of the California Environmental Quality Act (CEQA) and in support of approvals that Rancon (Project Applicant) is requesting from the City and Responsible Agencies (Agencies).

1.2 SOURCES

This assessment of biological resources is based on information compiled through field reconnaissance and appropriate reference materials. A general biological survey and vegetation mapping was conducted by PCR, in addition to a jurisdictional waters and wetland delineation, focused burrowing owl (*Athene cunicularia*) surveys, and sensitive plant surveys. The information sources used in preparation of this Biological Resource Assessment are provided in Section 10.0, *References*.

1.3 PROJECT SITE LOCATION

The approximately 29-acre Project site is generally situated just east of Interstate 15 (I-15) and west of Interstate 215 (I-215), as shown in **Figure 1**, *Regional Map*. Specifically, the Project site is located southwest of the intersection of Clinton Keith Road and Elizabeth Lane. The Project site can be found on the U.S. Geological Survey (USGS) 7.5' Murrieta topographic quadrangle map, Section 6, T. 7 S., R. 3 W., as shown in **Figure 2**, *Vicinity Map*.

The topography of the Project site is generally flat. The site slopes gently in a northeast to southwest direction, with the elevations ranging from approximately 1,380 feet above mean sea level (MSL) along the northern boundary of the Project site, to approximately 1,360 feet above MSL along the southern boundary of the Project site. The highest elevation is at 1,385 feet above MSL on top of a berm located adjacent to Clinton Keith Road in the northeast corner of the site, and the lowest elevation is at 1,341 feet above MSL within the channel bottom of a drainage located in the southeast corner of the site.

1.4 SCOPE OF STUDY

The scope of this Biological Resources Assessment encompasses:

1. This introduction;
2. Description of the proposed Project;
3. Description of methods of study;
4. Description of existing conditions;

5. Description of the proposed Project's regulatory setting;
6. The establishment of significance thresholds;
7. Evaluation of potential Project impacts; and,
8. Summary of potential significant Project impacts, mitigation measures, and level of significance after mitigation.

PCR

N

5 0 5 Miles

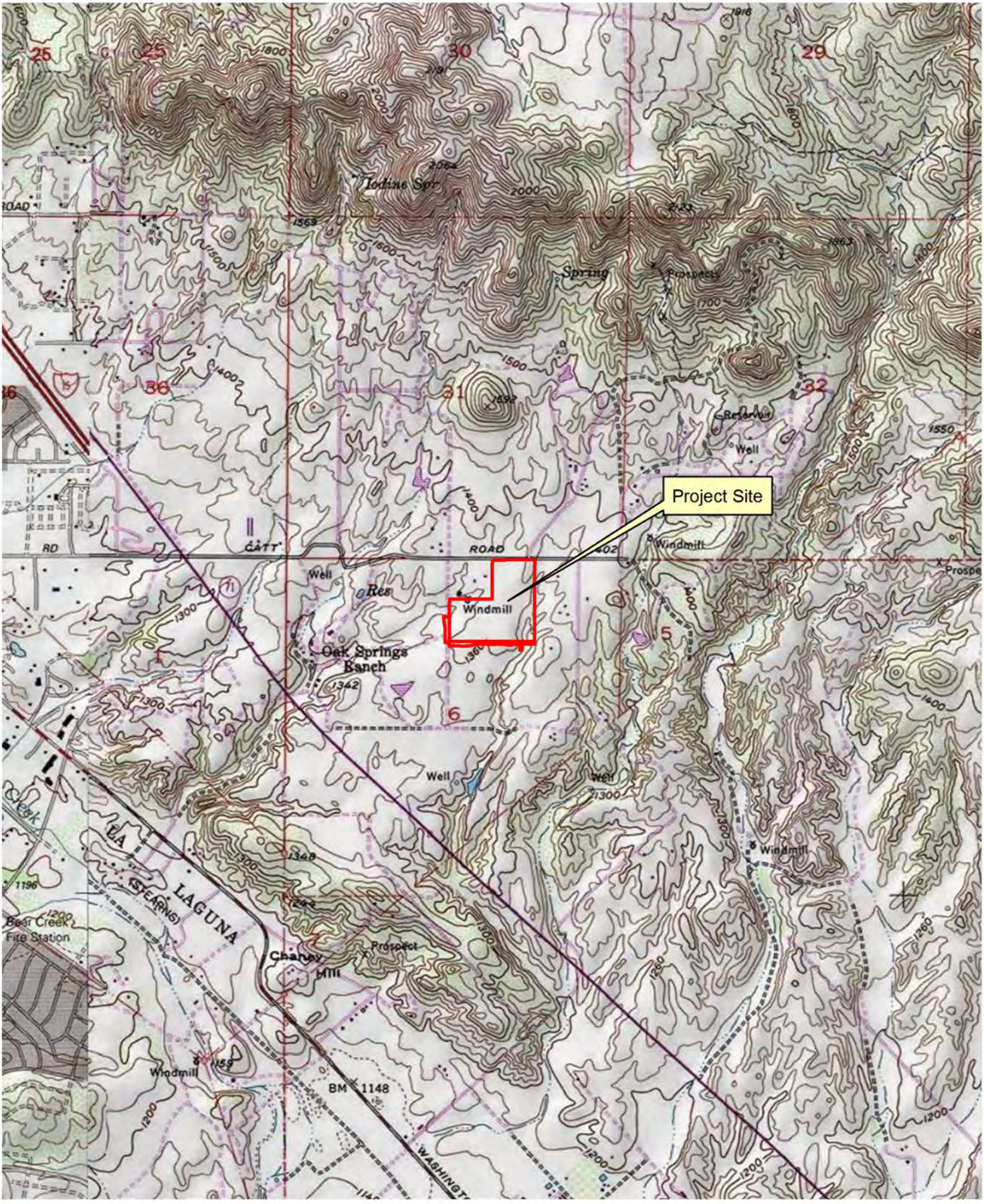
Regional Map

Medical and Education Center Project

Source: ESRI Street Map, 2009; PCR Services Corporation, 2012.

FIGURE

1



PCR

N

2,000 0 2,000 Feet

Vicinity Map

Medical and Education Center Project

Source: USGS Topographic Series (Murrieta, Wildomar, CA); PCR Services Corporation, 2012.

FIGURE

2

2.0 PROJECT DESCRIPTION

2.1 PROJECT DESCRIPTION

The northern portion of the Project site, totaling 8.41 acres, is proposed for development of six buildings as part of a mixed use business park including three commercial retail buildings, one office building, two medical office buildings, and one drive-through fast food restaurant (**Figure 3**, *Site Plan*). The occupancy classification for the office area is B and the service retail space is M. Primary access to the development is proposed off Clinton-Keith Road, and secondary access off Elizabeth Lane. The number of daily vehicle trips provided by this Project will be consistent with customary mixed use developments. There will be no vehicle or equipment maintenance performed on the Project site.

The southern portion of the Project site, totaling approximately 21.05 acres, is proposed as eight graded parcels to be left undeveloped, with a future 'A' street access cul-de-sac off Bunny Trail Road. Two open space areas are also proposed in the southern portion to preserve jurisidictional drainages, including one open space in the northwest corner, and one open space along the eastern boundary.

The Project will include installation of utilities, including sewer, electric, cable television, gas, water, and telephone services. Three on-site detention ponds will also be constructed to address water quality. On-site road improvements are proposed to Clinton Keith Road and Elizabeth Lane, and off-site road improvements are proposed to Bunny Trail Road and Yamas Drive.

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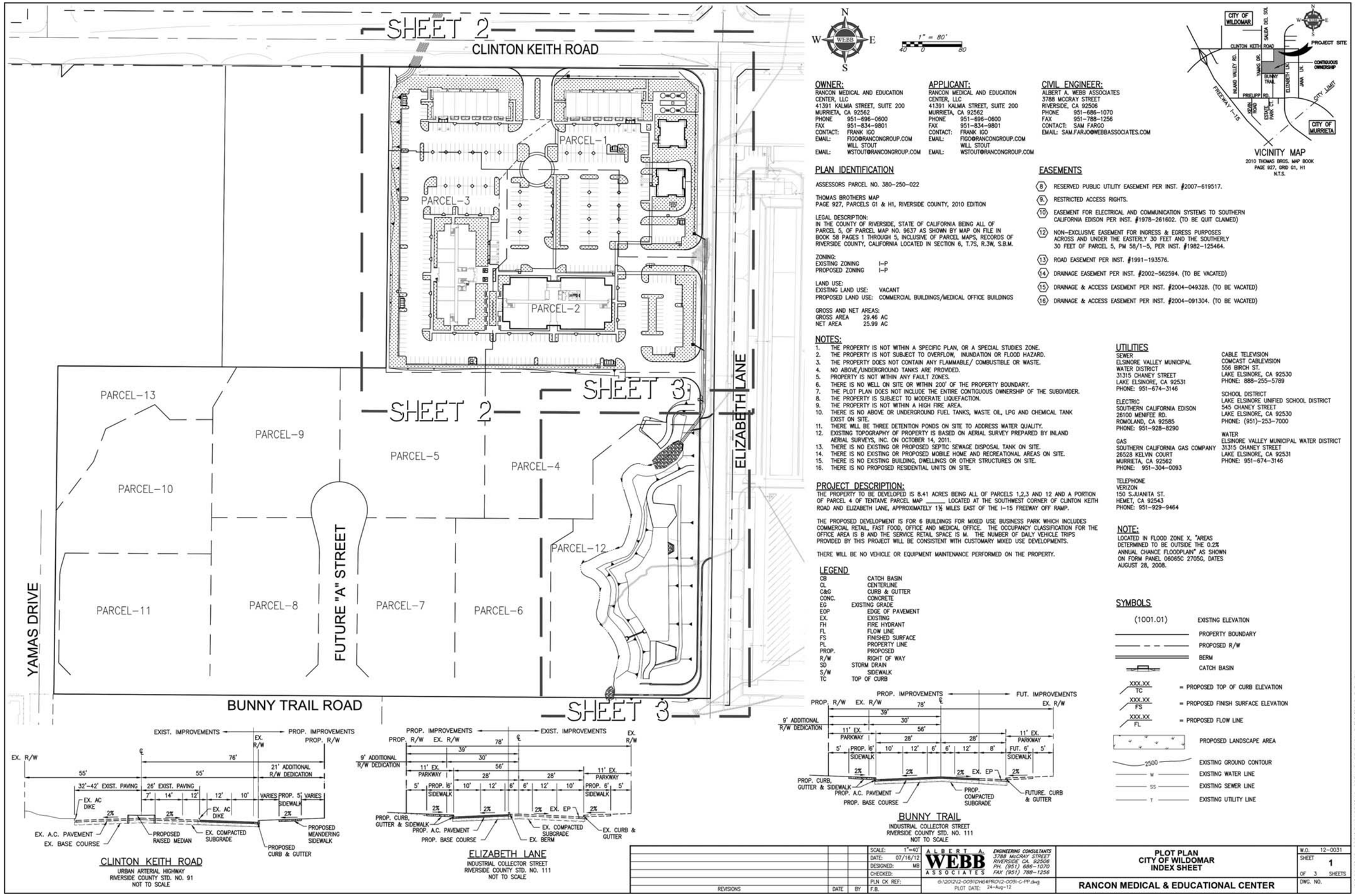

N
W WEBB E
S

1" = 80'
40 0 80

OWNER:
RANCON MEDICAL AND EDUCATION CENTER, LLC
41391 KALMIA STREET, SUITE 200
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EMAIL: SAM.FARJO@WEBBASSOCIATES.COM

VICINITY MAP
2010 THOMAS BROS. MAP BOOK
PAGE 927, GRID G1, H1
N.T.S.

PLAN IDENTIFICATION

ASSESSORS PARCEL NO. 380-250-022

THOMAS BROTHERS MAP
PAGE 927, PARCELS G1 & H1, RIVERSIDE COUNTY, 2010 EDITION

LEGAL DESCRIPTION:
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING ALL OF PARCEL 5, OF PARCEL MAP NO. 9637 AS SHOWN BY MAP ON FILE IN BOOK 58 PAGES 1 THROUGH 5, INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LOCATED IN SECTION 6, T.7S, R.3W, S.B.M.

ZONING:
EXISTING ZONING I-P
PROPOSED ZONING I-P

LAND USE:
EXISTING LAND USE: VACANT
PROPOSED LAND USE: COMMERCIAL BUILDINGS/MEDICAL OFFICE BUILDINGS

GROSS AND NET AREAS:
GROSS AREA 29.46 AC
NET AREA 25.99 AC

EASEMENTS

(8) RESERVED PUBLIC UTILITY EASEMENT PER INST. #2007-619517.
(9) RESTRICTED ACCESS RIGHTS.
(10) EASEMENT FOR ELECTRICAL AND COMMUNICATION SYSTEMS TO SOUTHERN CALIFORNIA EDISON PER INST. #1978-261602. (TO BE QUIT CLAIMED)
(12) NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS PURPOSES ACROSS AND UNDER THE EASTERLY 30 FEET AND THE SOUTHERLY 30 FEET OF PARCEL 5, PM 58/1-5, PER INST. #1982-125464.
(13) ROAD EASEMENT PER INST. #1991-193576.
(14) DRAINAGE EASEMENT PER INST. #2002-562594. (TO BE VACATED)
(15) DRAINAGE & ACCESS EASEMENT PER INST. #2004-049328. (TO BE VACATED)
(16) DRAINAGE & ACCESS EASEMENT PER INST. #2004-091304. (TO BE VACATED)

NOTES:

1. THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN, OR A SPECIAL STUDIES ZONE.
2. THE PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
3. THE PROPERTY DOES NOT CONTAIN ANY FLAMMABLE/ COMBUSTIBLE OR WASTE.
4. NO ABOVE/UNDERGROUND TANKS ARE PROVIDED.
5. PROPERTY IS NOT WITHIN ANY FAULT ZONES.
6. THERE IS NO WELL ON SITE OR WITHIN 200' OF THE PROPERTY BOUNDARY.
7. THE PLOT PLAN DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
8. THE PROPERTY IS SUBJECT TO MODERATE LIQUEFACTION.
9. THE PROPERTY IS NOT WITHIN A HIGH FIRE AREA.
10. THERE IS NO ABOVE OR UNDERGROUND FUEL TANKS, WASTE OIL, LPG AND CHEMICAL TANK EXIST ON SITE.
11. THERE WILL BE THREE DETENTION PONDS ON SITE TO ADDRESS WATER QUALITY.
12. EXISTING TOPOGRAPHY OF PROPERTY IS BASED ON AERIAL SURVEY PREPARED BY INLAND AERIAL SURVEYS, INC. ON OCTOBER 14, 2011.
13. THERE IS NO EXISTING OR PROPOSED SEPTIC SEWAGE DISPOSAL TANK ON SITE.
14. THERE IS NO EXISTING OR PROPOSED MOBILE HOME AND RECREATIONAL AREAS ON SITE.
15. THERE IS NO EXISTING BUILDING, DWELLINGS OR OTHER STRUCTURES ON SITE.
16. THERE IS NO PROPOSED RESIDENTIAL UNITS ON SITE.

PROJECT DESCRIPTION:

THE PROPERTY TO BE DEVELOPED IS 8.41 ACRES BEING ALL OF PARCELS 1,2,3 AND 12 AND A PORTION OF PARCEL 4 OF TENTAVE PARCEL MAP _____ LOCATED AT THE SOUTHWEST CORNER OF CLINTON KEITH ROAD AND ELIZABETH LANE, APPROXIMATELY 1½ MILES EAST OF THE I-15 FREEWAY OFF RAMP.

THE PROPOSED DEVELOPMENT IS FOR 6 BUILDINGS FOR MIXED USE BUSINESS PARK WHICH INCLUDES COMMERCIAL RETAIL, FAST FOOD, OFFICE AND MEDICAL OFFICE. THE OCCUPANCY CLASSIFICATION FOR THE OFFICE AREA IS B AND THE SERVICE RETAIL SPACE IS M. THE NUMBER OF DAILY VEHICLE TRIPS PROVIDED BY THIS PROJECT WILL BE CONSISTENT WITH CUSTOMARY MIXED USE DEVELOPMENTS.

THERE WILL BE NO VEHICLE OR EQUIPMENT MAINTENANCE PERFORMED ON THE PROPERTY.

LEGEND

CB	CATCH BASIN
CL	CENTERLINE
C&G	CURB & GUTTER
CONC.	CONCRETE
EG	EXISTING GRADE
EOP	EDGE OF PAVEMENT
EX.	EXISTING
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
PL	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
SD	STORM DRAIN
S/W	SIDEWALK
TC	TOP OF CURB

UTILITIES

SEWER
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92531
PHONE: 951-674-3146

ELECTRIC
SOUTHERN CALIFORNIA EDISON
26100 MENIFEE RD.
ROMOLAND, CA 92585
PHONE: 951-928-8290

GAS
SOUTHERN CALIFORNIA GAS COMPANY
26528 KELVIN COURT
MURRIETA, CA 92562
PHONE: 951-304-0093

TELEPHONE
VERIZON
150 S.JUANITA ST.
HEMET, CA 92543
PHONE: 951-929-9464

CABLE TELEVISION
COMCAST CABLEVISION
556 BIRCH ST.
LAKE ELSINORE, CA 92530
PHONE: 888-255-5789

SCHOOL DISTRICT
LAKE ELSINORE UNIFIED SCHOOL DISTRICT
545 CHANEY STREET
LAKE ELSINORE, CA 92530
PHONE: (951)-253-7000

WATER
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92531
PHONE: 951-674-3146

NOTE:

LOCATED IN FLOOD ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON FORM PANEL 06065C 2705G, DATES AUGUST 28, 2008.

SYMBOLS

(1001.01) EXISTING ELEVATION
PROPERTY BOUNDARY
PROPOSED R/W
BERM
CATCH BASIN
XXX.XX TC = PROPOSED TOP OF CURB ELEVATION
XXX.XX FS = PROPOSED FINISH SURFACE ELEVATION
XXX.XX FL = PROPOSED FLOW LINE
PROPOSED LANDSCAPE AREA
2500 EXISTING GROUND CONTOUR
W EXISTING WATER LINE
SS EXISTING SEWER LINE
T EXISTING UTILITY LINE

REVISIONS	DATE	BY

SCALE: 1"=40'
DATE: 07/16/12
DESIGNED: MB
CHECKED:
PLN CK REF:
F.B.

ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRAY STREET
RIVERSIDE, CA. 92506
PH. (951) 686-1070
FAX (951) 788-1256

G:\2012\12-0031\DWG&PRO\12-0031-C-PP.dwg
PLOT DATE: 24-Aug-12

PLOT PLAN
CITY OF WILDOMAR
INDEX SHEET

RANCON MEDICAL & EDUCATIONAL CENTER

W.O. 12-0031
SHEET 1
OF 3 SHEETS
DWG. NO.

G:\2012\12-0031\DWG&PRO\12-0031-C-PP.DWG 8/20/2012 3:34 PM

PCR

Site Plan

Medical and Education Center Project
Source: Albert A. Webb Associates, 2012.

FIGURE
3

3.0 METHODS OF STUDY

3.1 APPROACH

This assessment of biological resources is based on information compiled through field reconnaissance and appropriate reference materials. A general biological survey and vegetation mapping was conducted, in addition to a jurisdictional watersand wetlands delineation, focused surveys for burrowing owl, and focused surveys for sensitive plants.

3.2 LITERATURE REVIEW

This assessment of biological resources began with a review of relevant literature on the biological resources of the Project site and surrounding vicinity. The California Natural Diversity Database (CNDDB), a California Department of Fish and Game species account database, was reviewed for all pertinent information regarding the localities of known observations of sensitive species and habitats in the vicinity of the Project site (CNDDB, 2012). The vicinity of the Project site included the following USGS topographic quadrangles: Bachelor Mountain, Fallbrook, Lake Elsinore, Murrieta, Pechanga, Romoland, Temecula, Wildomar, Winchester. Federal register listings, protocols, and species data provided by the United States Fish and Wildlife Service (USFWS) (USFWS, 2012a), CDFG and the California Native Plant Society (CNPS) were reviewed in conjunction with anticipated Federally and State listed species potentially occurring within the vicinity. Other data sources reviewed include USFWS critical habitat maps (USFWS, 2012b) and United States Department of Agriculture Natural Resources Conservation Service (NRCS) soils mapping (NRCS, 2012). In addition, numerous regional flora and fauna field guides were utilized to assist in the identification of species and suitable habitats, in addition to relevant local policies such as the *Western Riverside County Multiple Species Habitat Conservation Plan* (MSHCP) (Dudek, 2003). Existing documentation for the Project was also reviewed, including the *Revised MSHCP Consistency Analysis and Burrowing Owl Habitat Assessment* (Principe and Associates, 2006). A list of all relevant references reviewed is included in Section 10.0, *References*.

3.3 FIELD INVESTIGATIONS

A general biological survey and vegetation mapping was conducted by PCR Biologists Ezekiel Cooley and Bob Huttar on May 18, 2012 to document existing conditions relating to plant communities, and a delineation of jurisdictional waters and wetlands was conducted by PCR Principal Regulatory Scientist Amir Morales on July 11, 2012 to identify the presence of drainages and/or wetland features. During the course of the field visits, an inventory of all plant and wildlife species observed was compiled, focusing on dominant plant species for the purposes of vegetation mapping. The observed vegetation communities and drainage features were mapped on aerial photographs. No wetland features were observed on the property. Survey coverage of the entire Project site, with special attention to sensitive habitats or those areas potentially supporting sensitive flora or fauna, was ensured using aerial photographs. Focused surveys for burrowing owls and sensitive plants were conducted by PCR in April, May, June and July 2012.

3.3.1 Plant Community Mapping

Plant communities were mapped directly in the field utilizing a 250-scale (1"=250') aerial photograph. Plant community names and descriptions follow A *California Manual of Vegetation, Second Edition* (Sawyer, Keeler-Wolf, and Evens, 2009). After completing the fieldwork, the plant community polygons were digitized using Geographic Information System (GIS) technology to calculate acreages. Off-site plant communities were also mapped in areas proposed for off-site impacts. Due to restricted access to these off-site areas, mapping was conducted using binoculars from the Project site boundary and aerial imagery.

3.3.2 General Plant Inventory

All plant species observed during the general and focused surveys were either identified in the field or collected and later identified using taxonomic keys. Plant taxonomy follows Hickman (1993). Common plant names, when not available from Hickman, were taken from Munz (1974) and/or Clarke (2007). Since common names vary significantly between references, scientific names are included upon initial mention of each species; common names consistent throughout the report are employed thereafter. All plant species observed are included in the **Appendix A**, *Floral and Faunal Compendium*, attached. Sensitive plant species are discussed below in Section 3.3.3, *Sensitive Plant Species*.

3.3.3 Sensitive Plant Species

On-site focused sensitive plant surveys were conducted on April 18, 2012, May 3, 2012, and July 26, 2012 by PCR biologists Maile Tanaka (July 26), Ezekiel Cooley (April 18 and May 3), Bob Huttar (April 18, May 3, and July 26), and Florence Chan (April 18). The surveys were conducted following published agency guidelines (DFG, 2009; DFG, 2000; USFWS, 2000) walking transects and making close observations at ground level during the respective blooming periods of potential plant species to ensure detection of the sensitive plants. The potential for sensitive plant species was assessed based upon the known occurrence of species in the area as identified from CDFG, USFWS and CNPS databases (see Section 3.2, *Literature Review*), and the presence or absence of suitable habitat within the Project site based on plant community mapping (see Section 3.3.1, *Plant Community Mapping*). Suitable habitat was defined as areas with appropriate vegetation communities, soils and/or topography (elevation at MSL) to support the species based on known occurrences in those habitats and/or CDFG and CNPS documented habitat descriptions for the species. The definitions of suitable habitat were then compared against the vegetation mapping conducted for the Project site and local knowledge. A table of sensitive plant species for which potentially suitable habitat occurs within the Project site was prepared prior to the field survey, and the potential for occurrence for each species was determined following completion of the vegetation mapping conducted during the field survey. The potential for occurrence for each species is summarized in **Appendix B**, *Sensitive Plant Species.* Focused plant surveys were limited to the Project site boundary; off-site areas proposed for impacts were not authorized for surveys by adjacent landowners. Focused plant surveys require walking transects and close observations at ground level, therefore binoculars could not be used to survey the off-site areas.

3.3.4 General Wildlife Inventory

All wildlife species observed within the Project site, as well as any diagnostic sign (call, tracks, nests, scat, remains, or other sign), were recorded in field notes. Binoculars and regional field guides were utilized for the identification of wildlife, as necessary. Wildlife taxonomy follows Stebbins (2003) for amphibians and reptiles, the American Ornithologists' Union (1998) for birds, and Jameson and Peeters (1988) for mammals.

Scientific names are used during the first mention of a species; common names only are used in the remainder of the text. A list of all wildlife species detected is included in Appendix A, *Floral and Faunal Compendium*, attached. Sensitive wildlife species are discussed below in Section 3.3.5, *Sensitive Wildlife Species*.

3.3.5 Sensitive Wildlife Species

The potential for sensitive wildlife species was assessed based upon the known occurrence of species in the area as identified from CDFG and USFWS databases (see Section 3.2, *Literature Review*), and the presence or absence of suitable habitat within the Project site based on plant community mapping (see Section 3.3.1, *Plant Community Mapping*). Suitable habitat was defined as areas with appropriate vegetation communities and/or topography (elevation at MSL) to support the species based on known occurrences in those habitats and/or CDFG and CNPS documented habitat descriptions for the species. The definitions of suitable habitat were then compared against the vegetation mapping conducted for the Project site and local knowledge. A table of sensitive wildlife species for which potentially suitable habitat occurs within the Project site was prepared prior to the field survey, and the potential for occurrence for each species was determined following completion of the vegetation mapping conducted during the field survey. The potential for occurrence for each species is summarized in **Appendix C**, *Sensitive Wildlife Species.* No focused surveys were conducted for sensitive wildlife species. Focused surveys were conducted for burrowing owl and sensitive plants, as described below in Section 3.3.6, *Focused Burrowing Owl Surveys*.

3.3.6 Focused Burrowing Owl Surveys

Focused Step I and Step II burrowing owl surveys were conducted on April 18, 2012, May 3, 2012, June 13, 2012, and July 26, 2012 by PCR biologists Maile Tanaka (July 26), Ezekiel Cooley (April 18, May 3 and June 13), Bob Huttar (April 18, May 3, and July 26), and Florence Chan (April 18). The surveys were conducted in accordance with the *Burrowing Owl Survey Protocol and Mitigation Guidelines* (The Burrowing Owl Consortium, 1993) and the County of Riverside's *Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area* (County of Riverside, 2006), including a Step I Habitat Assessment (also known as a Phase I, Habitat Assessment under the *Burrowing Owl Survey Protocol and Mitigation Guidelines*) and a Step II, Locating Burrows and Burrowing Owls (*also* known as a Phase II, Burrow Survey and Phase III, Burrowing Owl Surveys, Census and Mapping for burrowing owls under the *Burrowing Owl Survey Protocol and Mitigation Guidelines*). Surveys were conducted within the Project site plus a 150-meter (approximately 500 feet) buffer zone around the Project site perimeter; off-site areas were primarily surveyed using binoculars since no landowner permission was acquired to survey. The Phase I survey was conducted to identify the presence or absence of suitable burrowing owl habitat (e.g., annual and perennial grasslands, deserts, and arid scrublands characterized by low-growing vegetation). The Step II survey focused on the detection of small fossorial mammal burrows potentially suitable for burrowing owl, burrowing owl burrows, individual burrowing owls, and any diagnostic sign of their occurrence (e.g., molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance). Transects were utilized, spaced no more than 100 feet apart, to allow 100 percent visual coverage of the ground surface. The four surveys were conducted during the burrowing owl breeding season (March 1 to August 31) on separate days between two hours before sunset to one hour after or one hour before sunrise

to two hours after.[1] Survey reports were mapped, and a separate burrowing owl survey report was prepared, as attached in **Appendix D**, *Step I and Step II Burrowing Owl Survey Report*.

3.3.7 Regional Connectivity/Wildlife Movement Corridor

An analysis of wildlife movement was conducted based on information compiled from the literature, analysis of aerial photographs and topographic maps, direct observations made in the field during survey work, and an analysis of existing wildlife movement functions. Relative to corridor issues, the focus of this assessment is to determine if the change of the existing land use within the Project site will have significant impacts on the regional wildlife movement associated with the Project site and the immediate vicinity.

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) was reviewed to identify any linkage or Core Areas proposed for preservation on the Project site (Dudek and Associates, 2003). Additionally, the *South Coast Missing Linkages: A Wildland Network for the South Coast Ecoregion* document was reviewed (South Coast Wildlands, 2008).

3.3.8 Jurisdictional Delineation

A jurisdictional delineation of all existing on-site drainage features was conducted by PCR Principal Regulatory Scientist Amir Morales on July 11, 2012 to assess the extent of "waters of the U.S." and/or wetlands under the jurisdiction of the U.S. Army Corps of Engineers (USACE)/Regional Water Quality Control Board (RWQCB), and/or streambed and associated riparian habitat under the jurisdiction of the CDFG. All areas were delineated using the protocol stipulated by the CDFG under Section 1600-1607 of the California Fish and Game Code and by the USACE under Section 404 of the Clean Water Act (CWA). Any wetlands were delineated using the procedures stipulated in the USACE Wetland Delineation Manual (Environmental Laboratory, 1987) and Arid West Supplement (USACE, 2008a; USACE, 2008b). Upon completion of the field work, documentation of all jurisdictional wetlands, "waters of the U.S.," and CDFG jurisdictional areas were completed. The documentation included a map illustrating the location, extent and acreage of all jurisdictional features.

[1] For projects within the Western Riverside County MSHCP plan area, it has been PCR's experience that the County of Riverside has recently preferred that Step II surveys be conducted approximately one week apart.

4.0 EXISTING CONDITIONS

4.1 CHARACTERISTICS OF THE PROJECT SITE AND SURROUNDING AREA

The approximately 29-acre Project site is located within the City of Wildomar, in Riverside County. The Project site consists primarily of non-native grassland, with a smaller component of native vegetation dominated by California buckwheat (*Eriogonum fasciculatum*). The entire Project site is within the Western Riverside County MSHCP (**Figure 4,** *Relationship to the MSHCP*), but is not within any designated United States Fish and Wildlife Service (USFWS) critical habitat.

The Project site supports two (2) drainage features observed to support field indicators associated with USACE, RWQCB, and CDFG (collectively "the resource agencies") jurisdictional waters, including Drainage D1 and Drainage D2. Drainage D1 is located near the eastern boundary of the site adjacent to Elizabeth Lane, and Drainage D2 is located in the northwest corner of the southern portion of the site, with a small portion adjacent to Clinton Keith Road to the north.

The topography is relatively flat throughout the Project site, with elevations ranging from approximately 1,360 feet above MSL along the south property line to approximately 1,380 feet above MSL along the north property line. Mapped soils in the Project site are within the Monserate-Arlinton-Exeter Association, including eight soil types as follows (Principe and Associates, 2006):

- Arlington and Greenfield fine sandy loams, 2 to 8 percent slopes, eroded
- Handford sandy loam, 2 to 15 percent slopes
- Monserate sandy loam, 0 to 5 percent slopes (co-dominant soil type)
- Monserate sandy loam, shallow, 8 to 15 percent slopes, eroded
- Monserate sandy loam, shallow, 5 to 15 percent slopes, eroded
- Monserate sandy loam, shallow, 15 to 25 percent slopes, severely eroded
- Ramona and Buren loams, 5 to 15 percent slopes, eroded (co-dominant soil type)
- Ramona and Buren loams, 5 to 25 percent slopes, severely eroded

Surrounding land uses include a self-storage facility to the east, undeveloped land to the north, west and south, rural residences to the northwest and southeast, a residential development to the northeast, and an apartment complex to the southwest.

4.2 PLANT COMMUNITIES

Descriptions of each of the plant communities found within the Project site are provided below, and locations of each of the plant communities are shown in **Figure 5**, *Natural Communities Map*. **Table 1**, *Natural Plant Communities and Developed Areas* lists each of the plant communities and developed area

observed, as well as the acreage within the Project site. Representative photographs of plant communities found within the Project site are included in **Figure 6**, *Site Photographs*.

Table 1

Natural Plant Communities and Developed Areas

Plant Community	On-site	Off-site	Total (acres)
Non-native Grassland	21.68	1.37	**23.05**
Non-native Grassland/California Buckwheat Scrub	6.01	0.16	**6.17**
California Buckwheat Scrub	0.97	0.67	**1.64**
Chamise Chaparral	0.23	0.02	**0.25**
Developed	0.57	0.03	**0.60**
Total	**29.46**	**2.25**	**31.71**

Source: PCR Services Corporation, 2012.

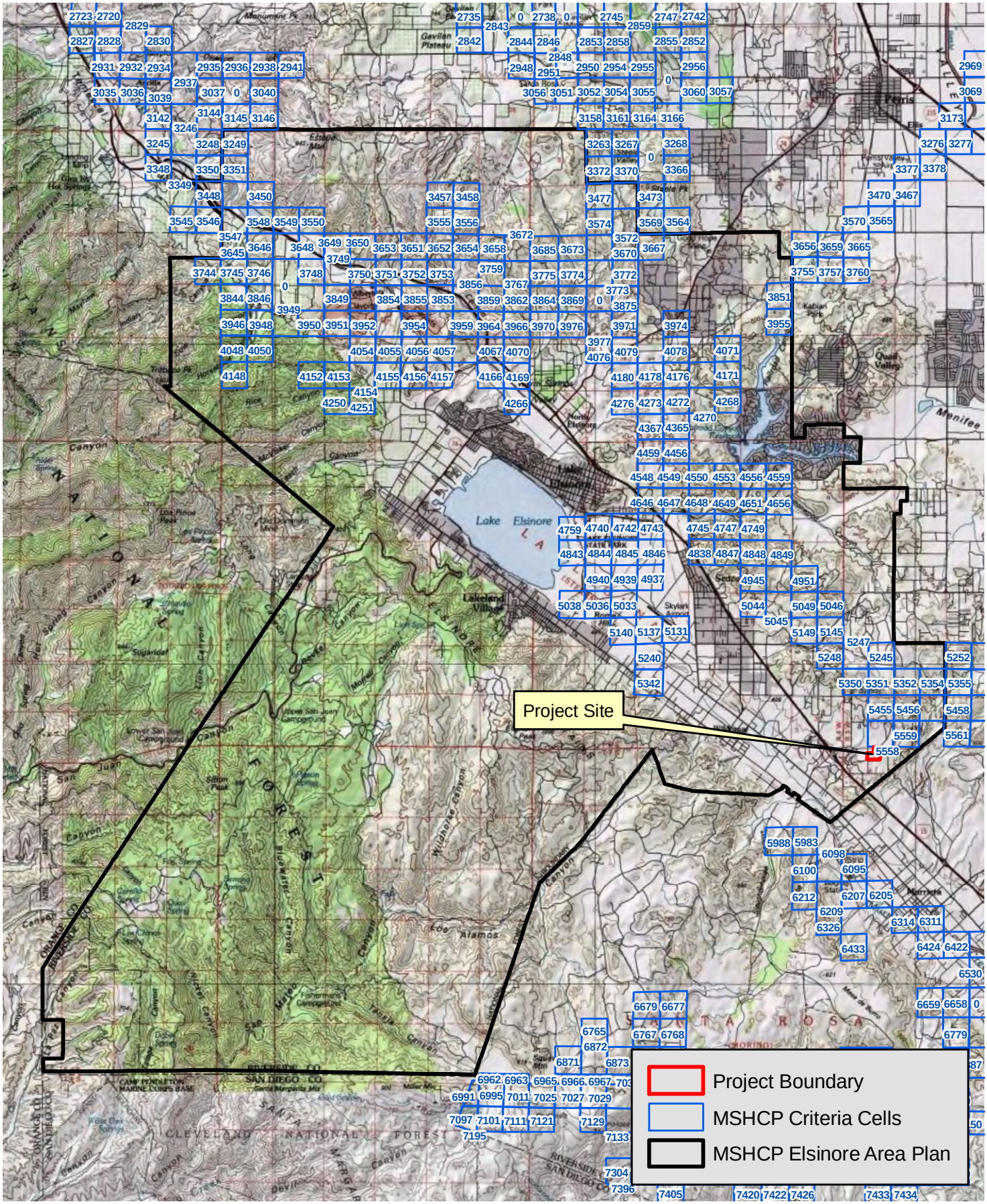
4.2.1 Non-native Grassland (Holland Code: 42200)

Non-native grasslands are considered a semi-natural herbaceous community. They are dominated or co-dominated by non-native grasses such as brome grasses (*Bromus* spp.) with other non-natives, in which a low density of emergent trees and shrubs are frequently found. This community accounts for the largest acreage of grassland vegetation in southern California between the mountains and the sea.

Within the Project site, soft chess (*Bromus hordeaceus*) and red brome (*Bromus madritensis*) dominated the non-native grassland community. Associated species found on site included short-podded mustard (*Hirschfeldia incana*), red-stemmed filaree (*Erodium cicutarium*), and wild oat (*Avena* sp.). The early pioneering shrub, California buckwheat (*Eriogonum fasciculatum*) was found scattered throughout this community on site. An increasing density of California buckwheat was found towards the southern portion of the Project site (see **Non-native Grassland/California Buckwheat Scrub** below). The non-native grassland community is the largest one in the Project and occupies 21.68 acres on-site, and 1.37 acres off-site.

4.2.2 Non-native Grassland/California Buckwheat Scrub (Holland Codes: 42200/32000)

The non-native grassland/California Buckwheat Scrub community on the Project site is dominated by the non-native grassland species described above under **Non-native Grassland**, with a higher density of California buckwheat. The California buckwheat species is still scattered and at a low density (less than approximately 20%) within this community. The non-native grassland/California buckwheat scrub occupies 6.01 acres on-site in the southern portion of the site, and 0.16 acres off-site.



N

0 2.5 Miles

Location within the Elsinore Area Plan of the MSHCP

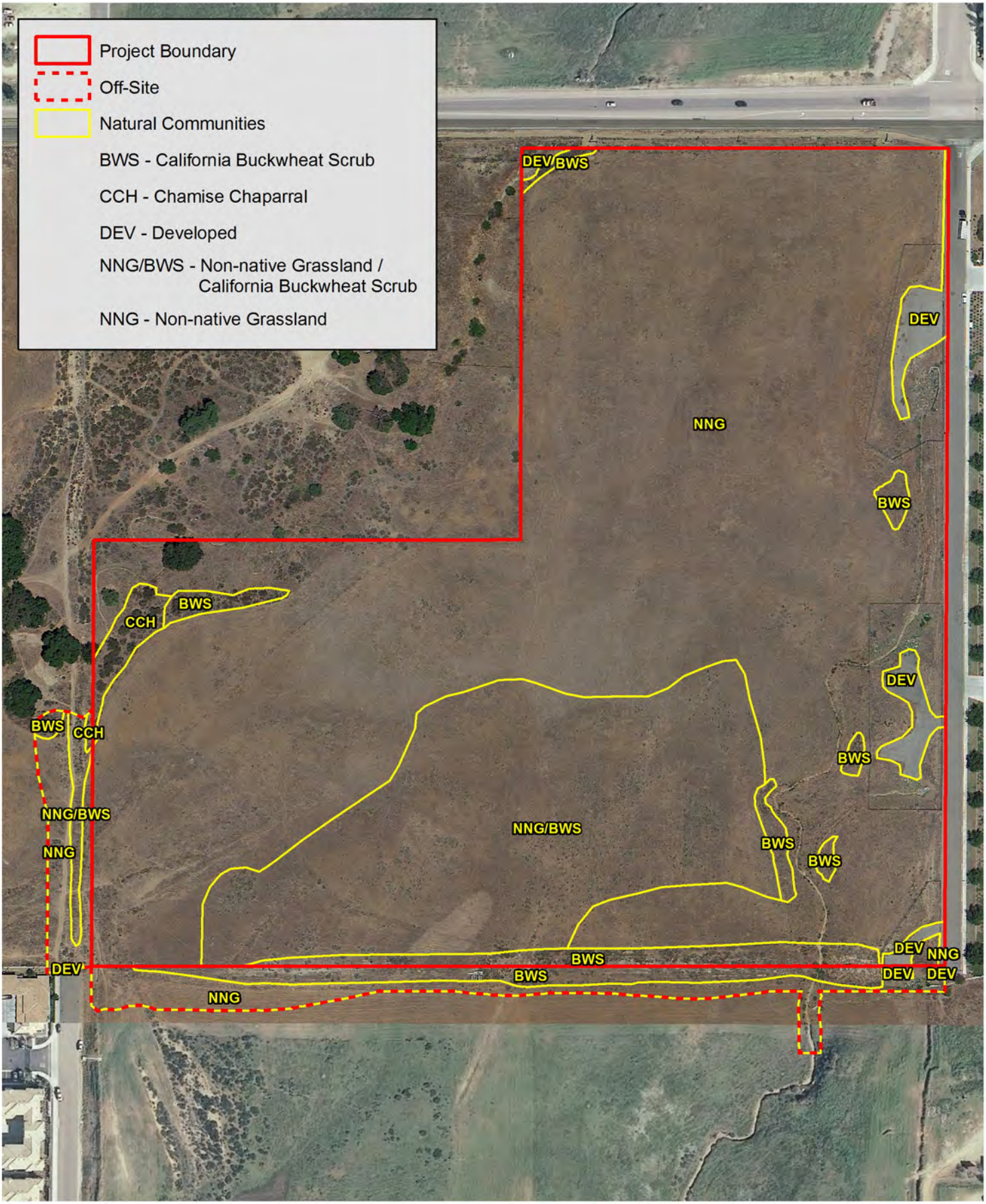
Medical and Education Center Project

Source: USGS Topographic Series; MSHCP; PCR Services Corporation, 2012.

FIGURE

4

PCR



PCR

N

200 0 200 Feet

Natural Communities Map

Medical and Education Center Project

Source: Google Earth (June 2012); Aerial Express, 2010; PCR Services Corporation, 2012.

FIGURE

5

Photograph 1: Photograph of NNG/BWS located within the eastern portion of the project site facing west.

Photograph 2: Photograph of NNG located within the central portion of the project site facing north.

Photograph 3: Photograph of NNG/BWS in the foreground and CCH in the background located within the southern portion of the project site facing northeast.

PCR

Site Photographs

Medical and Education Center Project

Source: PCR Services Corporation, 2012.

FIGURE

6

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4.2.3 California Buckwheat Scrub (Holland Code: 32000)

California buckwheat scrub is a shrubland with an alliance of plants dominated or co-dominated by California buckwheat. In coastal California this alliance is usually one of the first to establish in mechanically disturbed areas.

The pioneering California buckwheat found scattered throughout the Project site was dominant in seven small patches throughout the site. One patch was found in the northwest corner of the site along Clinton Keith Road, one patch in the northwest corner of the southern portion of the site, one linear patch along the southern boundary, and four patches near the eastern boundary extending from the central to southern ends. In these areas, the California buckwheat scrub community is well developed with more mature individuals that are closely spaced and fewer non-native grasses. The northwestern patch does not appear to have been disced, while the southern patch has been historically disced but not for several years. Other associated species generally include many of the same ones found in the non-native grassland. Other shrubs found in this alliance generally, and found in the Project site, include coastal goldenbush (Isocoma menziesii) and California sagebrush (*Artemisia californica*). This community occupies a small acreage, including 0.97 acre on-site and 0.67 acre off-site.

4.2.4 Chamise Chaparral (Holland Code: 37200)

Chamise (*Adenostoma fasciculatum*) is the most characteristic and widespread chaparral species in the state of California. In chamise chaparral, the shrub accounts for at least half of the cover and the ground cover is sparse to intermittent.

On the western border of the Project site, a small patch of chamise chaparral is found on a steep slope which does not appear to have been disced at any time in the past. The only shrub found in this community on-site is chamise and the associated species include understory species of brome grasses, red-stemmed filaree and tocalote (*Centaurea melitensis*). This community occupies a small acreage, including 0.23 acre on-site and 0.02 acre off-site.

4.2.5 Developed (Holland Code: 12000)

Developed areas are paved, have structures on them, are areas of compacted soils, or are maintained such that any vegetation is controlled or removed.

On the Project site, three flood control/access areas occur along the eastern boundary. These areas are fenced and consist of the paved, developed area, in addition to adjacent non-native grassland areas that are regularly cleared. An additional developed area occurs in the northwest corner of the Project site, consisting of a flood control channel with rip-rap slopes that cuts across the property. These four areas occupy a total of 0.57 acre on-site, and 0.03 acre off-site.

4.3 GENERAL PLANT INVENTORY

The plant communities discussed above are composed of numerous plant species. Observations regarding the plant species present were made during the field visit to the study area, and a list of all plant species

observed is provided in Appendix A, *Floral and Faunal Compendium*. Sensitive plant species occurring or potentially occurring within the study area are discussed below in Section 4.8.3, *Sensitive Plant Species*.

4.4 GENERAL WILDLIFE INVENTORY

The plant communities discussed above provide habitat for common wildlife species, including the following that were observed: western fence lizard (*Sceloporus occidentalis*), granite spiny lizard (*Sceloporus orcutti*), Anna's hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans*), northern mockingbird (*Mimus polyglottos*), western meadowlark (*Sturnella neglecta*), house finch (*Carpodacus mexicanus*), song sparrow (Melospiza melodia), American kestrel (Falco sparverius), mourning dove (*Zenaida macroura*), American crow (*Corvus brachyrhynchos*), European starling (*Sturnus vulgaris*), red-tailed hawk (*Buteo jamaicensis*), killdeer (*Charadrius vociferus*), Audobon's cottontail (*Sylvilagus audubonii sanctidiegi*), black-tailed jackrabbit (*Lepus californicus*), and California ground squirrel (*Spermophilus beecheyi*). Both non-native habitats, such as non-native grassland communities, in addition to the limited native habitats, including the California buckwheat scrub and chamise chaparral, can provide habitat for these species. Observations regarding the wildlife species present were made during the field visit to the study area, and a list of all species observed is provided in Appendix A, *Floral and Faunal Compendium*. Sensitive wildlife species occurring or potentially occurring are discussed below in Section 4.8.4, *Sensitive Wildlife Species*.

4.5 WILDLIFE MOVEMENT

4.5.1 Overview

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas, various studies have concluded that some wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas because they prohibit the infusion of new individuals and genetic material (MacArthur and Wilson, 1967; Soulé, 1987; Harris and Gallagher, 1989; Bennet, 1990).

Corridors effectively act as links between different populations of a species. A group of smaller populations (termed "demes") linked together via a system of corridors is termed a "metapopulation." The long-term health of each deme within the metapopulation is dependent upon its size and the frequency of interchange of individuals (immigration vs. emigration). The smaller the deme, the more important immigration becomes, because prolonged inbreeding with the same individuals can reduce genetic variability. Immigrant individuals that move into the deme from adjoining demes mate with individuals and supply that deme with new genes and gene combinations that increases overall genetic diversity. An increase in a population's genetic variability is generally associated with an increase in a population's health and long-term viability.

Corridors mitigate the effects of habitat fragmentation by: (1) allowing animals to move between remaining habitats, which allows depleted populations to be replenished and promotes genetic diversity; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fires or disease) will result in population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs (Noss, 1983; Fahrig and Merriam, 1985; Simberloff and Cox, 1987; Harris and Gallagher, 1989).

Wildlife movement activities usually fall into one of three movement categories: (1) dispersal (e.g., juvenile animals from natal areas, individuals extending range distributions); (2) seasonal migration; and, (3) movements related to home range activities (foraging for food or water, defending territories, searching for mates, breeding areas, or cover). A number of terms have been used in various wildlife movement studies, such as "wildlife corridor," "travel route," and "wildlife crossing" to refer to areas in which wildlife move from one area to another. To clarify the meaning of these terms and facilitate the discussion on wildlife movement in this study, these terms are defined as follows:

Travel Route: A landscape feature (such as a ridgeline, drainage, canyon, or riparian strip) within a larger natural habitat area that is used frequently by animals to facilitate movement and provide access to necessary resources (e.g., water, food, cover, den areas). The travel route is generally preferred because it provides the least amount of topographic resistance in moving from one area to another; it contains adequate food, water, and/or cover while moving between habitat areas; and provides a relatively direct link between target habitat areas.

Wildlife Corridor: A piece of habitat, usually linear in nature, that connects two or more habitat patches that would otherwise be fragmented or isolated from one another. Wildlife corridors are usually bounded by urban land areas or other areas unsuitable for wildlife. The corridor generally contains suitable cover, food, and/or water to support species and facilitate movement while in the corridor. Larger, landscape-level corridors (often referred to as "habitat or landscape linkages") can provide both transitory and resident habitat for a variety of species.

Wildlife Crossing: A small, narrow area, relatively short in length and generally constricted in nature, that allows wildlife to pass under or through an obstacle or barrier that otherwise hinders or prevents movement. Crossings typically are manmade and include culverts, underpasses, drainage pipes, and tunnels to provide access across or under roads, highways, pipelines, or other physical obstacles. These are often "choke points" along a movement corridor.

4.5.2 Wildlife Movement Within the Study area

As previously described, wildlife movement activities usually fall into one of three movement categories: (1) dispersal (e.g., juvenile animals from natal areas, or individuals extending range distributions); (2) seasonal migration; and (3) movements related to home range activities (foraging for food or water, defending territories, searching for mates, breeding areas, or cover). Although the nature of each of these types of movement is species specific, large open spaces will generally support a diverse wildlife community representing all types of movement. Each type of movement may also be represented at a variety of scales from non-migratory movement of amphibians, reptiles, and some birds on a "local" level to home ranges encompassing many square-miles for large mammals moving on a "regional" level.

Regional movement through the Project site to the surrounding vicinity immediately adjacent to the Project site is restricted in all directions due to the surrounding development and the I-15 freeway. The study area is situated approximately 0.75 mile from the foothills of the Sedco Hills located to the north, and approximately 0.4 mile northeast of the I-15 freeway (refer to **Figure 7**, *Aerial Photograph*). Due to the urbanization of the region, the Project site is immediately surrounded by development to the east (a self-storage facility), northeast (residential development), and southwest (apartment complex). Vacant land

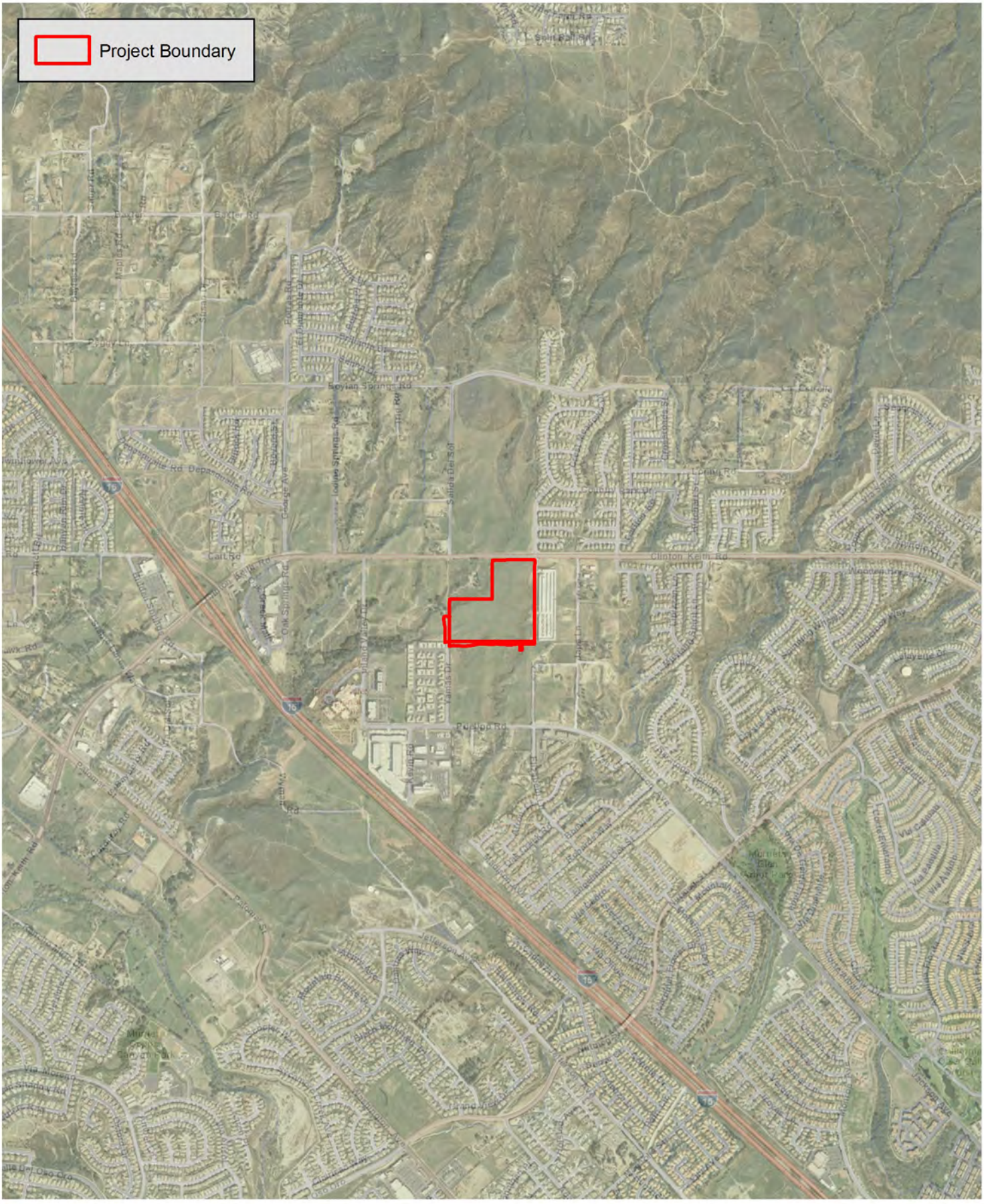
occurs to the north, northwest, west, and south, but developed areas occur beyond these open areas, restricting any potential wildlife movement.

Two potential regional wildlife movement areas were identified on and adjacent to the Project site. One potential area exists as a drainage channel just off-site to the northwest that appears to connect the Sedco Hills to the north, to areas southwest of the I-15 (see **Figure 7**). One of the on-site drainages, Drainage D2, appears to be an associated off-shoot drainage, or remnant portion, of the main drainage (see description of Drainage D2 below in **Section 4.6**, *Jurisdictional Waters and Wetlands* and **Figure 8**, *Jurisdictional Features*). The main portion of the drainage, located off-site, may provide an important movement corridor for wildlife in the Project site vicinity, including larger mammals that require larger home range areas and dispersal distances, and dense vegetation cover. Although dense vegetation cover is preferred by larger mammals, which appears to be lacking in the upstream portion of the drainage originating from the mountains, local experts have documented use of the drainages on another Project site immediately adjacent to the I-15 and downstream of the proposed Project (including the main drainage and one of its tributaries) by mountain lion (*Felis concolor*) (Live Oak Associates, Inc., 2007). A wildlife study conducted for that project concluded that movement on a larger "regional" scale is less likely to occur for wildlife that require expansive home ranges and more likely for wildlife that are adapted to more urban environments (PCR, 2005). The nearby project also had larger culverts under Clinton Keith Road that could facilitate wildlife movement, as opposed to the four small (36-inch) reinforced concrete pipes on the Project site that would be limiting to movement of larger animals. Wildlife movement onto the Project site from the north would therefore likely have to occur by crossing Clinton Keith Road. As such, regional movement through Drainage D2 and/or the main drainage most likely occurs on a limited basis. Regardless, the main off-site portion of the drainage will not be impacted, and the natural portion of the on-site drainage will be preserved as open space. Any wildlife movement occurring in this area will therefore be maintained following development of the Project site.

The second, more limited, potential wildlife movement area occurs within Drainage D1 that occurs in the southeastern portion of the Project site. This drainage appears to connect upstream, through the adjacent self-storage facility and residential development, to the Sedco Hills to the northeast. A downstream connection is also evident on aerial imagery to the south of the I-15 freeway (see Figure 7). Based on the on-site portion of the drainage, which is relatively small with low-growing vegetation, this drainage is likely to provide a limited capacity for any wildlife movement. Never-the-less, the majority of Drainage D1 will be preserved on-site within an open space area, thereby maintaining any wildlife movement that may occur within this drainage.

The Project site is not within any Core or Linkage areas as identified by the MSHCP (Dudek and Associates, 2003). The closest linkage to the Project site, Linkage 8, occurs less than one mile to the north associated with Sedco Hills. The closest Core areas occur less than five miles to the east (Core 2, Antelope Valley) and southwest (Core F, Santa Rosa Plataeu). The Project site is also not within any linkages identified by the South Coast Missing Linkages document; the nearest linkage design identified is for the Palomar-San Jacinto-Santa Rosa Connection located approximately 16 miles to the east (South Coast Wildlands, 2008). Since the Project site is not identified as a linkage by the MSHCP or South Coast Wildlands, and it does not support habitat that connects two or more habitat patches that would otherwise be fragmented or isolated from one another, the site is not considered a wildlife corridor. The Project site may provide limited opportunities for wildlife movement, more likely for local wildlife movement as described below.

Movement on a smaller or "local" scale could occur within the Project site for species that are less restricted in movement pathway requirements or are adapted to urban areas (e.g., raccoon, skunk, coyote, birds. The



PCR

N

2,000 0 2,000 Feet

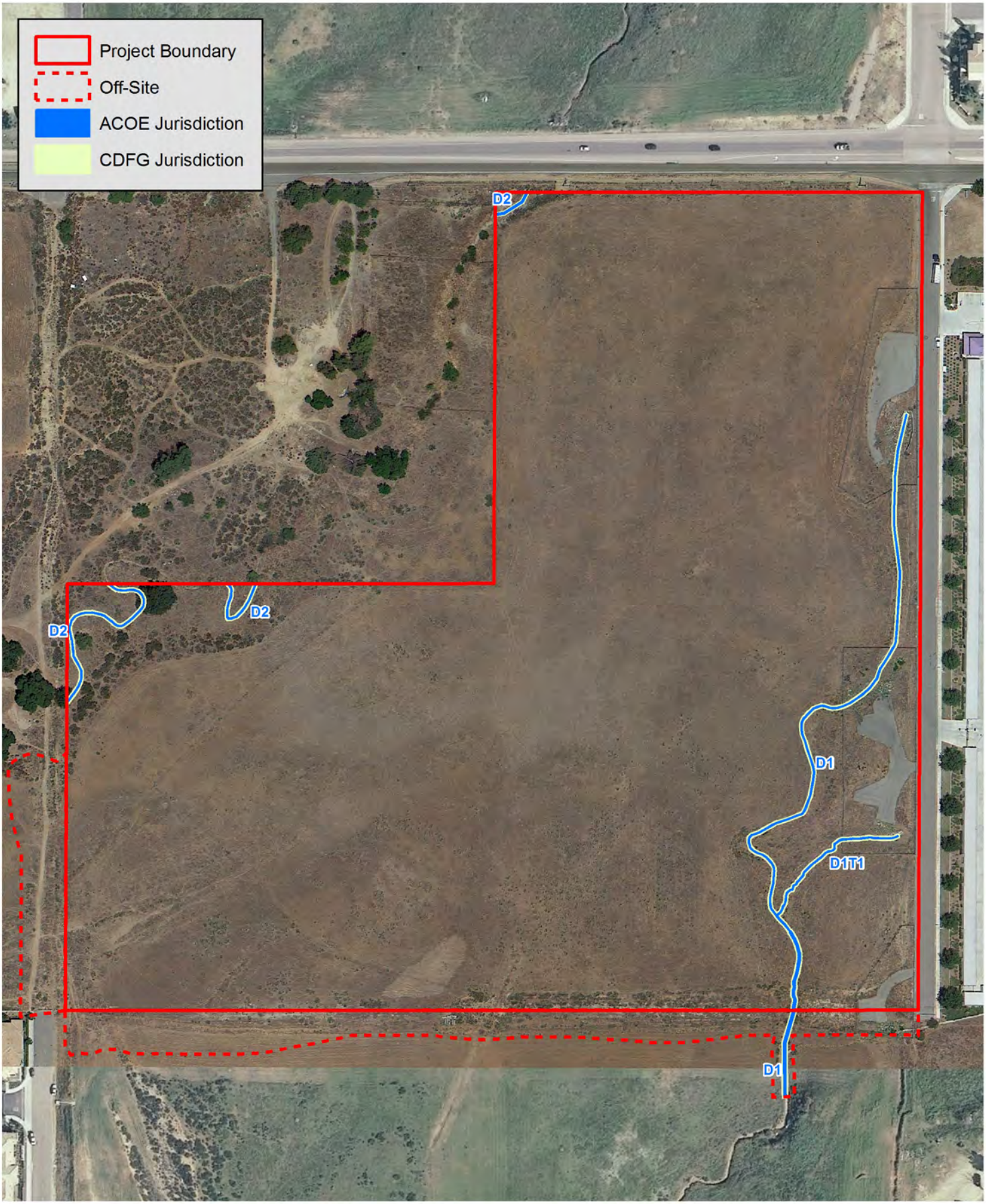
Aerial Photograph

Medical and Education Center Project

Source: Aerial Express, 2010; PCR Services Corporation, 2012.

FIGURE

7



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200 0 200 Feet

Jurisdictional Features

Medical and Education Center Project

Source: Google Earth (June 2012); Aerial Express, 2010; PCR Services Corporation, 2012.

FIGURE

8

Project site is routinely disced and was likely historically used for agriculture. Limited habitat within the Project site therefore consists of primarily non-native grassland, with small patches of California buckwheat scrub and chamise chaparral. Although the habitat on-site is disturbed, it likely supports some wildlife movement within the Project site for foraging. Data gathered from the biological survey indicates that the Project site contains habitat that supports common species of invertebrates, reptiles, birds, and mammals. The home range and average dispersal distance of many of these species may be entirely contained within the Project site and immediate vicinity. Populations of animals such as insects, reptiles, small mammals, and a few bird species may find all their resource requirements without moving far or outside of the Project site at all. Occasionally, individuals expanding their home range or dispersing from their parental range will attempt to move outside of the study area, if feasible based on the surrounding restrictions to movement from development (see above). Bird species may fly over the development and I-15 freeway and utilize the Project site for foraging, although this is expected to be limited due to the high level of human activity in the region.

Although the Project site supports live-in and movement habitat for species on a local scale (i.e., some limited live-in and at least marginal movement habitat for reptile, bird, and mammal species), it likely provides little to no function to facilitate wildlife movement for wildlife species on a regional scale, and is not identified as a regionally important dispersal or seasonal migration corridor.

4.6 JURISDICTIONAL WATERS AND WETLANDS

The potential for USACE/RWQCB, and/or CDFG jurisdictional waters associated with the Project site was assessed based primarily on the presence or absence of jurisdictional field indicators such as an ordinary high water mark (OHWM) and defined bed-and-bank, respectively, given the concrete nature of the jurisdictional features examined (i.e. secondary indicators of hydrology such as erosion, the deposition of debris, scour, sediment sorting, and changes in vegetation did not apply). If these criteria were met, data was collected to estimate the channel width of jurisdictional waters potentially regulated by the resource agencies. Downstream surface connections to known USACE jurisdictional waters were also evaluated using satellite imagery and mapping, for the purpose of establishing "waters of the U.S."

The Project site supports two (2) jurisdictional drainage features, Drainage D1 and Drainage D2, which appear to meet the definition of jurisdictional waters (Figure 8, *Jurisdictional Features*). Drainage D1 also has an associated tributary, referred to as Drainage D1T1. No jurisdictional wetlands were determined present on-site following USACE guidelines for field surveying. Photographs of jurisdictional features are provided in **Figure 9**, *Drainage Photographs*.

The jurisdictional ephemeral drainages on the Project site total approximately 0.06 acre of USACE/RWQCB "waters of the U.S." (including 0.051 acre on-site, and 0.09 acre off-site), and 0.15 acre of CDFG jurisdiction (including 0.135 acre on-site, and 0.016 acre off-site). The following table and associated drainage descriptions provide a summary of jurisdictional drainage features assessed as part of the Project site (**Table 2**, *Jurisdictional Features*):

Drainage D1

The on-site portion of Drainage D1 originates along the eastern boundary within the northern portion of the Project site. A culvert underneath Elizabeth Lane receives upstream flows that originate within a mitigation site associated with the adjacent self-storage facility to the east. The upstream portion of Drainage D1 on the

Table 2
Jurisdictional Features[a]

		Area (acres)			
		USACE/RWQCB		CDFG	
Drainage	Length (feet)	On-site	Off-Site	On-Site	Off-Site
D1	1,108 (137)[b]	0.031	0.009	0.082	0.016
D1T1	255	0.006	-	0.017	-
D2	542	0.014	-	0.036	-
Total	**1,905 (137)**	**0.051**	**0.009**	**0.135**	**0.016**

[a] Jurisdictional acreages overlap and are not additive (e.g., USACE acreages are included in the total RWQCB and CDFG jurisdictional acreages).
[b] The length in parentheses represents the off-site portion of Drainage D1T1.

PCR Services Corporation, 2012.

Project site appears to be man-made and is within a maintained fenced area. The approximately central portion of Drainage D1 is also within a second maintained fenced area. Drainage D1 meanders on-site for 1,108 feet before exiting the site along the southern boundary. The drainage is ephemeral with an average USACE width of approximately three feet. Drainage D1 supports sandy loam soils and low densities of vegetation typically associated with drainage areas, such as seep monkeyflower (*Mimulus guttatus*), in addition to upland vegetation.

Drainage D1T1

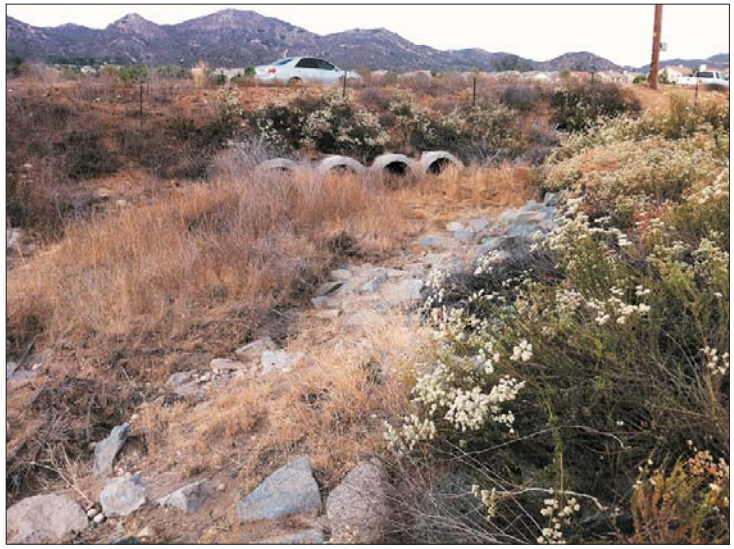
Drainage D1T1 originates along the eastern boundary within the southern portion of the Project site from a culvert underneath Elizabeth Lane. The drainage meanders in an approximate southwest direction for 255 feet before merging with Drainage D1. The drainage is ephemeral with an average USACE width of approximately two feet. Drainage D1T1 also supports low densities of vegetation typically associated with drainage areas, in addition to upland vegetation.

Drainage D2

The on-site portion of Drainage D2 originates from an existing pipe culvert underneath Clinton Keith Road and crosses the Project site in the northwest corner for a short distance (approximately 65 feet) before exiting the site. This portion of the drainage consists of grouted riprap. Drainage D2 reenters the Project site east of the unpaved Yamas Drive and meanders off-site again, reentering for the final time closer to Yamas Drive. The drainage meanders on-site before exiting via an existing corrugated metal pipe beneath Yamas Drive. The off-site portion meanders in a southwest direction towards a historic man-made impoundment that does not appear to be capable of overflowing in an ordinary 10-year flood event, and therefore does not likely connect to downstream receiving "waters of the U.S." The on-site portion of the drainage is, however, recognized as a jurisdictional feature for the purpose of this report, but has a low biological function and value due to the lack of streambed vegetation and/or contribution to groundwater recharge. Drainage D2 is ephemeral with an average USACE width of approximately two to three feet. The drainage is vegetated with upland grasses and scattered sage scrub species, in addition to one coast live oak (*Quercus agrifolia*) tree.

Photograph 1: Drainage D1 looking south/downstream near northernmost drainage easement fence limits.

Photograph 2: Drainage D1 looking south/downstream with southern site boundary fence in background.



Photograph 3: Drainage D2 looking north/upstream with grouted riprap in foreground and existing pipes beneath Clinton Keith Road in background.

Photograph 4: Drainage D2 looking northeast/upstream.

PCR

Drainage Photographs

Medical and Education Center Project

Source: PCR Services Corporation, 2012.

FIGURE

9

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4.7 SENSITIVE BIOLOGICAL RESOURCES

The following discussion describes the plant and wildlife species present, or potentially present, within the study area that have been afforded special recognition by Federal, State, or local resource conservation agencies and organizations. These species have declining or limited population sizes, usually resulting from habitat loss. Also discussed are habitats that are unique, of relatively limited distribution, or of particular value to wildlife. Protected sensitive species are classified by either Federal or State resource management agencies, or both, as threatened or endangered, under provisions of the Federal and State Endangered Species Acts (FESA and CESA, respectively).

4.7.1 Sensitive Resource Classification

Federal Protection and Classifications

The FESA of 1973 defines an endangered species as "any species which is in danger of extinction throughout all or a significant portion of its range." A threatened species is defined as "any species which is likely to become an Endangered species within the foreseeable future throughout all or a significant portion of its range." Under provisions of Section 9(a)(1)(B) of the FESA, unless properly permitted, it is unlawful to "take" any listed species. "Take" is defined in Section 3(18) of FESA: "...harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Further, the USFWS, through regulation, has interpreted the terms "harm" and "harass" to include certain types of habitat modification as forms of "take." These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species.

All references to Federally-protected species in this report include the most current published status or candidate category to which each species has been assigned by USFWS.

For purposes of this assessment the following acronyms are used for Federal status species, as applicable:

- FE Federally-listed as Endangered
- FT Federally-listed as Threatened
- FPE Federally proposed for listing as Endangered
- FPT Federally proposed for listing as Threatened
- FPD Federally proposed for delisting
- FC Federal candidate species (former C1 species)

The Migratory Bird Treaty Act (MBTA) protects individuals as well as any part, nest, or eggs of any bird listed as migratory. In practice, Federal permits issued for activities that potentially impact migratory birds typically have conditions that require pre-disturbance surveys for nesting birds. In the event nesting is observed, a buffer area with a specified radius must be established, within which no disturbance or intrusion is allowed until the young have fledged and left the nest, or it has been determined that the nest has failed. If not otherwise specified in the permit, the size of the buffer area varies with species and local circumstances (e.g., presence of busy roads, intervening topography, etc.), and is based on the professional judgment of a monitoring biologist.

State of California Protection and Classifications

California's Endangered Species Act (CESA) defines an endangered species as:

> "…a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease."

The State defines a threatened species as:

> "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required by this chapter. Any animal determined by the commission as rare on or before January 1, 1985 is a threatened species."

Candidate species are defined as:

> "…a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to either list."

Candidate species may be afforded temporary protection as though they were already listed as threatened or endangered at the discretion of the Fish and Game Commission. Unlike the FESA, CESA does not include listing provisions for invertebrate species.

Article 3, Sections 2080 through 2085, of the CESA addresses the taking of threatened or endangered species by stating:

> "no person shall import into this State, export out of this State, or take, possess, purchase, or sell within this State, any species, or any part or product thereof, that the commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided."

Under the CESA, "take" is defined as, "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

Additionally, some sensitive mammals and birds are protected by the State as Fully Protected Mammals or Fully Protected Birds, as described in the California Fish and Game Code, Sections 4700 and 3511, respectively.

California Species of Special Concern are species designated as vulnerable to extinction due to declining population levels, limited ranges, and/or continuing threats. Informally listed species are not protected per se, but warrant consideration in the preparation of biological assessments. For some species, the CNDDB is only concerned with specific portions of the life history, such as roosts, rookeries, or nest areas.

For the purposes of this assessment, the following acronyms are used for State status species, as applicable:

- SE State-listed as Endangered
- ST State-listed as Threatened
- SR State-listed as Rare
- SCE State candidate for listing as Endangered
- SCT State candidate for listing as Threatened
- SFP State Fully Protected
- SSC California Species of Special Concern

California Native Plant Society

The CNPS is a private plant conservation organization dedicated to the monitoring and protection of sensitive species in California. CNPS has compiled an inventory comprised of the information focusing on geographic distribution and qualitative characterization of Rare, Threatened, or Endangered vascular plant species of California (CNPS 2001). The list serves as the candidate list for listing as Threatened and Endangered by CDFG. CNPS has developed five categories of rarity, of which Lists 1A, 1B, and 2 are particularly considered sensitive:

- List 1A Presumed extinct in California.
- List 1B Plants Rare, Threatened, or Endangered in California and elsewhere.
- List 2 Plants Rare, Threatened, or Endangered in California, but more common elsewhere.
- List 3 Plants about which we need more information – a review list.
- List 4 Plants of limited distribution – a watch list.

The CNPS recently added "threat ranks" which parallel the ranks used by the CNDDB. These ranks are added as a decimal code after the CNPS List (e.g., List 1B.1). The threat codes are as follows:

- .1 – Seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat);
- .2 – Fairly endangered in California (20-80% occurrences threatened);
- .3 – Not very endangered in California (<20% of occurrences threatened or no current threats known).

Sensitive species that occur or potentially could occur within the study area are based on one or more of the following: (1) the direct observation of the species within the study area during any field surveys; (2) a record reported in the CNDDB; and (3) the study area is within known distribution of a species and contains appropriate habitat.

Western Riverside County MSHCP

The Project site is within the Western Riverside County MSHCP which was adopted by the Riverside County Board of Supervisors (June 17, 2003). The MSHCP functions as an HCP pursuant to Section 10(a)(1)(B) of the FESA and as a Natural Communities Conservation Plan (NCCP) under the NCCP Act of 2001. The USFWS and CDFG have authorized the take of a number sensitive plant and wildlife species within the MSHCP Plan Area in exchange for the assembly and management of a coordinated MSHCP Conservation Area. Many of the sensitive plant and wildlife species discussed herein will provide information on the status of the species within the Project site. It is anticipated that this information will be used during the MSHCP reserve design process.

4.7.2 Sensitive Plant Communities/Habitat

Two scattered native plant communities totaling 1.2 acres occur on-site, including California buckwheat scrub (0.97 acre) and chamise chaparral (0.23 acre). Neither of these communities are considered sensitive habitats by wildlife agencies such as CDFG and USFWS, or in the MSHCP. Non-native grassland and non-native grassland/California buckwheat scrub are also not considered sensitive habitats. Therefore, the Project site does not support sensitive plant communities/habitats.

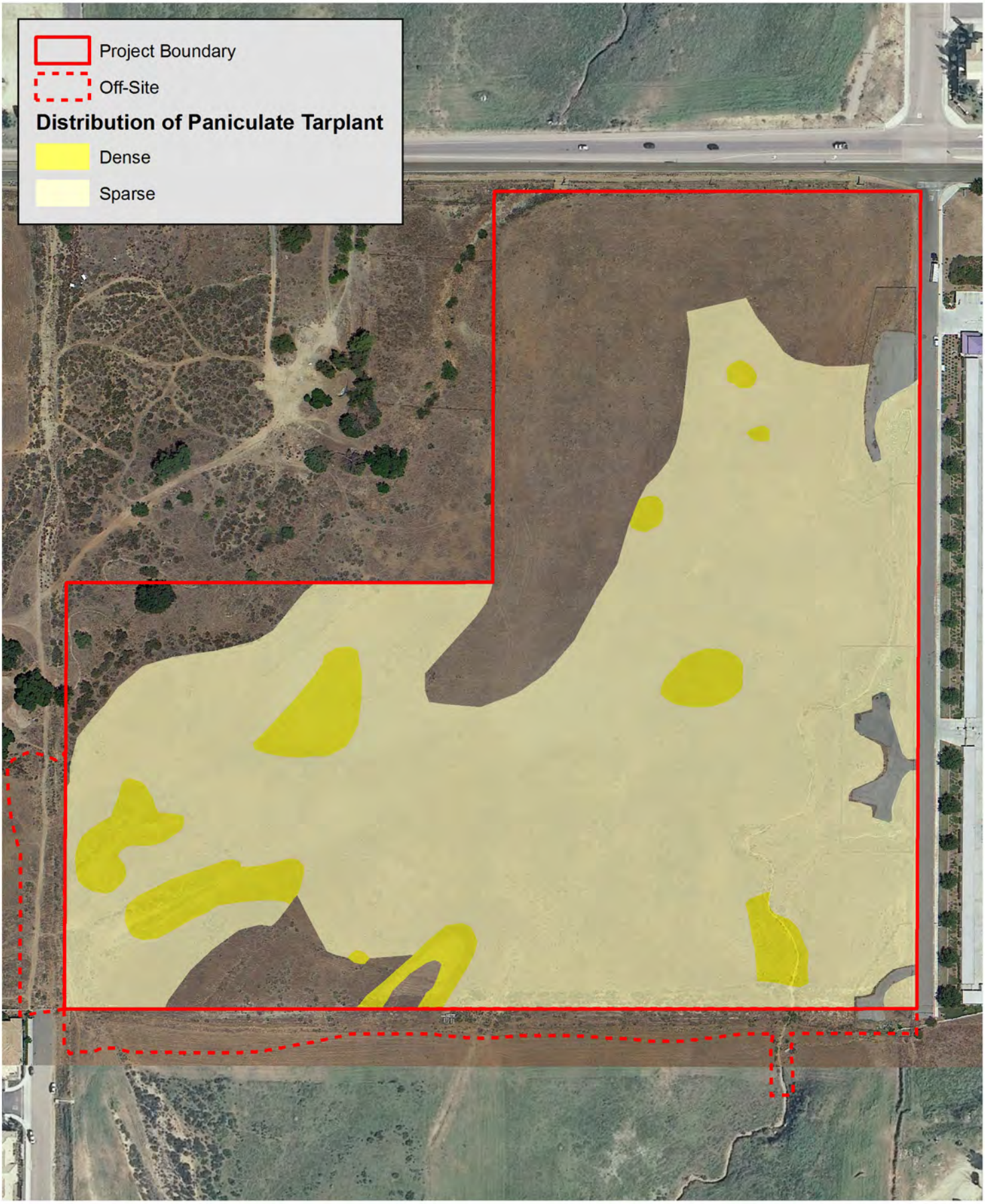
4.7.3 Sensitive Plant Species

Sensitive plants include those listed, or candidates for listing, by the USFWS and CDFG, and species considered sensitive by the CNPS (particularly Lists 1A, 1B, and 2). Several sensitive plant species were reported in the vicinity based on CNDDB, totaling 53 species within the 9-quadrangle search. A total of 35 species were identified as having a potential to occur within the Project site based on the literature review and habitat anticipated within the Project site, as listed in Appendix B. Following the focused plant survey, only one CNPS listed species was observed on-site, namely the paniculate tarplant (*Deinandra paniculata*). This species is a CNPS List 4, which is classified as 'Plants of limited distribution – a watch list'. The paniculate tarplant was distributed throughout the Project site, primarily in the southern portion. The majority of the occupied area was characterized by a sparse distribution of the species totaling approximately 18.72 acres, with scattered patches of high density totaling approximately 1.89 acres, as shown on **Figure 10**, *Distribution of Paniculate Tarplant*. Based on CNDDB records, this species is found throughout Riverside County. In addition, it is not a species covered by the MSHCP, nor was it considered for coverage under the MSHCP. Based on the distribution of this species within Riverside County, and the CNPS listing of 4, paniculate tarplant is not considered sensitive.

No other sensitive plant species were observed on-site. If off-site impacts are proposed within potentially suitable habitat for sensitive plant species, additional surveys may be warranted.

4.7.4 Sensitive Wildlife Species

Sensitive wildlife include those species listed as Endangered or Threatened under the FESA or CESA, candidates for listing by the USFWS or CDFG, and species of special concern to the CDFG. Several sensitive wildlife species were reported in the vicinity based on CNDDB, totaling 37 species within the 9-quadrangle search. A total of 12 species were identified as having a potential to occur within the Project site or use the Project site based on the literature review and habitat anticipated within the Project site, as listed in Appendix C. Following the field surveys, including the focused surveys for burrowing owl, only one sensitive



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Distribution of Paniculate Tarplant

Medical and Education Center Project

Source: Google Earth (June 2012); Aerial Express, 2010; PCR Services Corporation, 2012.

FIGURE

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species (San Diego black-tailed jackrabbit/*Lepus californicus bennettii*) was observed with the potential for foraging and nesting habitats for migratory bird and raptor species. The San-Diego black-tailed jackrabbit, burrowing owl, in addition to migratory bird and raptor species, are analyzed in more detail below due to known presence within the Project site or within the vicinity. These species are also listed in Appendix C.

San Diego Black-Tailed Jackrabbit

San Diego black-tailed jackrabbit is a California Species of Special Concern and an MSHCP Covered Species. This species was observed on-site during surveys conducted in 2006 by Paul Principe (Principe and Associates, 2006) and during surveys conducted by PCR in 2012 (see Appendix A).

Burrowing Owl

Burrowing owl is a California Species of Special Concern that is known to occur in the Project vicinity based on CNDDB and the MSHCP. The Project site is within an overlay in the MSHCP that requires additional surveys. Therefore, focused Step I and Step II surveys for burrowing owls were conducted on the Project site. As outlined in the survey report provided as Appendix D, suitable habitat was identified on-site during the Step I survey, including disturbed, low-growing vegetation; bare ground; and small fossorial mammal burrows. However, no owls were observed on-site during the focused Step II surveys, or within approximately 500-feet of the Project site as required by the survey protocol. Therefore, the site and adjacent area does not support burrowing owls.

Migratory Birds and Raptors

The Project site supports limited potential nesting and foraging habitat for nesting birds (primarily shrubs and the one oak tree for nesting), and also potential foraging habitat for birds including raptors (primarily in the non-native grassland areas). Several species of birds were observed on-site (see Appendix A) and were identified by CNDDB as potentially occurring within the 9-quadrangle search area (see Appendix C). In addition to those species, additional CDFG Watch List non-raptor species include California horned lark (*Eremophila apestris actia*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), and Bell's sage sparrow (*Amphispiza belli belli*). Raptors observed on-site include sharp-shinned hawk (*Accipiter striatus*), red-tailed hawk, and American kestrel (*Falco sparverius*). According to CNDDB, there is also a potential for listed raptors such as northern harrier (*Circus cyaneus*/Species of Special Concern), bald eagle (*Haliaeetus leucocephalus*/Fully Protected), golden eagle (*Aquila chrysaetos*/Fully Protected), and white-tailed kite (*Elanus leucurus*/Fully Protected) within the 9-quadrangle search area, in addition to CDFG watch list species such as Cooper's hawk (*Accipiter cooperii*), and ferruginous hawk (*Buteo regalis*). While raptors are not anticipated to nest on-site, the Project site could be utilized for foraging.

5.0 APPROACH TO THE ANALYSIS

5.1 REGULATORY SETTING

Sensitive species are provided protection by either Federal or State resource management agencies, or both, under provisions of the FESA and CESA. The following provides a discussion of Federal Regulations, State of California Regulations, CNPS, and Local Regulations including the Western Riverside County MSHCP (Dudek and Associates, 2004).

There are a number of performance criteria and standard conditions that must be met as part of any review and approval of the proposed Project. These include compliance with all of the terms, provisions, and requirements with applicable laws that relate to Federal, State, and local regulating agencies related to potential impacts to sensitive plant and wildlife species, wetlands, riparian habitats, and blue lined stream courses.

5.1.1 Federal Regulations

As previously discussed in Section 4.8.1, *Sensitive Resource Classification*, under provisions of Section 9(a)(1)(B) of the FESA, unless properly permitted, it is unlawful to "take" any listed species. In a case where a property owner seeks permission from a Federal agency for an action which could affect a Federally-listed plant and animal species, the property owner and agency are required to consult with USFWS to obtain appropriate permits. Section 9(a)(2)(b) of the FESA addresses the protections afforded to listed plants.

The North Fontana MSHCP, once adopted, will likely provide permits for the take of all species identified in the MSHCP as covered and conditionally covered, so long as the conditions imposed are satisfied.

5.1.2 State of California Regulations

As previously discussed in Section 4.8.1, Sensitive Resource Classification, Article 3, Sections 2080 through 2085, of the CESA addresses the taking of threatened or endangered species. Exceptions authorized by the State to allow "take" require permits or memoranda of understanding and can be authorized for "endangered species, threatened species, or candidate species for scientific, educational, or management purposes." Sections 1901 and 1913 of the California Fish and Game Code provide that notification is required by an initiator prior to disturbance.

5.1.3 California Native Plant Society

As previously discussed in Section 4.8.1, Sensitive Resource Classification, the CNPS has compiled an inventory comprised of the information focusing on geographic distribution and qualitative characterization of rare, threatened, or endangered vascular plant species of California which classifies plant species into categories of rarity. Informally listed species are not protected per se, but warrant consideration in the preparation of biological assessments.

5.1.4 Local Regulations

5.1.4.1 Western Riverside County MSHCP

As previously discussed in Section 4.8.1, Sensitive Resource Classification, the Project site is within the adopted Western Riverside County MSHCP Plan area. A consistency analysis was prepared by Principe and Associates (2012) to demonstrate compliance of the Project with the MSHCP, attached as **Appendix E**, *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis*.

6.0 THRESHOLDS OF SIGNIFICANCE

The environmental impacts relative to biological resources are assessed using impact significance threshold criteria which mirror the policy statement contained in the CEQA, Section 21001(c) of the California Public Resources Code. Accordingly, the State Legislature has established it to be the policy of the State to:

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

Determining whether a project may have a significant effect, or impact, plays a critical role in the CEQA process. According to CEQA, Section 15064.7, Thresholds of Significance, each public agency is encouraged to develop and adopt (by ordinance, resolution, rule, or regulation) thresholds of significance that the agency uses in the determination of the significance of environmental effects. A threshold of significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant. In the development of thresholds of significance for impacts to biological resources CEQA provides guidance primarily in Section 15065, Mandatory Findings of Significance, and the State CEQA Guidelines, Appendix G, *Environmental Checklist Form*. Section 15065(a) states that a project may have a significant effect where:

> "The project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or wildlife community, reduce the number or restrict the range of an endangered, rare, or threatened species..."

Appendix G of the State CEQA Guidelines is more specific in addressing biological resources and encompasses a broader range of resources to be considered, including: candidate, sensitive, or special status species; riparian habitat or other sensitive natural communities; Federally protected wetlands; fish and wildlife movement corridors; local policies or ordinances protecting biological resources; and, adopted HCPs. This is done in the form of a checklist of questions to be answered during the Initial Study leading to the preparation of the appropriate environmental documentation for a project [i.e., Negative Declaration, Mitigated Negative Declaration, or Environmental Impacts Report (EIR)]. Because these questions are derived from standards in other laws, regulations, and other commonly used thresholds, it is reasonable to use these standards as a basis for defining significance thresholds in an EIR. Therefore, for the purpose of this analysis, impacts to biological resources are considered potentially significant (before considering offsetting mitigation measures) if one or more of the following conditions would result from implementation of the proposed Project.

Threshold BIO-A Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service.

Threshold BIO-B Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

Threshold BIO-C Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Threshold BIO-D Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery areas.

Threshold BIO-E Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Threshold BIO-F Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

For the purposes of this impact analysis the following definitions apply:

- "Substantial adverse effect" means loss or harm of a magnitude which, based on current scientific data and knowledge would: (1) substantially reduce population numbers of a listed, candidate, sensitive, rare, or otherwise special status species; (2) substantially reduce the distribution of a sensitive natural community/habitat type; or (3) eliminate or substantially impair the functions and values of a biological resource (e.g., streams, wetlands, or woodlands) in a geographical area defined by interrelated biological components and systems. In the case of this analysis the prescribed geographical area is considered to be the region that includes the USGS topographic quadrangles for the study area, namely Fontana, Devore, Cucamonga Peak, Guasti and Fontana. For some species, the geographic area may extend to the vicinity of the study area based on known distributions of the species. The vicinity of the study area is considered to comprise the following USGS topographic quadrangles: Mount San Antonio, Telegraph Peak, Cajon, Lake Arrowhead, Mount Baldy, Harrison Mountain, San Dimas, Ontario, San Bernardino South, Prado Dam, Riverside West, Riverside East and Sunnymead.

- "Conflict" means contradiction of a magnitude, which based on foreseeable circumstances, would preclude or prevent substantial compliance.

- "Rare" means: (1) that the species exists in such small numbers throughout all, or a significant portion of, its range that it may become endangered if its environment worsens; or (2) the species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered "threatened" as that term is used in the FESA.

7.0 PROJECT RELATED IMPACTS

7.1 APPROACH TO THE ANALYSIS

The following discussion examines the potential impacts to plant and wildlife resources that may occur as a result of implementation of the Project site. For the purpose of this assessment, project-related impacts take two forms, direct and indirect. Direct impacts are considered to be those that involve the loss, modification or disturbance of natural habitats (i.e., vegetation or plant communities), which in turn, directly affect plant and wildlife species dependent on that habitat. Direct impacts also include the destruction of individual plants or wildlife, which is typically the case in species of low mobility (i.e., plants, amphibians, reptiles, and small mammals). The collective loss of individuals in these manners may also directly affect regional population numbers of a species or result in the physical isolation of populations thereby reducing genetic diversity and, hence, population stability.

Indirect impacts are considered to be those that involve the effects of increases in ambient levels of sensory stimuli (e.g., noise, light), unnatural predators (e.g., domestic cats and other non-native animals), and competitors (e.g., exotic plants, non-native animals). Indirect impacts may be associated with the construction and/or eventual habitation/operation of a project; therefore, these impacts may be both short-term and long-term in their duration. These impacts are commonly referred to as "edge effects" and may result in changes in the behavioral patterns of wildlife and reduced wildlife diversity and abundance in habitats adjacent to study areas.

The determination of impacts in this analysis is based on both the proposed Project development plan and the biological values of the habitat and/or sensitivity of plant and wildlife species to be affected. Any recommended mitigation measures and conditions of approval are discussed in Section 8.0 below.

The biological values of resources within, adjacent to, and outside the area to be affected by the proposed Project were determined by consideration of several factors, as applicable. These included the overall size of habitats to be affected, the Project site's previous land uses and disturbance history, the Project site's surrounding environment and regional context, the on-site biological diversity and abundance, the presence of sensitive and special-status plant and wildlife species, the Project site's importance to regional populations of these species, and the degree to which on-site habitats are limited or restricted in distribution on a regional basis and, therefore, are considered sensitive in themselves. Whereas this assessment is comprehensive, the focus is on sensitive plant communities/habitats, resources that play an important role in the regional biological systems, and special-status species.

7.2 IMPACT ANALYSIS

7.2.1 Impacts to Sensitive Species

Threshold BIO-A: Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special

status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service?

Less than Significant with Mitigation Incorporated

7.2.1.1 Sensitive Plant Species

Development of the Project site would result in the direct removal of numerous common plant species; a list of plant species observed within the Project site is included in Appendix A, *Floral and Faunal Compendium*. Common plant species present within the Project site occur in large numbers throughout the region and their removal does not meet the significance thresholds defined in Section 6.0, *Thresholds of Significance* above. Therefore, impacts to common plant species would be considered a less than significant impact and no mitigation measures would be required.

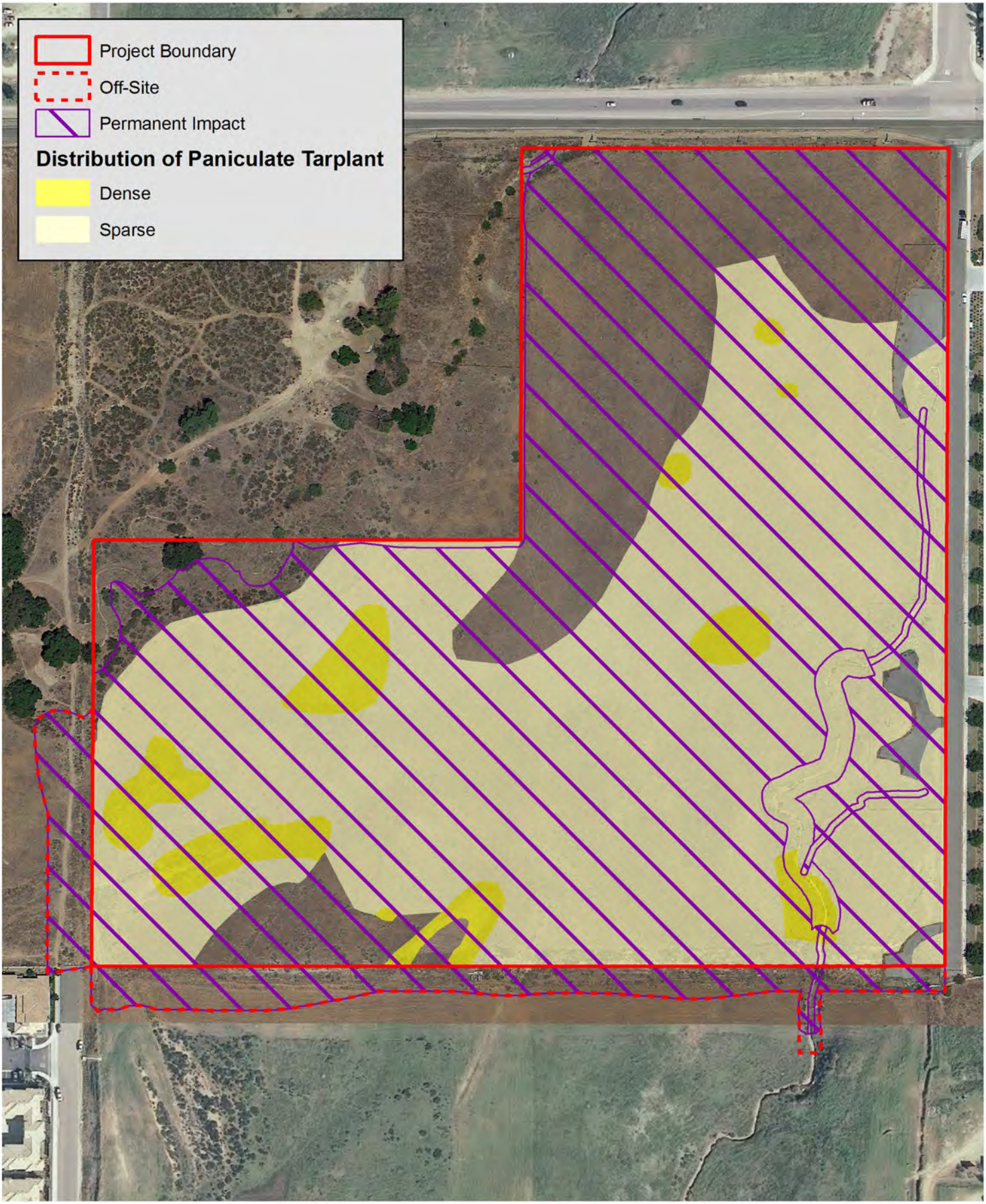
As discussed in Section 4.8.3, *Sensitive Plant Species*, only one listed species was observed on the Project site, paniculate tarplant (CNPS List 4). The majority of the occupied areas on-site supported low densities of the species, with a few scattered high density patches (see Figure 10). The majority of the paniculate tarplant would be permanently impacted as a result of the Project, with the exception of an unimpacted open space area associated with the preserved portion of Drainage D1 in the southeastern portion of the site (see **Figure 11**, *Impacts to Distribution of Paniculate Tarplant*). Permanent on-site impacts to paniculate tarplant total approximately 20.02 acres, including approximately 1.80 acres of densely distributed areas and approximately 18.22 acres of sparsely distributed areas. A total of approximately 0.09 acre of densely distributed areas and approximately 0.50 acre of sparsely distributed areas will be avoided. This species is widely distributed in Riverside County, as documented on Calflora, including 31 CNPS and other records, in addition to georeferenced coordinates for several hundred observations (Calflora, 2012). Based on the distribution of this species within Riverside County, the lack of consideration of this species for coverage under the MSHCP, and the CNPS listing of 4, this species is not considered sensitive. Therefore, impacts to paniculate tarplant would be considered a less than significant impact and no mitigation measures would be required.

No other sensitive plant species were observed on-site. If off-site impacts are proposed within potentially suitable habitat for sensitive plant species, additional surveys may be warranted.

7.2.1.2 Sensitive Wildlife Species

Development of the Project site would result in the disruption and removal of habitat and the loss and displacement of non-sensitive common wildlife species. A list of wildlife species observed within the Project site is included in Appendix A, *Floral and Faunal Compendium*. Due to the limited amount of native habitat to be removed and the high level of existing disturbance from human activity, these impacts would not be expected to reduce the general wildlife populations below self-sustaining levels within the region and impacts to non-sensitive wildlife species do not meet the significance thresholds defined in Section 6.0, *Thresholds of Significance* above. Therefore, impacts to common wildlife species would be considered less than significant impact and no mitigation measures would be required.

Several of the sensitive wildlife species are discussed in Section 4.8.4, *Sensitive Wildlife Species* and Appendix C, *Sensitive Wildlife Species*, but are not expected to occur within the Project site due to the lack of suitable habitat, including but not limited to federally threatened species such as vernal pool fairy shrimp



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Impacts to Distribution of Paniculate Tarplant

Medical and Education Center Project

Source: Google Earth (June 2012); Aerial Express, 2010; PCR Services Corporation, 2012.

FIGURE

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(*Branchinecta lynchi*) and coastal California gnatcatcher (*Polioptila californica californica*), and federally endangered species such as San Diego fairy shrimp (*Branchinecta sandiegonensis*), and Riverside fairy shrimp (*Streptocephalus woottoni*). Suitable habitat is also absent on-site for the federally and state endangered least Bell's vireo (*Vireo bellii pusillus*), and the federally endangered and state threatened Stephen's kangaroo rat (*Dipodomys stephensi*). Focused surveys for burrowing owl (Species of Special Concern) also determined that this species does not occupy the Project site. Therefore, no impacts to these sensitive wildlife species would occur and no mitigation measures would be required with the exception of the burrowing owl. Due to the presence of suitable habitat and in compliance with the MSHCP, a pre-construction survey for burrowing owl is required within 30 days prior to ground disturbance to avoid potential direct take of burrowing owls in the future. A Condition of Approval requiring this survey is provided in Section 8.0 below, in addition to a recommended mitigation measure should burrowing owls be present in the future pursuant to DFG published guidelines (DFG, 2012).

One Species of Special Concern Species, the San Diego black-tailed jackrabbit, was observed on-site. This species is a Covered Species under the MSHCP; therefore, assuming payment of the MSHCP Local Development Mitigation Fee, no additional mitigation is required for this species.

As previously discussed in Section 4.8.4, *Sensitive Wildlife Species*, the site supports potential nesting and foraging habitat for migratory birds, in addition to potential foraging habitat for raptors. Based on the disturbed nature and the presence of development surrounding the Project site, the quality of foraging habitat is considered to be low. The loss of foraging habitat as a result of the Project would not expect to impact the foraging of these species. Therefore, impacts to foraging habitat would be considered adverse but less than significant and no mitigation measures would be required. Direct impacts to these species would be avoided through compliance with the Migratory Bird Treaty Act (MBTA).

7.2.2 Impacts to Sensitive Plant Communities

Threshold BIO-B: Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

Less than Significant with Mitigation Incorporated

The study area supports two native habitats on-site totaling 1.2 acres, including California buckwheat scrub (0.97 acre) and chamise chaparral (0.23 acre), as outlined in Table 1. The remainder of the Project site supports non-native communities including non-native grassland and non-native grassland/California buckwheat scrub. None of the plant communities on-site are considered sensitive pursuant to CDFG, USFWS, or the MSHCP. Furthermore, the native communities within the Project site are small, scattered, and are of low quality for sensitive plant and wildlife species. The majority of the on-site plant communities would be impacted by the Project, excluding the open space areas proposed in the northwestern corner of the southern portion of the site (adjacent to Yamas Road), and associated with Drainage D1 in the southeastern corner. A figure showing impacts to natural plant communities is provided as **Figure 12**, *Impacts to Natural Communities*, and acreages are summarized in **Table 3**, *Permanent Impacts to Natural Plant Communities and Developed Areas*. Since none of these habitats are sensitive, impacts would be less than significant and no mitigation measures would be required.

Table 3

Permanent Impacts to Natural Plant Communities and Developed Areas

	On-site (acres)	Off-site (acres)	Total (acres)
Non-native Grassland	20.57	1.35	**21.92**
Non-native Grassland/California Buckwheat Scrub	6.01	0.16	**6.17**
California Buckwheat Scrub	0.94	0.67	**1.61**
Chamise Chaparral	0.18	0.02	**0.20**
Developed	0.55	0.03	**0.58**
Total	**28.25**	**2.23**	**30.48**

Source: PCR Services Corporation, 2012.

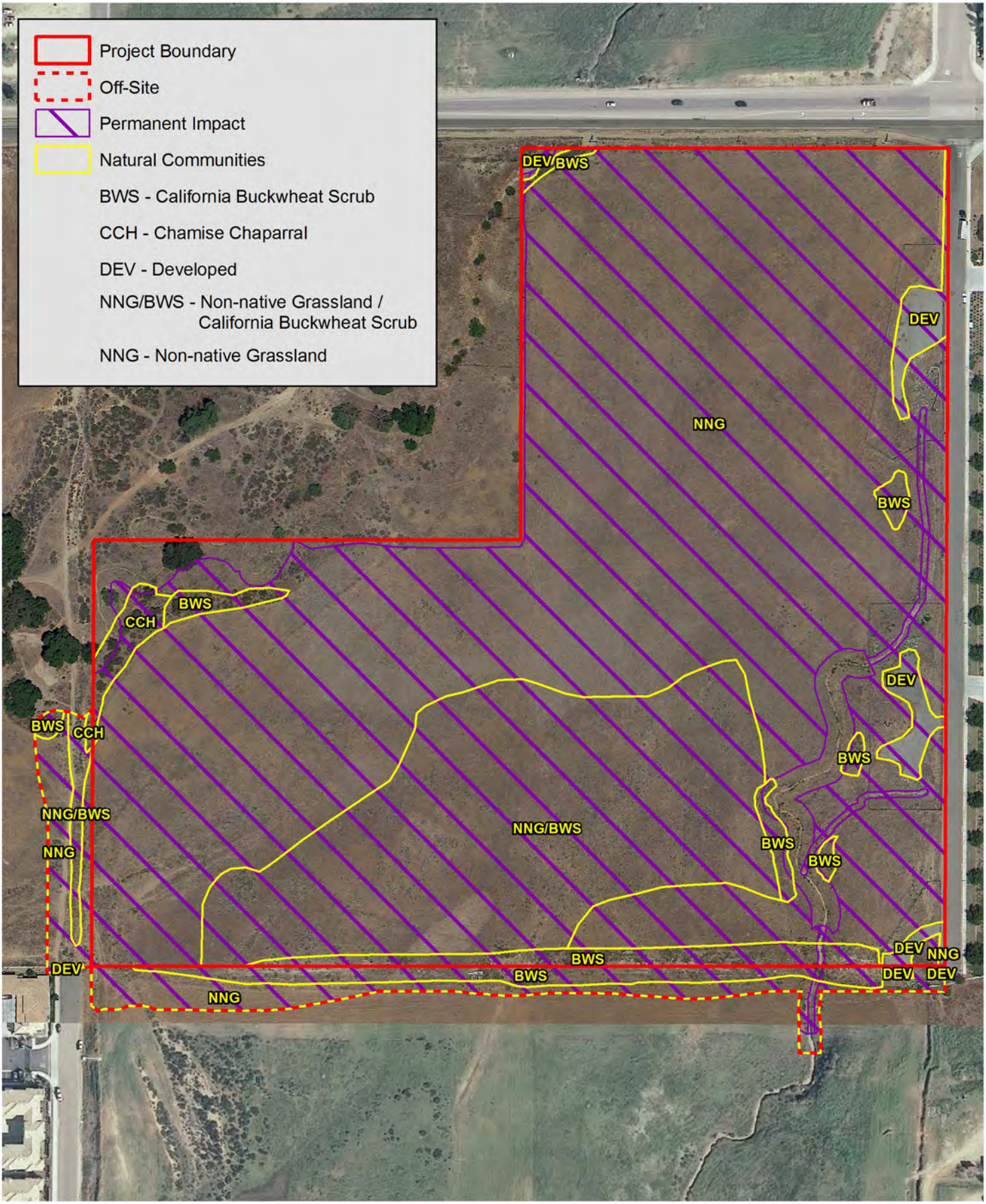
The Project site does not support any riparian habitat, but does support drainages that are considered jurisdictional pursuant to CDFG. Impacts are proposed to a portion of these jurisdictional drainages, as shown in **Figure 13**, *Impacts to Jurisdictional Features*. Impact acreages are summarized in **Table 4**, *Permanent Impacts to CDFG Jurisdictional Drainages*, totaling 0.062 acre of permanent on-site impacts (881.65 linear feet) and 0.012 acre of permanent off-site impacts (106.97 linear feet permanent impacts). Impacts to these jurisdictional areas would be required to comply with Section 1602 of the California Fish and Game Code, including applying for a permit and mitigation subject to approval by CDFG. Compliance with this regulation would reduce impacts to a less than significant level. The drainages have been avoided to the greatest extent feasible including the central portion of Drainage D1, and the majority of Drainage D2 (see Figure 13).

Table 4

Permanent Impacts to CDFG Jurisdictional Drainages

	On-site (acres)	Off-site (acres)	Total (acres)
D1	0.042	0.012	0.054
D1T1	0.017	-	0.017
D2	0.003	-	0.003
Total	**0.062**	**0.012**	**0.074**

Source: PCR Services Corporation, 2012.



PCR

Impacts to Natural Communities

Medical and Education Center Project

Source: Google Earth (June 2012); Aerial Express, 2010; PCR Services Corporation, 2012.

FIGURE

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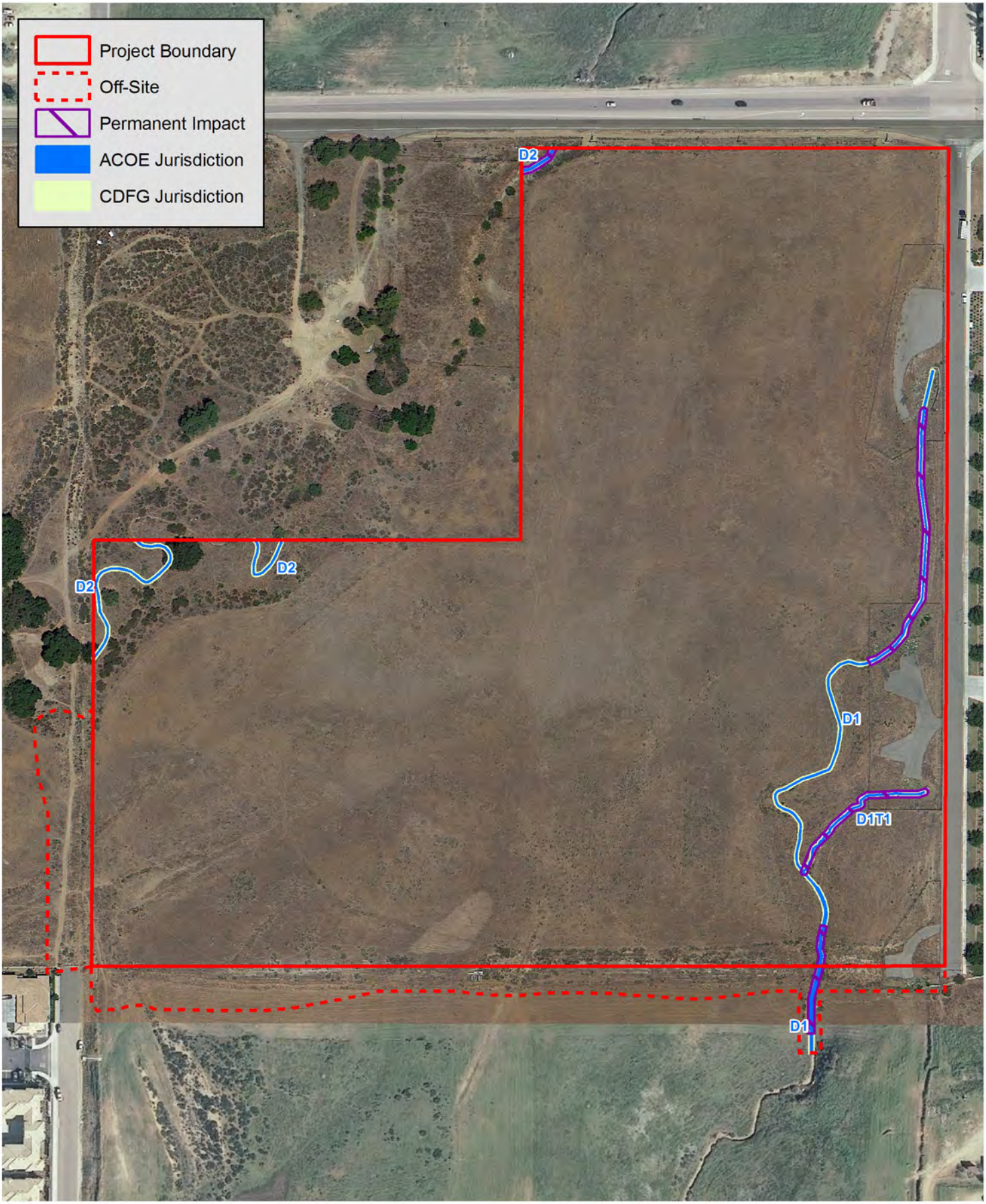

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Impacts to Jurisdictional Features

Medical and Education Center Project

Source: Google Earth (June 2012); Aerial Express, 2010; PCR Services Corporation, 2012.

FIGURE

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7.2.3 Impacts to Wetlands

Threshold BIO-C: Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less than Significant with Mitigation Incorporated

No federally protected wetlands occur on-site. The Project site does, however, support non-wetland, ephemeral USACE/RWQCB "waters of the U.S." that are regulated pursuant to Section 404 and 401 of the Clean Water Act. Impacts are proposed to a portion of these drainages (see **Figure 13)**. Impact acreages are summarized in **Table 5**, *Permanent Impacts to USACE/RWQCB Jurisdictional Drainages*, totaling 0.025 acre of permanent on-site impacts (881.65 linear feet) and 0.007 acre of permanent off-site impacts (106.97 linear feet). Impacts to these jurisdictional areas would be required to comply with Sections 404 and 401 of the Clean Water Act, including applying for a permit and mitigation subject to approval by USACE and RWQCB, respectively. Compliance with these regulations would reduce impacts to a less than significant level. The drainages have been avoided to the greatest extent feasible including the central portion of Drainage D1, and the majority of Drainage D2 (see **Figure 13**).

Table 5

Permanent Impacts to USACE/RWQCB Jurisdictional Drainages

	On-site (acres)	Off-site (acres)	Total (acres)
D1	0.016	0.007	0.023
D1T1	0.006	-	0.006
D2	0.003	-	0.003
Total	**0.025**	**0.007**	**0.032**

Source: PCR Services Corporation, 2012.

7.2.4 Impacts to Wildlife Movement and Migratory Species

Threshold BIO-D: Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery areas?

Less than Significant with Mitigation Incorporated

7.2.4.1 Wildlife Movement

As described in Section 4.5.2 above, the Project site supports potential live-in and movement habitat for species on a local scale (i.e., some limited live-in and at least marginal movement habitat for reptile, bird, and mammal species), but it likely provides little to no function to facilitate wildlife movement for wildlife species on a regional scale, and is not identified as a regionally important dispersal or seasonal migration corridor. Movement on a local scale likely occurs with species adapted to urban environments due to the high level of development in the vicinity of the Project site. Although implementation of the Project would result in disturbances to local wildlife movement within the Project site, those species adapted to urban areas would be expected to persist on-site following construction, particularly within the open space areas. As such, impacts would be less than significant and no mitigation measures would be required. Since the study area does not function as a regional wildlife corridor and is not known to support wildlife nursery area(s), no impacts would occur and no mitigation measures would be required.

7.2.4.2 Migratory Species

The Project site has the potential to support songbird nests due to the presence of limited shrubs and ground cover on-site, and trees off-site. Nesting activity typically occurs from February 15 to August 31. Disturbing or destroying active nests is a violation of the MBTA (16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Game Code Section 3503. The removal of vegetation during the breeding season is considered a potentially significant impact as defined by the thresholds of significance (Threshold BIO-D) in Section 6.0 above. Any potential impacts to raptor and songbird nests would be considered potentially significant. Compliance with the MBTA would reduce impacts to a less than significant level.

7.2.5 Consistency with Local Policies and Ordinances

Threshold BIO-E: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impacts

The Project site supports limited trees, including one coast live oak tree that is proposed for preservation within an open space area along the western boundary, and the canopy of another smaller oak tree along the western boundary (the trunk of this oak tree is off-site; the canopy that extends on-site will not be impacted). Since no impacts are proposed to trees, no conflicts would occur with any local ordinances.

7.2.6 Consistency with Adopted Natural Community Conservation Plan

Threshold BIO-F: Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less than Significant with Mitigation Incorporated

The following analysis is based on the MSHCP Consistency Analysis prepared by Principe and Associates (2012), included as Appendix E. The Project site is within the Western Riverside County MSHCP and requires compliance with the Burrowing Owl Survey Area (Section 6.3.2 of the MSHCP), and the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (Section 6.1.2 of the MSHCP). The Project site is not within a cell, a designated cell group, or a subunit within the Elsinore Area Plan; therefore, conservation of land on the Project site is not required pursuant to the MSHCP. The Project site is also not within the survey overlays for Narrow Endemic Plant Species (Section 6.1.3 of the MSHCP), Criteria Area Species, Amphibian Species, or Mammal Species (Section 6.3.2 of the MSHCP). The Project site will not result in edge effects that will adversely affect biological resources within the MSHCP Conservation Area and, as such, will not be subject to the Guidelines Pertaining to the Urban/Wildlands Interface for the treatment and management of edge factors such as lighting, urban runoff, toxics, and domestic predators (Section 6.1.3 of the MSHCP). Compliance with the Burrowing Owl and Riparian/Riverine requirements of the MSHCP are summarized below:

- Focused burrowing owl surveys were conducted and were negative; a 30-day pre-construction survey will be conducted;
- The two ephemeral drainages on the Project site meet the definition of Riverine Areas pursuant to the MSHCP ("*areas with fresh water flow during all or a portion of the year*"). Apart from the one coast live oak tree along the western ephemeral drainage, the biological functions and values of Riparian/Riverine Areas do not exist on-site. As such, the protection of associated species of amphibians, birds, fish, invertebrate-crustacean, and plant species is not required. A portion of the western ephemeral drainage has been placed in an open space lot for 100 percent avoidance, including the coast live oak tree. The Project will result in temporary impacts to Riverine Areas. As required by the City of Wildomar, a site-specific storm drain system will be designed and engineered for the Project that will adequately mitigate this impact. Temporary impacts will only occur until the on-site storm drain system is constructed, and will improve existing conditions by carrying flows consistent with local and regional storm flow requirements. In addition, the storm water runoff captured by the on-site storm drain system will be treated in water quality basins and/or biological swales before being discharged off-site. With this drain system, the Project will have no impact on existing water quality downstream and off-site.

  Other kinds of aquatic features that could provide suitable habitat for Riparian/Riverine species, such as fairy shrimp, are not present on-site (i.e. vernal pools, swales, vernal pool-like ephemeral ponds, stock ponds, or other human-modified depressions such as tire ruts, etc.).

8.0 MITIGATION MEASURES AND CONDITIONS OF APPROVAL

8.1 APPROACH

Mitigation measures are recommended for those impacts determined to be significant to sensitive biological resources. Mitigation measures for impacts considered to be "significant" were developed in an effort to reduce such impacts to a level of "insignificance," while at the same time allowing an opportunity to realize development goals under the Westgate Specific Plan. As stated in CEQA Guidelines Section 15370 mitigation includes:

1. Avoiding the impact altogether by not taking a certain action or parts of an action.
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
3. Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
5. Compensating for the impact by replacing or providing substitute resources or environments.

Where compliance with existing regulations and the issuance of permits by regulatory agencies would reduce impacts to a less than significant level, those measures are proposed as conditions of approval.

8.2 MITIGATION MEASURES AND CONDITIONS OF APPROVAL FOR SIGNIFICANT IMPACTS

The following mitigation measures (MM) and conditions of approval (COA) address potentially significant impacts from the proposed development Project.

8.2.1 Measures to Mitigate Potentially Significant Impacts to Sensitive Wildlife Species

COA BIO-1 Due to the presence of suitable habitat and in compliance with the MSHCP, a pre-construction survey for burrowing owl is required within 30 days prior to ground disturbance to avoid potential direct take of burrowing owls in the future.

MM BIO-1 If burrowing owls are determined present following focused surveys, occupied burrows shall be avoided to the greatest extent feasible, following the guidelines in the *Staff Report on Burrowing Owl Mitigation* published by Department of Fish and Game (March 7, 2012) including, but not limited to, conducting pre-construction surveys, avoiding occupied burrows during the nesting and non-breeding seasons, implementing a worker awareness program, biological monitoring, establishing avoidance buffers, and flagging burrows for avoidance with visible markers. If occupied burrows cannot be avoided, acceptable methods may be used to exclude burrowing owl either temporarily or permanently, pursuant to a Burrowing Owl Exclusion Plan that shall be prepared and

approved by CDFG. The Burrowing Owl Exclusion Plan shall be prepared in accordance with the guidelines in the *Staff Report on Burrowing Owl Mitigation*.

8.2.2 Measures to Mitigate Potentially Significant Impacts to Sensitive Plants

COA BIO-2 Prior to any off-site grading, a biologist should assess the area to determine if potentially suitable habitat for sensitive plant species occurs. If potentially suitable habitat is determined present, focused surveys should be conducted for sensitive plant species.

8.2.3 Measures to Mitigate Potentially Significant Impacts to Jurisdictional Features

COA BIO-3 Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features on **Figure 13**, *Impacts to Jurisdictional Features*, the project applicant shall obtain a CWA Section 404 permit from the USACE, a CWA Section 401 permit from the RWQCB, and Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFG. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:

1. On- and/or off-site replacement of USACE/RWQCB jurisdictional "waters of the U.S."/"waters of the State" at a ratio no less than 1:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate). Off-site replacement may include the purchase of mitigation credits at an agency-approved off-site mitigation bank.

2. On- and/or off-site replacement of CDFG jurisdictional streambed and associated riparian habitat at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e., pre-project contours and revegetate). Off-site replacement may include the purchase of mitigation credits at an agency-approved off-site mitigation bank.

8.2.4 Measures to Mitigate Potentially Significant Impacts to Migratory or Nesting Birds

MM BIO-2 Prior to the issuance of any grading permit that would all removal of habitat containing raptor and songbird nests, the Project applicant shall demonstrate to the satisfaction of the City of Wildomar that either of the following have been or will be accomplished.

1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to avoid potential impacts to nesting birds.

2. Any construction activities that occur during the nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected, a buffer of at least 300 feet (500 feet for raptors) will be delineated, flagged, and

avoided until the nesting cycle is complete as determined by the biological monitor to minimize impacts.

8.2.5 Measures to Mitigate Potentially Significant Impacts to the MSHCP

COA BIO-4: Prior to the issuance of any grading permit, the Project applicant shall comply with all of the provisions of the MSHCP, including payment of the MSHCP Local Development Mitigation Fee and compliance with Section 6.1.2 of the MSHCP pertaining to Riparian/Riverine Areas.

9.0 IMPACTS AFTER MITIGATION

9.1 LEVEL OF SIGNIFICANCE AFTER MITIGATION

The proposed Project, inclusive of mitigation measures and conditions of approval, would have less than significant impacts to sensitive wildlife species, migratory and/or nesting birds, sensitive plant species and communities, and jurisdictional features.

9.2 CUMULATIVE IMPACTS

Cumulative impacts are defined as the direct and indirect effects of a proposed project which, when considered alone, would not be deemed a substantial impact, but when considered in addition to the impacts of related projects in the area, would be considered significant. "Related projects" refers to past, present, and reasonably foreseeable probable future projects, which would have similar impacts to the proposed Project. CEQA deems a cumulative impact analysis to be adequate if a list of "related projects" is included in the EIR or the proposed project is consistent with an adopted general, specific, master, or comparable programmatic plan [Section 15130(b)(1)(B)]. CEQA also states that no further cumulative impact analysis is necessary for impacts of a proposed project consistent with an adopted general, specific, master, or comparable programmatic plan [Section 15130(d)].

The MSHCP identifies areas for long-term conservation and management. As such, cumulative impacts of proposed projects within authorized take lands are minimized through the conservation of land. Cumulative impacts to the biological resources listed below for the Project site are considered to be less than significant based on compliance with the MSHCP and regulations for jurisdictional waters, including implementation of the mitigation measures and conditions of approval outlined above in Section 7.0, *Project Related Impacts* and 8.0, *Mitigation Measures and Conditions of Approval*. Since the Project site was determined not to function as a regional wildlife movement corridor and no sensitive plant communities occur on-site, these two biological resources are not included below.

- Sensitive wildlife species (e.g., burrowing owl, if found, in addition to raptors and other migratory birds);
- Sensitive plant species (if found off-site; no significant impacts will occur to sensitive species on-site);
- Jurisdictional drainages.

The proposed mitigation would result in a no-net-loss of these biological resources, and the conditions of approval would ensure compliance with existing regulations (such as the MSHCP and regulations for jurisdictional drainages). Therefore, with the proposed mitigation and conditions of approval, impacts would not be considered cumulatively significant. A summary is provided below.

Sensitive Wildlife Species: The loss of potential foraging habitat for raptor species (including non-native Grassland areas) is not expected to substantially affect these species to a point where their survival in the region is threatened. These species are relatively mobile and are expected to locate additional foraging habitat remaining in the region. Furthermore, the Project site is currently routinely maintained (by mowing)

and has adjacent developments, and therefore, does not serve as optimal foraging habitat for these species. As such, impacts would not be considered cumulatively significant.

The San Diego black-tailed jackrabbit, a Species of Special Concern observed on-site, is a Covered Species under the MSHCP. Therefore, assuming payment of the MSHCP Local Development Mitigation Fee, impacts would not be considered cumulatively significant.

If any burrowing owls are observed on-site in the future, additional mitigation is proposed that would avoid direct impacts in compliance with the Burrowing Owl Consortium guidelines. Mitigation is also proposed to avoid direct impacts to raptors and migratory bird species through compliance with the MBTA. With these mitigation measures, any impacts would not be considered cumulatively significant.

Sensitive Plant Species: If any any sensitive plant species are observed off-site during pre-construction surveys, mitigation is proposed that would compensate for any losses, through transplanting/seeding as determined appropriate by a qualified biologist. With this mitigation measure, any impacts would not be considered cumulatively significant.

Jurisdictional Drainages: Any impacts to jurisdictional features would be subject to permitting with the regulatory agencies, including USACE, RWQCB and/or CDFG. With the proposed mitigation and compliance with existing regulations through the permitting process, impacts would not be considered cumulatively significant.

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APPENDIX A: FLORAL AND FAUNAL COMPENDIUM

APPENDIX A – WILDLIFE COMPENDIUM

BIRDS

SCIENTIFIC NAME	COMMON NAME
Accipitridae	**Hawks**
Accipiter striatus	sharp-shinned hawk
Buteo jamaicensis	red-tailed hawk
Alaudidae	**Larks**
Eremophila alpestris	horned lark
Cardinalidae	**Grosbeaks**
Passerina caerulea	blue grosbeak
Cathartidae	**New World Vultures**
Cathartes aura	turkey vulture
Charadriidae	**Plovers**
Charadrius vociferus	killdeer
Columbidae	**Pigeons and Doves**
Zenaida macroura	mourning dove
Corvidae	**Jays and Crows**
Corvus brachyrhynchos	American crow
Corvus corax	common raven
Cuculidae	**Roadrunners**
Geococcyx californianus	greater roadrunner
Emberizidae	**Emberizids**
Melospiza melodia	song sparrow
Pipilo crissalis	California towhee
Falconidae	**Falcons**
Falco sparverius	American kestrel
Fringillidae	**Finches**
Carpodacus mexicanus	house finch
Spinus psaltria	lesser goldfinch
Hirundinidae	**Swallows**
Hirundo rustica	barn swallow
Petrochelidon pyrrhonota	cliff swallow
Icteridae	**Blackbirds**
Sturnella neglecta	western meadowlark
Mimidae	**Thrashers**
Mimus polyglottos	northern mockingbird

* = Non-native Species

Parulidae		**Wood Warblers**
	Geothlypis trichas	common yellowthroat
Sturnidae		**Starlings**
*	*Sturnus vulgaris*	European starling
Trochilidae		**Hummingbirds**
	Calypte anna	Anna's hummingbird
Tyrannidae		**Tyrant Flycatchers**
	Myiarchus cinerascens	ash-throated flycatcher
	Sayornis nigricans	black phoebe
	Sayornis saya	Say's phoebe
	Tyrannus verticalis	western kingbird
	Tyrannus vociferans	Cassin's kingbird

* = Non-native Species

MAMMALS

SCIENTIFIC NAME	COMMON NAME
Leporidae	**Hares and Rabbits**
Lepus californicus	black-tailed jackrabbit
Sylvilagus audubonii sanctidiegi	Audobon's cottontail
Sciuridae	**Squirrels**
Spermophilus beecheyi	California ground squirrel

* = Non-native Species

REPTILES

SCIENTIFIC NAME	COMMON NAME
Anguidae	**Alligator Lizards**
Elgaria multicarinatus webbi	San Diego alligator lizard
Phrynosomatidae	**Fence Lizards**
Sceloporus occidentalis	western fence lizard
Sceloporus orcutti	granite spiny lizard

* = Non-native Species

APPENDIX B: SENSITIVE PLANT SPECIES

APPENDIX B: SENSITIVE PLANT SPECIES

Scientific Name	Common Name	Flowering Period	FEDERAL	STATE	CNPS	OTHER (MSHCP)	Preferred Habitat	Potential for Occurrence
BRYOPHYTES								
Bryaceae	**Mosses Family**							
Schizymenium shevockii	Shevock's copper moss	N/A	NONE	NONE	1B.2		Between 2,461 and 4,593 feet.	**None**
Tortula californica	California screw moss	N/A	NONE	NONE	1B.2		Between 33 and 328 feet.	**None**
Sphaerocarpaceae	**Liverwort Family**							
Geothallus tuberosus	Campbell's liverwort	N/A	NONE	NONE	1B.1		Between 33 and 1,969 feet.	**None**
Sphaerocarpos drewei	Bottle liverwort	N/A	NONE	NONE	1B.1		Between 295 and 1,969 feet.	**None**
GYMNOSPERMS								
Cupressaceae	**Cypress Family**							
Hesperocyparis forbesii	tecate cypress	N/A	NONE	NONE	1B.1		Between 837 and 4,921 feet.	**None**
ANGIOSPERMS (DICOTYLEDONS)								
Apiaceae	**Carrot Family**							
Eryngium aristulatum var. *parishii*	San Diego button-celery	Apr.-Jun.	FE	SE	1B.1	MSHCP	Valley grassland, coastal sage scrub, freshwater wetlands, wetland-riparian; vernal pools.	**Absent**
Asteraceae	**Sunflower Family**							
Ambrosia pumila	San Diego ambrosia	Apr.-Oct.	FE	NONE	1B.1	MSHCP	Chaparral, coastal scrub, desert dunes/sandy; Dry, sunny grasslands on disturbed sites.	**Absent**

OBS = observed; NONE = species not expected to occur due to the lack of suitable habitat, or the site's location outside of the species' range; ABSENT = potentially suitable habitat is present but the species was not observed during the focused surveys.

Centromadia pungens ssp. *laevis*	Smooth tarplant	Apr.-Sep.	NONE	NONE	1B.1	MSHCP	Valley and foothill grasslands with poorly drained alkaline soil conditions at low elevations.	**Absent**
Chaenactis glabriuscula var. *orcuttiana*	Orcutt's pincushion	Jan.-Aug,	NONE	NONE	1B.1		Between 0 and 328 feet.	**None**
Lasthenia glabrata ssp. *coulteri*	Coulter's goldfields	Feb.-June	NONE	NONE	1B.1	MSHCP	Salt-marsh, playas, vernal-pools, coastal; usually occurs in wetlands but occasionally in non-wetlands.	**None**
Packera gander	Gander's ragwort	Apr.-Jun.	NONE	SR	1B.2		Chaparral.	**Absent**
Pseudognaphalium leucocephalum	White rabbit-tobacco	Aug.-Nov.	NONE	NONE	2.2			**Absent**
Symphyotrichum defoliatum	San Bernandino aster	Jul.-Nov.	NONE	NONE	1B.2		Between 7 and 6,693 feet.	**Absent**
Berberidaceae	**Barberry Family**							
Berberis nevinii	Nevin's barberry	Mar.-June	FE	SE	1B.1	MSHCP	Sandy soils in low-gradient washes, alluvial terraces, and canyon bottoms, along gravelly wash margins, or on coarse soils on steep, generally north-facing slopes in alluvial scrub, cismontane (e.g., chamise) chaparral, coastal sage scrub, oak woodland, and/or riparian scrub or woodland.	**Absent**

OBS = observed; NONE = species not expected to occur due to the lack of suitable habitat, or the site's location outside of the species' range; ABSENT = potentially suitable habitat is present but the species was not observed during the focused surveys.

Boraginaceae	**Borage Family**							
Harpagonella palmeri	Palmer's grapplinghook	Mar.-Apr.	NONE	NONE	4.2		Variety of southern California plant communities including sage scrub; clay soils; below 2,500 feet.	**Absent**
Brassicaceae	**Cabbage Family**							
Caulanthus simulans	Payton's jewel-flower	Mar.-Jun.	NONE	NONE	4.2	MSHCP	Burned areas, streambeds, rocky, steep slopes and other disturbed sites, below 6,500 feet.	**Absent**
Lepidium virginicum var. *robinsonii*	Robinson's pepper-grass	Jan.-July	NONE	NONE	1B.2		Chaparral and coastal scrub.	**Absent**
Sibaropsis hammittii	Hammitt's clay-cress	Mar.-Apr.	NONE	NONE	1B.2	MSHCP	Between 2,395 and 3,494 feet.	**None**
Chenopodiaceae	**Goosefoot Family**							
Atriplex pacifica	South Coast saltscale	Mar.-Oct.	NONE	NONE	1B.2		Alkali sink, coastal sage scrub, wetland-riparian; playas, coastal; equally as likely to be in wetland areas as non-wetland areas.	**Absent**
Atriplex parishii	Parish's brittlescale	Jun.-Oct.	NONE	NONE	1B.1	MSHCP	Shadscale scrub, alkali sinks, freshwater wetlands, wetland-riparian; playas, vernal pools; between 0 and 1,000 feet.	**None**
Atriplex serenana var. *davidsonii*	Davidson's saltscale	Apr.-Oct.	NONE	NONE	1B.2	MSHCP	Coastal sage scrub, wetland-riparian; coastal.	**Absent**
Atriplex coronata var. *notatior*	San Jacinto Valley crownscale	Apr.-Aug.	FE	NONE	1B.1	MSHCP	Alkaline flats, playas, valley and foothill grassland, vernal pools. Elevation 1216-1600 feet.	**Absent**
Crassulaceae	**Stonecrop Family**							

OBS = observed; NONE = species not expected to occur due to the lack of suitable habitat, or the site's location outside of the species' range; ABSENT = potentially suitable habitat is present but the species was not observed during the focused surveys.

Dudleya multicaulis	many-stemmed dudleya	Apr.-July	NONE	NONE	1B.2	MSHCP	Chaparral, coastal scrub, valley and foothill grassland often on clay soils.	**Absent**
Dudleya viscida	Sticky dudleya	May-Jun.	NONE	NONE	1B.2	MSHCP	Chaparral, coastal sage scrub; coastal.	**Absent**
Ericaceae	**Heather Family**							
Arctostaphylos rainbowensis	Rainbow manzanita	Dec.-Mar.	NONE	NONE	1B.1	MSHCP	Chaparral.	**Absent**
Fabaceae	**Legume Family**							
Astragalus pachypus var. *jaegeri*	Jaeger's milk-vetch	Dec.-Jun.	NONE	NONE	1B.1	MSHCP	Chaparral, valley grassland, foothill woodland.	**Absent**
Geraniaceae	**Geranium Family**							
California macrophylla	Round-leaved filaree	Mar.-May	NINE	NONE	1B.1	MSHCP	Cismontane woodland, valley and foothill grassland, clay soils.	**Absent**
Lamiaceae	**Mint Family**							
Monardella hypoleuca ssp. *lanata*	felt-leaved moardella	Jun.-Aug.	NONE	NONE	1B.2		Chapparal, foothill wetland.	**Absent**
Clinopodium chandleri	San Miguel savory	Mar.-Jul.	NONE	NONE	1B.2	MSHCP	Chaparral, foothill woodland, coastal sage scrub, valley grassland; riparian.	**Absent**
Scutellaria bolanderi ssp. *austromontana*	Sounthern mountains skullcap	Jun.-Aug.	NONE	NONE	1B.2		Typically grows on moist embankments of montane creeks.	**None**
Malvaceae								
Ayenia compacta	California ayenia	Mar.-Apr,	NONE	NONE	2.3		Creosote bush scrub, washes.	**None**

OBS = observed; NONE = species not expected to occur due to the lack of suitable habitat, or the site's location outside of the species' range; ABSENT = potentially suitable habitat is present but the species was not observed during the focused surveys.

Nyctaginaceae	**Four O'clock Family**							
Abronia villosa var. *aurita*	chaparral sand-verbena	Jan.-Sep.	NONE	NONE	1B.1		Chaparral, coastal scrub, and desert dunes/sandy areas.	**Absent**
Picrodendraceae	**Bitter Tree Family**							
Tetracoccus dioicus	Parry's tetracoccus	Apr.-May	NONE	NONE	1B.2		Low growing chamise chaparral; prefers Las Posas soils.	**Absent**
Polemonaiceae	**Phlox Family**							
Navarretia fossalis	Spreading navarretia	Apr.-Jun.	FT	NONE	1B.1	MSHCP	Vernal pools.	**None**
Navarretia prostrata	Prostrate vernal pool navarretia	Apr.-Jul.	NONE	NONE	1B.1	MSHCP	Coastal sage scrub, wetland-riparian; occurs almost always under natural conditions in wetlands.	**None**
Polygonaceae	**Buckwheat Family**							
Chorizanthe parryi var. *parryi*	Parry's spineflower	Apr.-June	NONE	NONE	1B.1	MSHCP	Openings/clearings in coastal or desert sage scrub, chaparral or interface; dry slopes or flat ground; sandy soils.	**Absent**
Chorizanthe polygonoides var. *longispina*	Long-spined spineflower	Apr.-Jun.	NONE	NONE	1B.2	MSHCP	Primarily associated with clay soils but also found on sandy or gravelly soils within open areas of chaparral, sage scrub, or needlegrass grassland.	**Absent**
Dodecahema leptoceras	slender-horned spineflower	Apr.-June	FE	SE	1B.1	MSHCP	Scrub and chaparral in sandy soils and alluvial fans.	**Absent**
Ranunaculales	**Buttercup Family**							

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Myosurus minimus ssp. *apus*	Little mousetail	Mar.-Jun.	NONE	NONE	3.1	MSHCP	Associated with vernal pools and inundated grassland habitats.	**None**
Rosaceae	**Rose Family**							
Horkelia cuneata var. *puberula*	mesa horkelia	Feb.-July (uncommonly Sept.)	NONE	NONE	1B.1		Chaparral, cismontane woodland, coastal scrub/sandy or gravelly.	**Absent**
Horkelia truncata	Ramona horkelina		NONE	NONE	1B.3			**Absent**
Rhamnaceae	**Buckthorn Family**							
Ceanothus cyaneus	Lakeside ceanothus	Apr.-Jun,	NONE	None	1B.2		Chaparral, closed-cone pine forest.	**Absent**
Ceanothus ophiochilus	Vail Lake ceanothus	Feb.-Mar.	FT	SE	1B.1	MSHCP	Chaparral.	**Absent**
ANGIOSPERMS (MONOCOTYLEDONS)								
Alliaceae (Liliaceae)	**Onion Family (Lily Family)**							
Allium munzii	Munz's onion	Mar.-May	FE	ST	1B.1	MSHCP	Bare or grassy clearings in a variety of southern California plant communities; clay soils; 1,000-3,000 feet	**Absent**
Juncaceae	**Juncus**							
Juncus luciensis	Santa Lucia dwarf rush	Apr.-Jul.	NONE	NONE	1B.2		Wetland-riparian.	**None**
Liliaceae	**Lily Family**							
Calochortus plummerae	Plummer's mariposa lily	May-July	NONE	NONE	1B.2	MSHCP	Chaparral (openings), cismontane woodland, coastal scrub, valley and foothill grassland, granitic/rocky.	**Absent**

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Calochortus weedii var. intermedius	intermediate mariposa lily	May-July	NONE	NONE	1B.2	MSHCP	Coastal scrub, chaparral, valley and foothill grassland on rocky soil.	**Absent**
Lilium parryi	Lemon lily		NONE	NONE	1B.2	MSHCP	Red fir forest, yellow pine forest, wetland-riparian; riparian meadows; usually occurs in wetlands, but occasionally found in non-wetlands.	**None**
Limnanthaceae (Liliaceae)	**Meadowfoam Family**							
Limnanthes alba ssp. *parishii*	Parish's meadowfoam	Apr.-Jun.	NONE	SE	1B.2	MSHCP	Yellow pine forests, freshwater wetlands, wetland-riparian; meadows, vernal pools.	**None**
Poaceae	**True Grass Family**							
Orcuttia californica	California orcutt grass	Apr.-Aug.	FE	SE	1B.1	MSHCP	Vernal pools.	**None**
Ruscaceae	**Ruscus Family**							
Nolina cismontana	Chaparral nolina		NONE	NONE	1B.2		Xeric Diegan sage scrub, open chaparral.	**Absent**
Themidaceae								
Brodiaea filifolia	Thread-leaved brodiaea	Mar.-Jun.	FT	SE	1B.1	MSHCP	Sage scrub, valley and foothill grassland, cismontane woodland, vernal pools (clay soils).	**Absent**
Brodiaea orcuttii	Orcutt's brodiaea	May-Jul.	NONE	NONE	1B.1	MSHCP	Chaparral, valley and foothill grassland, cismontane woodland; wet meadows/seeps, vernal pools (clay soils); sometimes associated with serpentine substrate.	**Absent**

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Key to Species Listing Status Codes

FE	*Federally Endangered*	SE	*State Listed as Endangered*
FT	*Federally Threatened*	ST	*State Listed as Threatened*
FPE	*Federally Endangered*	SCE	*State Candidate for Endangered*
FPT	*Federally Proposed as Threatened*	SCT	*State Candidate for Threatened*
FPD	*Federally Proposed for Delisting*	SFP	*State Fully Protected*
		SR	*State Rare*
		SSC	*California Species of Special Concern*

California Native Plant Society (CNPS)

List 1A: Presumed extinct in California.
List 1B: Rare, threatened, or endangered throughout their range.
List 2: Rare, threatened, or endangered in California, but more common in other states.
List 3: Plant species for which additional information is needed before rarity can be determined.
List 4: Species of limited distribution in California (i.e., naturally rare in the wild), but whose existence does not appear to be susceptible to threat.

Source: PCR Services Corporation 2012.

New Threat Code extensions and their meanings:

1 *Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)*
2 *Fairly endangered in California (20-80% occurrences threatened)*
3 *Not very endangered in California (<20% of occurrences threatened or no current threats known)*

OBS = observed; NONE = species not expected to occur due to the lack of suitable habitat, or the site's location outside of the species' range; ABSENT = potentially suitable habitat is present but the species was not observed during the focused surveys.

APPENDIX C: SENSITIVE WILDLIFE SPECIES

APPENDIX C: SENSITIVE WILDLIFE SPECIES

Scientific Name	Common Name	Federal	State	Other (MSHCP)	Preferred Habitat	Potential for Occurrence On the Project Site
INVERTEBRATES						
ARTHROPODS						
Branchinectidae	**Fairy Shrimp Family**					
Branchinecta lynchi	Vernal pool fairy shrimp	FT	None	MSHCP	Vernal pools in areas of shallow depressions that have a clay hardpan soil layer that inhibits percolation.	**None**
Branchinecta sandiegonensis	San Diego fairy shrimp	FE	None		Small shallow vernal pools ranging in depth from 2-12 inches and 50-68 degrees F.	**None**
Streptocephalus woottoni	Riverside fairy shrimp	FE	None	MSHCP	Vernal pools/swales; apparently prefers deeper pools through the warm weather of late Apr. and May.	**None**
INSECTA						
Nymphalidae	**Brush-foot Butterfly Family**					
Euphydryas editha quino	Quino checkerspot butterfly	FE	NONE	MSHCP	Grassland and open areas in sage scrub, chaparral, sparse native woodlands. Low levels of invasive, nonnative vegetation and soil with a cryptogamic crust. Associated with host plant species dwarf plantain (*Plantago erecta*) and purple owl's clover (*Castilleja exserta*).	**None**

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VERTEBRATES						
AMPHIBIANS						
Ambystomatidae	**Mole Salamanders**					
Ambystoma californiense	California tiger salamander	FT	ST/SSC		Frequents grassland, oak savanna, and edges of mixed woodland and lower elevation coniferous forest.	**None**
Bufonidae	**True Toads**					
Anaxyrus californicus	arroyo toad	FE	SSC	MSHCP	Shallow, exposed streamsides, quiet water stretches, or overflow pools with silt-free sandy or gravelly bottoms. Nearby sandy terraces, dampened in places by capillary action, with some scattered vegetation.	**None**
Pelobatidae	**Spadefoot Toads**					
Spea hammondii	western spadefoot	NONE	SSC	MSHCP	Prefers burrow sites within relatively open areas in lowland grasslands, chaparral, and pine-oak woodlands, areas of sandy or gravelly soil in alluvial fans, washes, and floodplains. Requires temporary pools for reproduction.	**None**
Ranidae	**True Frogs**					
Rana draytonii	California red-legged frog	FT	SSC	MSHCP	Found mainly near ponds in humid forests, woodlands, grasslands, coastal scrub, and streamsides with plant cover. Most common in lowlands or foothills. Frequently found in woods adjacent to streams.	**None**
Salimandridae	**Newts**					
Taricha torosa	Coast Range newt	NONE	SSC	MSHCP	Terrestrial habitats and will migrate over 1 kilometer to breed in ponds, reservoirs and slow-moving streams.	**None**

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REPTILES						
Colubridae	**Colubrid Snakes**					
Salvadora hexalepis virgultea	coast patch-nosed snake	NONE	SSC		Desert and rocky areas in chaparral covered hillsides and canyons.	**None**
Thamnophis hammondii	two-striped garter snake	NONE	SSC		Coastal California along watercourses with permanent fresh water, and near streams with rocky beds and riparian growth.	**None**
Emydidae	**Pond Turtles**					
Emys marmorata	Western pond turtle	NONE	SSC	MSHCP	Ponds, marshes, rivers, streams, irrigation ditches.	**None**
Phrynosomatidae	**Iguanid Lizard Family**					
Phrynosoma blainvillii	coast horned lizard	NONE	SSC		Prefers sandy riparian and sage scrub habitats but also occurs in valley-foothill hardwood, conifer, , pine-cypress, juniper and annual grassland habitats below 6,000 feet, open country, especially sandy areas, washes, flood plains, and windblown deposits.	**Moderate.** Not observed during site surveys conducted in 2006 or 2012.
Scincidae	**Skinks**					
Plestiodon skiltonianus Interparietalis	Coronado Island skink	NONE	SSC		Grassland, woodlands, pine forests, chaparral, especially in open sunny areas such as clearings and the edges of creeks and rivers. Prefers rocky areas near streams with lots of vegetation. Also found in areas away from water.	**None**
Teiidae	**Whiptail Lizards**					

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Aspidoscelis hyperythra	orange-throated whiptail	NONE	SSC	MSHCP (ssp. *beldingi*)	Coarse soils in open coastal sage scrub vegetation; it also inhabits many other vegetation types and disturbed areas: open chaparral, along edges of open, dry, riparian areas, along trails, along dirt roads, and in areas of light off-road vehicle use; often in areas with 50% cover and 50% bare soil, and flat to sloping topography; it seldom uses rodent burrows. Washes and other sandy areas where there are rocks and patches of brush and rocky hillsides: coastal chaparral, thornscrub, and streamside growth. Prefers loose, fine-grained soils, such as rocky hillsides bordering arroyos or the lower slopes of foothills. Eggs are laid probably in a nest dug in soil/underground.	**Observed.** The ssp. *beldingi* was observed by Principe and Associates in 2012.
Viperidae	**Vipers**					
Crotalus ruber	red-diamond rattlesnake	NONE	SSC	MSHCP	Chaparral, woodland, grassland, and desert. In rocky areas and dense vegetation.	**Moderate.** Not observed during site surveys conducted in 2006 or 2012.
FISH						
Cyprinidae	**Cyprinids**					
Gila orcuttii	Arroyo chub	NONE	SSC	MSHCP	Warm, coastal southern California streams.	**None**
BIRDS						
Accipitridae	**Hawks, Kites, Harriers and Eagle Family**					

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Aquila chrysaetos	golden eagle	NONE	SFP	MSHCP	A variety of plant communities including grasslands, shrublands with tree saplings, and open-canopy blue oak (*Quercus douglasii*) woodlands. In late summer the golden eagle is often seen above timberline in California.	**Low (F).** Not observed during site surveys conducted in 2006 or 2012.
Circus cyaneus	northern harrier	NONE	SSC	MSHCP	Coastal salt marshes, freshwater marshes, grasslands, and agricultural fields; occasionally forages over open desert and brushlands.	**Moderate (F).** Not observed during site surveys conducted in 2006 or 2012.
Elanus leucurus	white-tailed kite	NONE	SFP	MSHCP	Agricultural areas, grasslands, marshes, savannas, and other open land or sparsely wooded areas.	**Low (F).** Not observed during site surveys conducted in 2006 or 2012.
Haliaeetus leucocephalus	bald eagle	FD	SE/SFP	MSHCP	Seacoasts, rivers, lakes and other aquatic habitats; needs perching and nesting sites with adequate prey base.	**Low (F).** Not observed during site surveys conducted in 2006 or 2012.
Charadriidae	**Plovers**					
Charadrius alexandrinus nivosus	western snowy plover	FT	SSC		Coastal sandy, gravelly beaches, estuarine salt ponds, alkali lakes, dry salt flats in lagoons, deposited dredge spoils, levees and flats at salt-evaporation ponds, river bars, dunes.	**None**
Cuculidae	**Cuckoos**					
Coccyzus americanus occidentalis	western yellow-billed cuckoo	FC	SE		Southwestern cottonwood-willow riparian, mixed broadleaf riparian forest.	**None**
Laniidae	**Shrike Family**					
Lanius ludovicianus	loggerhead shrike	NONE	SSC	MSHCP	Open habitats with scattered shrubs, trees, posts, fences, utility lines, or other perches.	**Low (N); Moderate (F).** Not observed during site surveys conducted in 2006 or 2012.

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Strigidae	**Owls**					
Athene cunicularia	burrowing owl	NONE	SSC	MSHCP	Dry grasslands, desert habitats, open-pinyon-juniper and ponderosa pine woodlands below 5,300 feet elevation. Prefers berms, ditches, and grasslands adjacent to rivers, agricultural, and scrub areas.	**Absent**
Sylviidae	**Old World Warblers, Gnatcatchers**					
Polioptila californica californica	Coastal California gnatcatcher	FT	SSC	MSHCP	Coastal sage scrub vegetation below 2,500 feet elevation in Riverside County and generally below 1,000 feet elevation along the coastal slope; generally avoids steep slopes and dense vegetation for nesting.	**None**
Troglodytidae	**Wren Family**					
Campylorhynchus brunneicapillus sandiegensis	Coastal cactus wren	NONE	SSC	MSHCP	Coastal sage scrub, vegetation with thickets of prickly pear or cholla cactus.	**None**
Vireonidae	**Vireo Family**					
Vireo bellii pusillus	least Bell's vireo	FE	SE	MSHCP	Perennial and intermittent streams with low, sense riparian scrub and riparian woodland habitats below 2,000 feet elevation; nests primarily in willows and forages in the riparian and occasionally in adjoining upland habitats. Associated with willow, cottonwood, and mule fat. Found especially in willow and mesquite thickets near water.	**None**
MAMMALS						
Heteromyidae	**Pocket Mice and Kangaroo Rat Family**					
Chaetodipus	Dulzura pocket	NONE	SSC	MSHCP	Chaparral, occasionally desert	**None**

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californicus femoralis	mouse				grasslands; between 0 and 4633 feet.	
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	NONE	SSC	MSHCP	Chaparral, coastal sage scrub (Riversidean and Diegan), desert scrub, grassland, juniper woodland and scrub, and Riversidean alluvial fan sage scrub.	**Very low.** On-site habitat is highly disturbed and scattered.
Dipodomys stephensi	Stephen's kangaroo rat	FE	ST	MSHCP	Coastal scrub, valley and foothill grassland; Annual and perennial grasslands and coastal sage scrub with sparse canopy cover.	**Very low.** On-site habitat is highly disturbed and scattered.
Perognathus longimembris brevinasus	Los Angeles pocket mouse	NONE	SSC	MSHCP	Coastal sage scrub, and grasslands, desert cactus, creosote bush and sagebrush habitats.	**Low.** On-site habitat is highly disturbed and scattered. However, unidentified burrows of either *Perognathus* sp. or *Peromyscus* sp. were observed on site based on observations by Principe and Associates in 2012.
Perognathus longimembris internationalis	Jacumba pocket mouse	NONE	SSC		Arid coastal sage brush and chaparral; nocturnal, burrows during the day.	**Low.** On-site habitat is highly disturbed and scattered. However, unidentified burrows of either *Perognathus* sp. or *Peromyscus* sp. were observed on-site based on observations by Principe and Associates in 2012.
Leporidae	**Hares and Rabbit Family**					
Lepus californicus bennettii	San Diego black-tailed jackrabbit	NONE	SSC	MSHCP	Open brushlands and scrub habitats between sea level and 4,000 feet elevation.	**Present.** This species was observed on-site during surveys conducted by Principe and Associates in 2006 and 2012, and by PCR in 2012.
Molossidae	**Free-tailed Bats**					
Eumops perotis californicus	Western mastiff bat	NONE	SSC		Many open, semi-arid to arid habitats including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc. Roosts in crevices in cliff faces, high buildings, trees, and tunnels.	**Low (F)**
Nyctinomops femorosaccus	pocketed free-tailed bat	NONE	SSC		More arid habitat such as pinyon-juniper woodlands, desert scrub, desert	**None**

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					succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree, and palm oasis. Roosts in rock crevices, caverns, or buildings.	
Muridae	**Mice, Rats, and Vole Family**					
Neotoma lepida intermedia	San Diego desert woodrat	NONE	SSC		Variety of habitats, often in the vicinity of rocky outcrops; prefer moderate to dense canopies.	**None**
Onychomys torridus ramona	southern grasshopper mouse	NONE	SSC		Grasslands, desert areas, especially scrub with friable soils.	**None**
Vespertilionidae	**Evening Bats**					
Antrozous pallidus	pallid bat	NONE	SSC		Wide variety of habitats but most common in open, dry habitats with rocky areas for roosting.	**Low (F)**
Lasiurus xanthinus	western yellow bat	NONE	SSC		Desert wash	**None**

Key to Federal and State Listings

FE Federally Listed as Endangered
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FPD Federally Proposed for Delisting

SE State Listed as Endangered
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APPENDIX D: STEP I AND STEP II BURROWING OWL SURVEY REPORT

September 6, 2012

Mr. Will Stout
RANCON GROUP
41391 Kalmia Street, Suite 200
Murrieta, California 92562

Re: RESULTS OF STEP I AND STEP II BURROWING OWL SURVEYS FOR THE RANCON MEDICAL AND EDUCATION CENTER PROJECT IN THE CITY OF WILDOMAR, RIVERSIDE COUNTY, CALIFORNIA

Dear Mr. Stout:

This report presents the results of the Step I and Step II burrowing owl (*Athene cunicularia*) surveys conducted by **PCR Services Corporation (PCR)** for the approximately 29.3-acre site ("the study area") located in the City of Wildomar, Riverside County, California (**Figure 1**, *Regional Map*, attached). The study area is equivalent to the boundary for the proposed Rancon Medical and Education Center project. Step I and Step II surveys were conducted in accordance with the County of Riverside's *Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area*[1] (also referred to as Phase III surveys under the *Burrowing Owl Survey Protocol and Mitigation Guidelines*[2]) to ensure compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).[3]

STUDY AREA

The approximately 29.3-acre study area is generally situated east of Interstate 15 (I-15) and Interstate 215 (I-215). More specifically, the study area is located on the southwest corner of the intersection of Clinton Keith Road and Elizabeth Lane in the City of Wildomar, Riverside County, California. The study area is located within U.S. Geological Survey (USGS) 7.5-minute Murrieta topographic quadrangle map, section 6, T. 7 S., R. 3 W, as shown in **Figure 2**, *Vicinity Map*, attached. Surrounding land uses include a self-storage facility to the east, undeveloped land to the north, west and south, rural residences to the northwest and southeast, a residential development to the northeast, and an apartment complex to the southwest.

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1 *County of Riverside. March 29, 2006. Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area.*
2 *The Burrowing Owl Consortium. April 1993. Burrowing Owl Survey Protocol and Mitigation Guidelines.*
3 *Dudek & Associates. June 17, 2003. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Draft Final MSHCP. Prepared for the County of Riverside Transportation and Land Management Agency.*

The site slopes gently in a northeast to southwest direction, with the elevations ranging from approximately 1,380 feet above mean sea level (MSL) along the northern boundary of the study area, to approximately 1,360 feet above MSL along the southern boundary of the study area.

PLANT COMMUNITIES

Plant communities occurring within the study area include: Non-native Grassland (NNG), Non-native Grassland/California Buckwheat Scrub, California Buckwheat Scrub (BWS), and Chamise Chaparral (CCH). The locations of plant communities within the study area are shown in **Figure 3**, *Vegetation Communities Map*, attached. A brief summary of each vegetation community within the study area in which BUOW surveys were conducted is discussed below, including Non-native Grassland, Non-native Grassland/California Buckwheat Scrub, and California Buckwheat Scrub.

Non-native Grassland

Non-native grasslands are considered a semi-natural herbaceous community. They are dominated or co-dominated by non-native grasses such as brome grasses (*Bromus* spp.) with other non-natives, in which a low density of emergent trees and shrubs are frequently found. This community accounts for the largest acreage of grassland vegetation in southern California between the mountains and the sea.

Within the study area, soft chess (*Bromus hordeaceus*) and red brome (*Bromus madritensis*) dominated the non-native grassland community. Associated species found on site included short-podded mustard (*Hirschfeldia incana*), red-stemmed filaree (*Erodium cicutarium*), and wild oat (*Avena* sp.). The early pioneering shrub, California buckwheat (*Eriogonum fasciculatum*) was found scattered throughout this community on site. An increasing density of California buckwheat was found towards the southern portion of the Project site (see **Non-native Grassland/California Buckwheat Scrub** below). The non-native grassland community is the largest one in the study area and occupies approximately 21.7 acres on-site.

Non-native Grassland/California Buckwheat Scrub

The non-native grassland/California Buckwheat Scrub community in the study area is dominated by the non-native grassland species described above under **Non-native Grassland**, with a higher density of California buckwheat. The California buckwheat species is still scattered and at a low density (less than approximately 20%) within this community. The non-native grassland/California buckwheat scrub occupies approximately 6.01 acres on-site in the southern portion of the site.

California Buckwheat Scrub

California buckwheat scrub is a shrubland with an alliance of plants dominated or co-dominated by California buckwheat. In coastal California this alliance is usually one of the first to establish in mechanically disturbed areas.

The pioneering California buckwheat found scattered throughout the study area was dominant in seven small patches throughout the site. One patch was found in the northwest corner of the site along Clinton Keith Road, one patch in the northwest corner of the southern portion of the site, one linear patch along the southern boundary, and four patches near the eastern boundary extending from the central to southern ends. In these areas, the California buckwheat scrub community is well developed with more mature individuals that are closely spaced and fewer non-native grasses. The northwestern patch does not appear to have been disced, while the southern patch has been historically disced but not for several years. Other associated species generally include many of the same ones found in the non-native grassland. Other shrubs found in this alliance generally, and found in the Project site, include coastal goldenbush (*Isocoma menziesii*) and California sagebrush (*Artemisia californica*). This community occupies a small acreage, including approximately 0.97 acre on-site.

METHODOLOGY

The majority of the study area is located within the Burrowing Owl Survey Area of the MSHCP. This report is prepared in compliance with The California Burrowing Owl Consortium's *Burrowing Owl Survey Protocol and Mitigation Guidelines* and the County of Riverside's *Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area*. The surveys consisted of a Step I habitat assessment and burrow survey (referred to as a Phase I, Habitat Assessment and Phase II, Burrow Survey under the *Burrowing Owl Survey Protocol and Mitigation Guidelines*) and Step II focused surveys (referred to as Phase III, Burrowing Owl Surveys, Census, and Mapping under the *Burrowing Owl Survey Protocol and Mitigation Guidelines*), as described below. The Step I survey was performed in conjunction with the Step II focused burrowing owl survey due to the location of the study area in the MSHCP and presence of suitable burrowing owl habitat on site through previously mapped vegetation communities.

Step I: Habitat Assessment and Burrow Survey

The burrowing owl Step I habitat assessment and burrow survey were conducted within the study area and a 150-meter (approximately 500 feet) buffer zone around the perimeter; off-site areas were primarily surveyed using binoculars since no landowner permission was acquired to survey. To determine presence/absence of suitable habitat for burrowing owl, the study area was thoroughly

searched for areas containing suitable habitat indicators. Key indicators include the presence of low-growing vegetation within grassland, desert, and scrublands; small fossorial mammals and mammal burrows; and isolated, man-made features (e.g., cement culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement).

The burrow survey was conducted immediately following the habitat assessment to determine if any of the existing small fossorial mammal burrows contained evidence of burrowing owl. The burrow survey consisted of thoroughly examining all existing fossorial mammal burrows, debris piles, and rock outcrops for evidence of burrowing owl, including molted feathers, prey remains, cast pellets, eggshell fragments, and excrement at or near the burrow entrance. Transects were utilized in all accessible areas, spaced no more than 100 feet apart, to allow for 100 percent visibility (refer to **Figure 4**, *Areas Surveyed,* attached).

Step II: Locating Burrows and Burrowing Owls

Focused burrowing owl surveys were conducted by PCR biologists Ezekiel Cooley, Maile Tanaka, Bob Huttar, and Florence Chan. The Step II surveys consisted of four site visits on four separate days. Transects were utilized in all accessible areas, spaced no more than 100 feet apart, to allow for 100 percent visibility. In addition, observations were made from fixed locations with the use of binoculars. All surveys were conducted one hour prior to two hours after sunrise during suitable weather conditions. If applicable, any burrowing owl observations were recorded and mapped, including occupied burrow locations and specific behavior patterns. Surveys were conducted on April 18, May 3rd, June 13, and July 26, 2012. Weather conditions ranged from clear to cloudy skies with winds averaging between 0 and 2 mph and air temperatures ranging from 49° to 68° Fahrenheit. Survey data is presented in **Table 1**, *Step II Survey Data*, below.

Table 1

Step II Survey Data

Date	Time	Wind (mph)	Temperature (F)	Weather	Results	Surveyor(s)
4-18-2012	7:15 A.M. – 9:00A.M.	0-2	55°	Clear (0%)	No burrowing owl or sign.	E. Cooley and F. Chan
5-03-2012	7:15 A.M. – 9:00 A.M.	0-2	49°-62°	Cloudy (100%)	No burrowing owl or sign	E. Cooley and B. Huttar
6-13-2012	6:45 A.M. – 9:45 A.M.	0-2	65°-68°	Cloudy (100%) - Clear (0%)	No burrowing owl or sign.	E. Cooley and B. Huttar
7-26-2012	7:20A.M. – 10:00 A.M.	0-2	64°	Cloudy (100%)	No burrowing owl or sign.	M. Tanaka and B. Huttar

Source: PCR Services Corporation, 2012.

RESULTS

Step I: Habitat Assessment and Burrow Survey

Results of the Step I habitat assessment and burrow survey concluded that the study area and buffer zone exhibited suitable burrowing owl habitat consisting of disturbed, low-growing vegetation; bare ground; and small fossorial mammal burrows (refer to **Figure 5**, *Site Photographs*, attached). Although burrows for rabbit and squirrel species were abundant, the burrow survey did not identify burrowing owl burrows or burrowing owl sign within the study area or within the 150-foot buffer zone, and no burrowing owl were observed. Since no suitable burrowing owl burrows were observed, a burrow location map is not included in this report.

Step II: Locating Burrows and Burrowing Owls

No burrowing owls were observed during the Step II focused surveys. Non-native grassland vegetation had grown within some of the previously disturbed areas; however, the study area was still dominated by low-growing vegetation at the time of the survey. A complete list of all wildlife species observed within the study area during the Step II surveys is included in **Appendix A**, *Wildlife Compendium*, attached.

PRE-CONSTRUCTION SURVEYS

Due to the presence of suitable habitat, including disturbed, low-growing vegetation; bare ground; and small fossorial mammal burrows, a pre-construction survey is required for the site within 30 days prior to ground disturbance to avoid potential direct take of burrowing owls in the future. This requirement is pursuant to the MSHCP (Species-Specific Objective 6).

Should you have any questions concerning the methodology or findings in this report, please contact Ceri Williams-Dodd (c.williams-dodd@pcrnet.com) at (949) 753-7001.

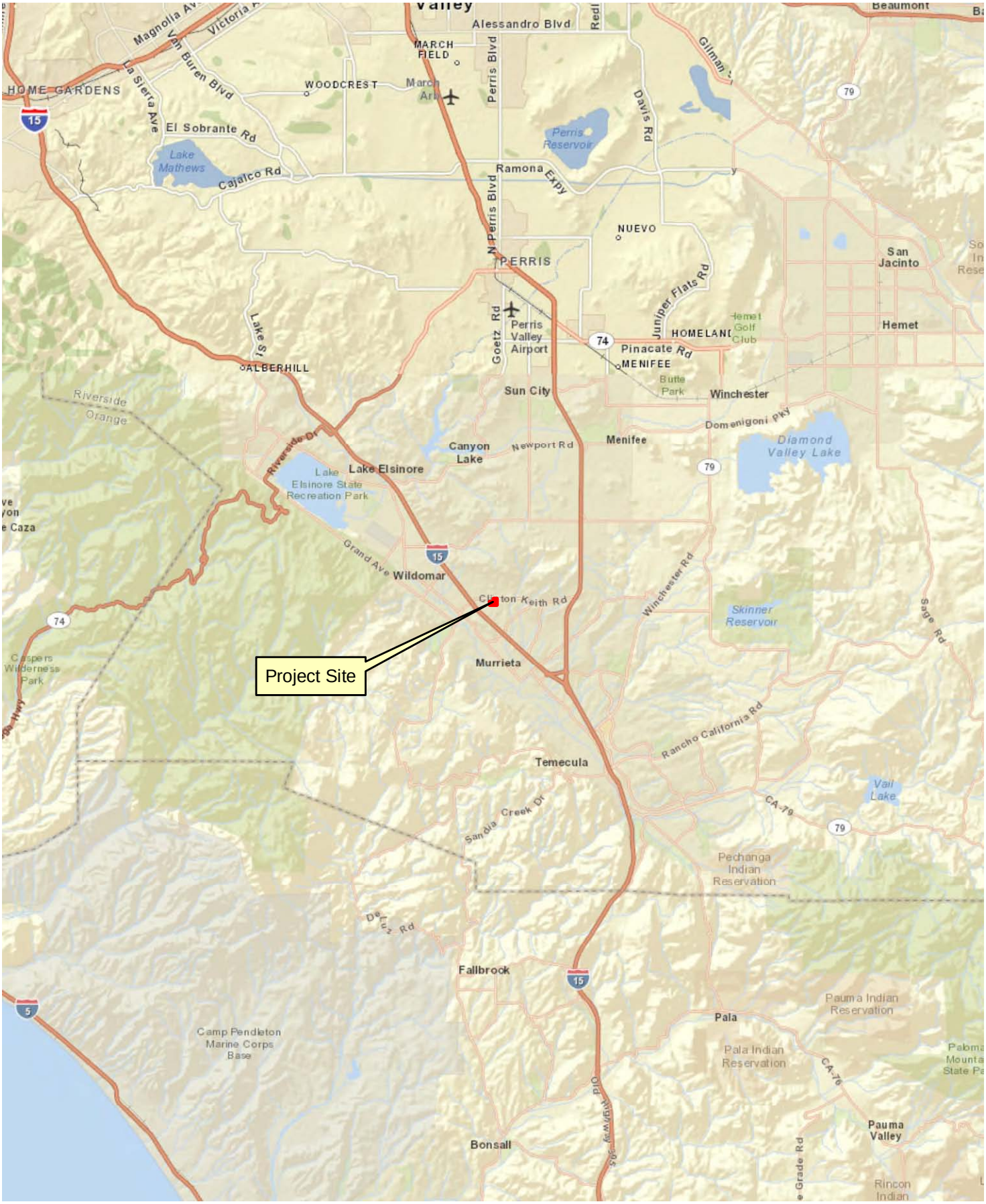
Sincerely,
PCR SERVICES CORPORATION

Ceri Williams-Dodd, PhD
Senior Biologist II

Attachments:

Figure 1 – Regional Map
Figure 2 – Vicinity Map
Figure 3 – Vegetation Communities Map
Figure 4 – Areas Surveyed
Figure 5 – Site Photographs

Appendix A – Wildlife Compendium



P C R

N

5 0 5 Miles

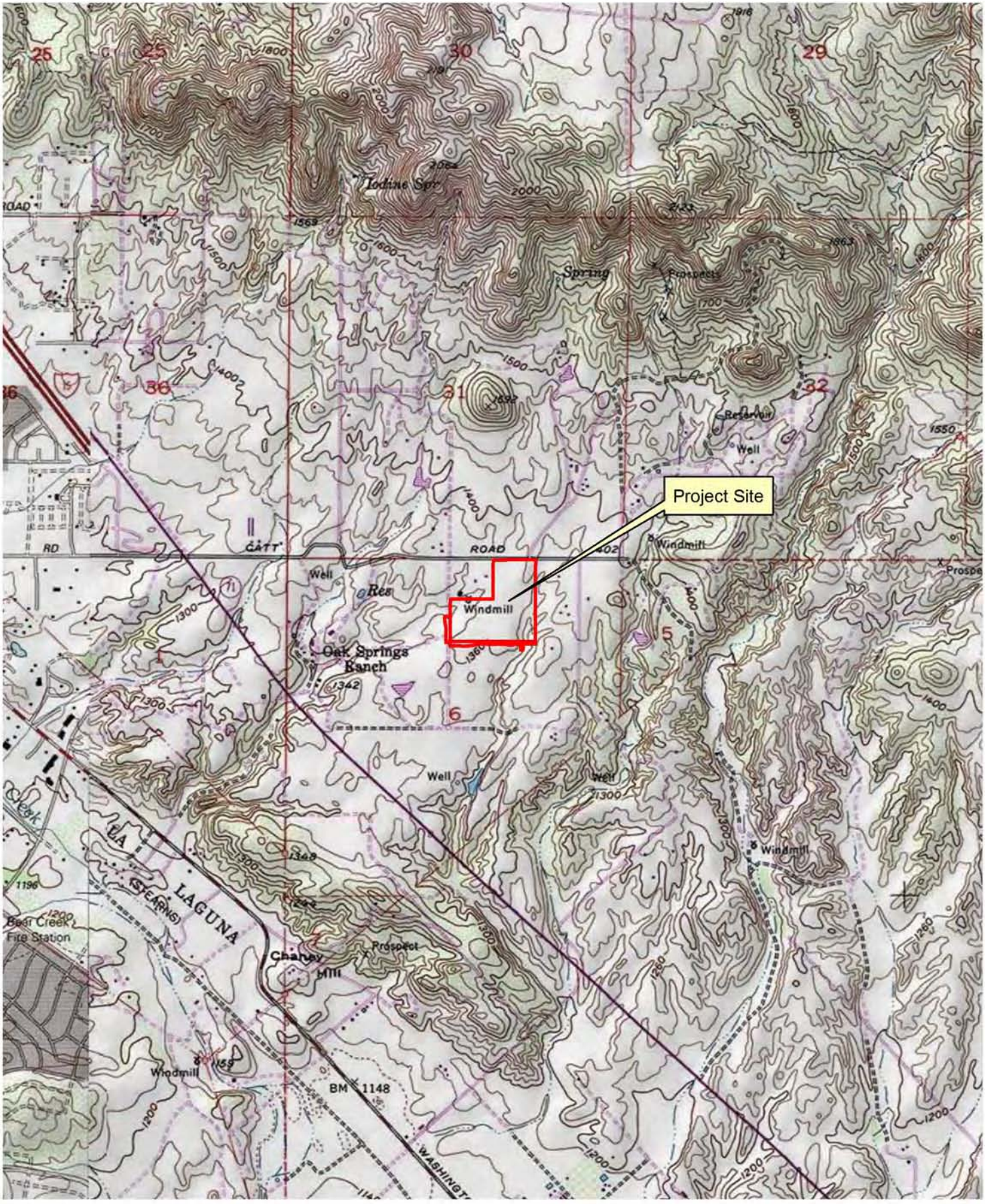
Regional Map

Medical and Education Center Project

Source: ESRI Street Map, 2009; PCR Services Corporation, 2012.

FIGURE

1



PCR

N

2,000 0 2,000 Feet

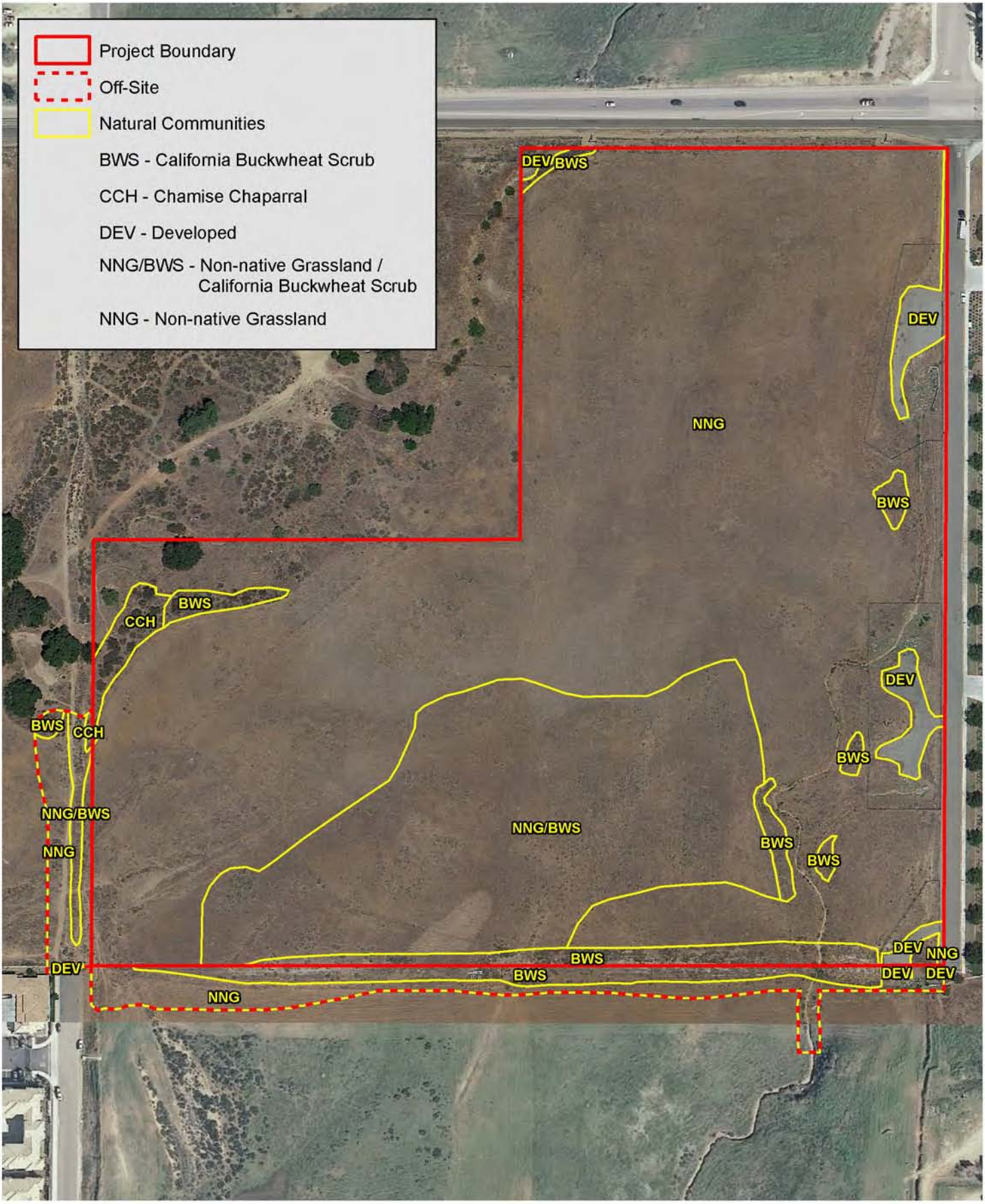
Vicinity Map

Medical and Education Center Project

Source: USGS Topographic Series (Murrieta, Wildomar, CA); PCR Services Corporation, 2012.

FIGURE

2



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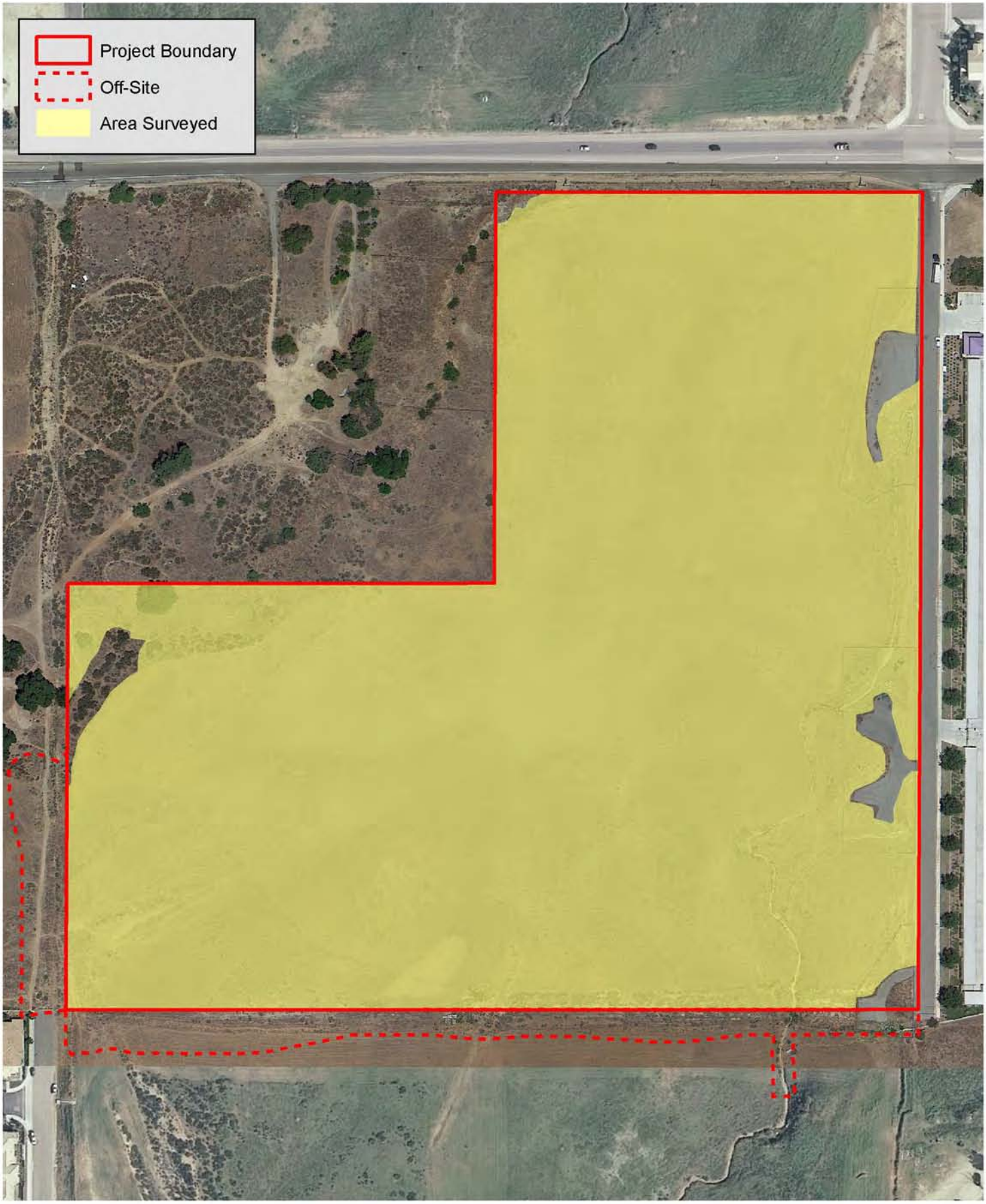
Vegetation Communities Map

Medical and Education Center Project

Source: Google Earth (June 2012); Aerial Express, 2010; PCR Services Corporation, 2012.

FIGURE

3



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200 0 200 Feet

Areas Surveyed

Medical and Education Center Project

Source: Google Earth (June 2012); Aerial Express, 2010; PCR Services Corporation, 2012.

FIGURE

4

Photograph 1: Representative photograph of mammal burrow.

Photograph 2: Representative photograph of mammal burrow.

Photograph 3: Representative photograph of mammal burrow.

Photograph 4: Representative photograph of mammal burrow.

PCR

Site Photographs

Rancon Wildomar

Source: PCR Services Corporation, 2012.

FIGURE

5

APPENDIX A – WILDLIFE COMPENDIUM

BIRDS

SCIENTIFIC NAME	COMMON NAME
Accipitridae	**Hawks**
Accipiter striatus	sharp-shinned hawk
Buteo jamaicensis	red-tailed hawk
Alaudidae	**Larks**
Eremophila alpestris	horned lark
Cardinalidae	**Grosbeaks**
Passerina caerulea	blue grosbeak
Cathartidae	**New World Vultures**
Cathartes aura	turkey vulture
Charadriidae	**Plovers**
Charadrius vociferus	killdeer
Columbidae	**Pigeons and Doves**
Zenaida macroura	mourning dove
Corvidae	**Jays and Crows**
Corvus brachyrhynchos	American crow
Corvus corax	common raven
Cuculidae	**Roadrunners**
Geococcyx californianus	greater roadrunner
Emberizidae	**Emberizids**
Melospiza melodia	song sparrow
Pipilo crissalis	California towhee
Falconidae	**Falcons**
Falco sparverius	American kestrel
Fringillidae	**Finches**
Carpodacus mexicanus	house finch
Spinus psaltria	lesser goldfinch
Hirundinidae	**Swallows**
Hirundo rustica	barn swallow
Petrochelidon pyrrhonota	cliff swallow
Icteridae	**Blackbirds**
Sturnella neglecta	western meadowlark
Mimidae	**Thrashers**
Mimus polyglottos	northern mockingbird

* = Non-native Species

Parulidae		**Wood Warblers**
	Geothlypis trichas	common yellowthroat
Sturnidae		**Starlings**
*	*Sturnus vulgaris*	European starling
Trochilidae		**Hummingbirds**
	Calypte anna	Anna's hummingbird
Tyrannidae		**Tyrant Flycatchers**
	Myiarchus cinerascens	ash-throated flycatcher
	Sayornis nigricans	black phoebe
	Sayornis saya	Say's phoebe
	Tyrannus verticalis	western kingbird
	Tyrannus vociferans	Cassin's kingbird

* = Non-native Species

MAMMALS

SCIENTIFIC NAME	COMMON NAME
Leporidae	**Hares and Rabbits**
Lepus californicus	black-tailed jackrabbit
Sylvilagus audubonii sanctidiegi	Audobon's cottontail
Sciuridae	**Squirrels**
Spermophilus beecheyi	California ground squirrel

* = Non-native Species

REPTILES

SCIENTIFIC NAME	COMMON NAME
Anguidae	**Alligator Lizards**
Elgaria multicarinatus webbi	San Diego alligator lizard
Phrynosomatidae	**Fence Lizards**
Sceloporus occidentalis	western fence lizard
Sceloporus orcutti	granite spiny lizard

* = Non-native Species

APPENDIX E: WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN CONSISTENCY ANALYSIS

WESTERN RIVERSIDE COUNTY

MULTIPLE SPECIES HABITAT CONSERVATION PLAN

CONSISTENCY ANALYSIS

PA12-0053

RANCON MEDICAL AND EDUCATION CENTER

APN 380-250-022

LOCATION:

28.61-acres at the southwest corner of the intersection of Clinton Keith Road and Elizabeth Lane in the City of Wildomar, Riverside County, California. Portion of Section 6, Township 7 South and Range 3 West of the USGS Topographic Map, 7.5 Minute Series, Murrieta, California Quadrangle

PREPARED FOR:

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REPORT DATE:

September 5, 2012

PRINCIPE AND ASSOCIATES

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September 5, 2012

Matthew Bassi
CITY OF WILDOMAR
PLANNING DEPARTMENT
3873 Clinton Keith Road
Suite 201
Wildomar, California 92595

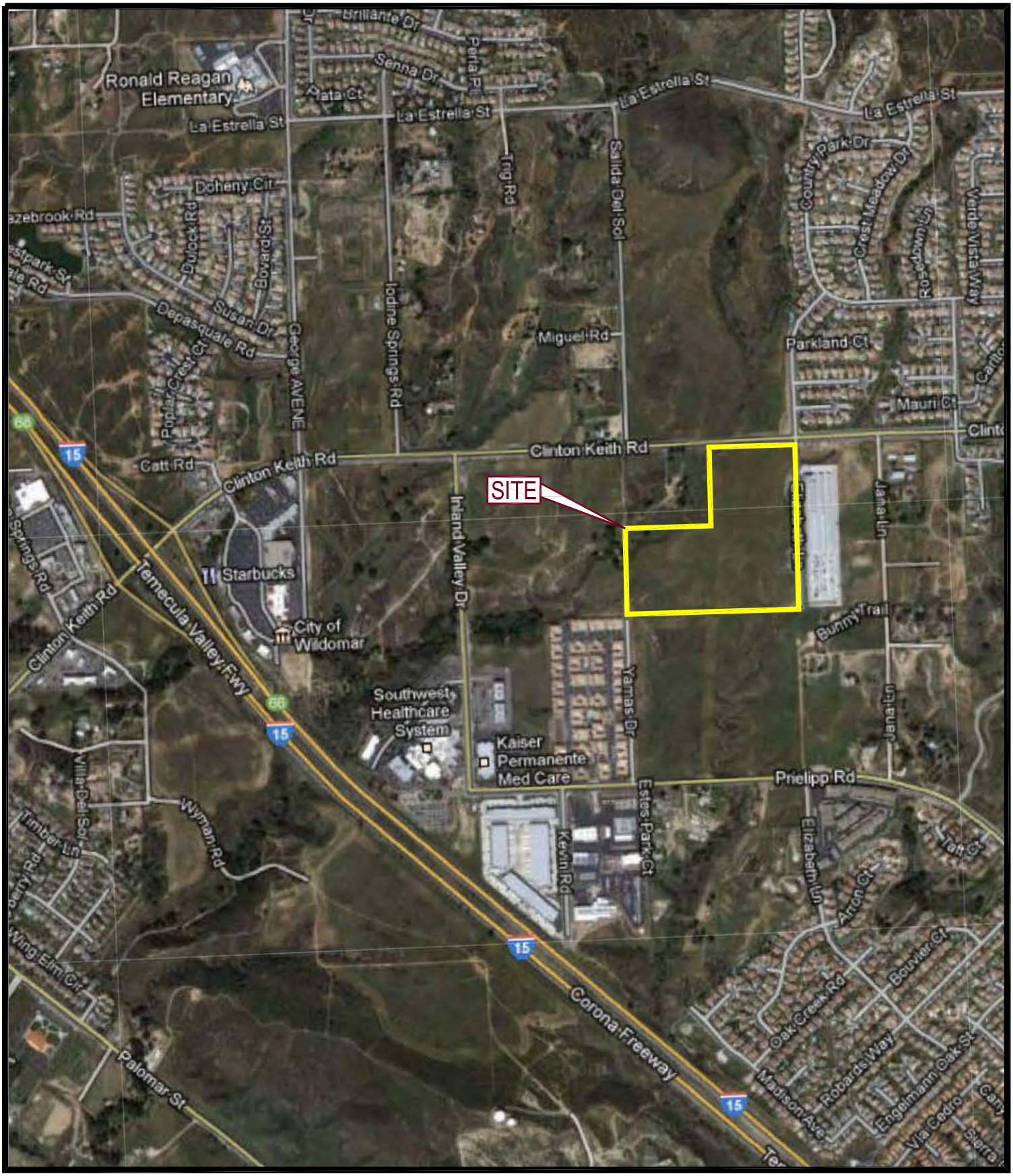
Subject: PA12-0053
Rancon Medical and Education Center
MSHCP Consistency Analysis

Dear Matthew,

Principe and Associates was hired by The Rancon Group to prepare a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis. The 28.61-acre parcel of land is located at the southwest corner of the intersection of Clinton Keith Road and Elizabeth Lane in the City of Wildomar, Riverside County, California. The site is located approximately 0.5 miles east of Wildomar City Hall: a portion of Section 6, Township 7 South and Range 3 West of the USGS Topographic Map, 7.5 Minute Series, Murrieta, California Quadrangle **(Site Vicinity and USGS Location Maps)**.

Section 1, 'Environmental Assessment', of this report describes the topographic, hydrographic, soils, biological, and jurisdictional environments present on the site. The purpose of Section 2, 'Consistency Analysis', is to identify and discuss (1) how the site relates to MSHCP Reserve Assembly and (2) how the site meets requirements of MSHCP Implementation Structure (Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2).

A Nesting Season Survey for the Burrowing Owl was completed by PCR Services Corporation (August 24, 2012), and is submitted with this report.



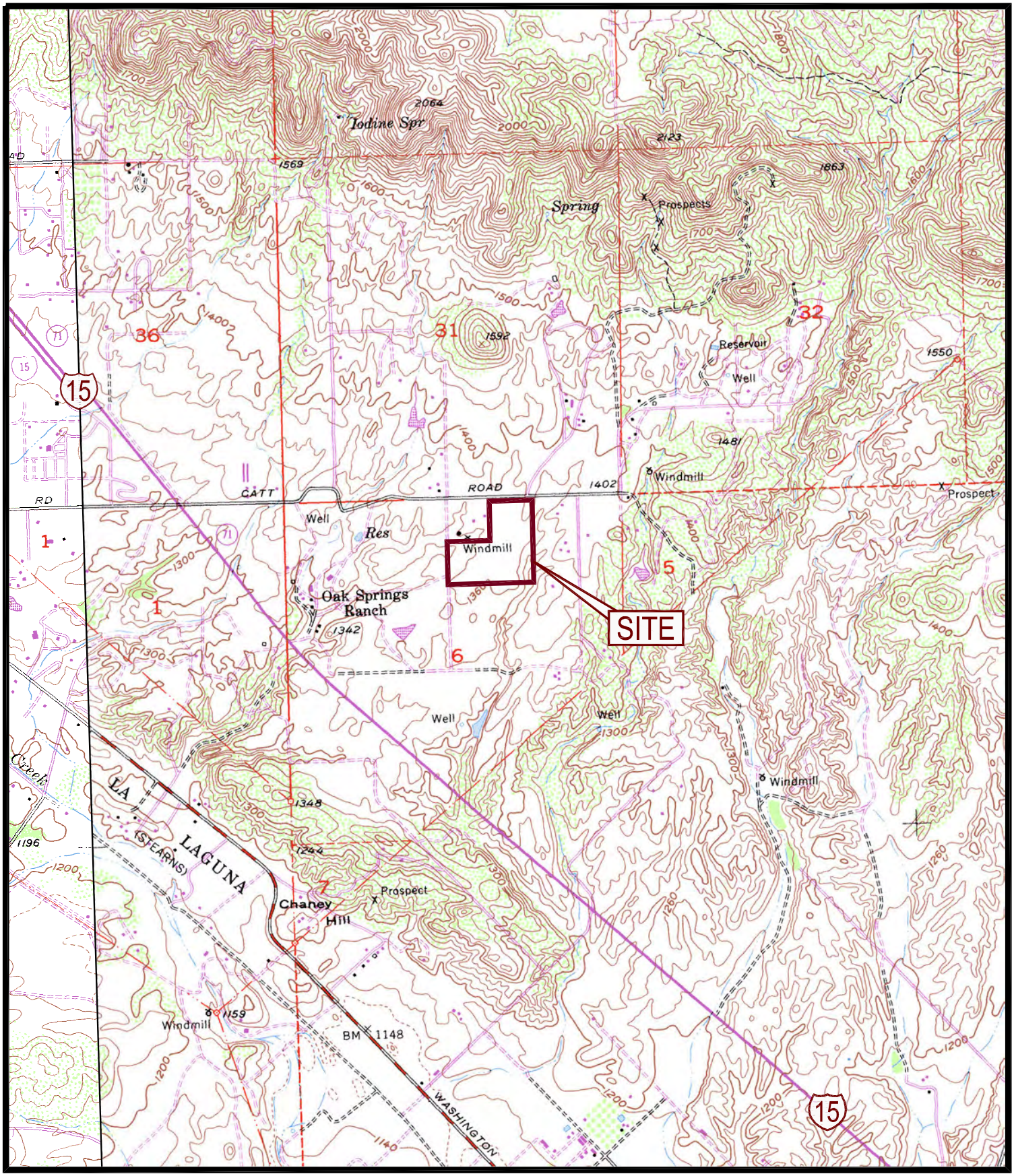
Scale: 1"= 1000'

0 500 1000 2000 Feet

SITE VICINITY MAP

PA12-0053

PRINCIPE AND ASSOCIATES



Base Map Source: USGS 7.5 Min.
Murrieta, Calif. Quad.

Feet

0 2000 4000

USGS LOCATION MAP

PA12-0053

PRINCIPE AND ASSOCIATES

SECTION 1. ENVIRONMENTAL ASSESSMENT

Site Information

The Rancon Medical and Education Center is comprised of 29.4 acres of land located at the southwest corner of the intersection of Clinton Keith Road and Elizabeth Lane in the City of Wildomar. This area is located approximately 2,500 feet north of the new City of Wildomar-City of Murrieta line. The local area was annexed into the new boundaries of the City of Wildomar in June 2008.

The project area is located on the rolling hills and valleys that extend southward of the Menifee Hills. The Menifee Hills are the southern divide between the hill and mountain terrain located to the north and the open, relatively flat-lying Temecula Valley to the south. This area has long been used for agricultural and pastoral land uses (i.e., dry crop farming, horse-keeping and etc.). Only recently have the large homesteads been subdivided and developed. Much of the project area is actively being converted into residential communities.

Land uses surrounding the site include vacant/undeveloped land and single-family homes (large lot and tract) located to the north across Clinton Keith Road, vacant/undeveloped land to the south, single-family homes (large lot) to the southeast, a storage facility to the east, and vacant/undeveloped land to the west.

The site is currently vacant and undeveloped with structures. Based on the dominant vegetation growing on the majority of the site, it appears to have been dry crop farmed in the past and also used as pastureland. A racetrack was previously located off the southwest corner of the site. It is now basically a fallow field with some native vegetation remaining between the two ephemeral drainages.

In 2005, a developer was in the process of constructing Elizabeth Lane (half-width) adjacent to the site's east property line. The developer recorded drainage maintenance easements along the east portion of the site adjacent to the existing right-of-way of Elizabeth Lane. The developer then constructed temporary drainage improvements on that portion of the eastern ephemeral drainage located within the maintenance easements (i.e., rock riprap channels, paved access driveways, chain-link fences, etc.). These temporary facilities will be removed as part of the project when existing Elizabeth Lane is widened.

Topography, Hydrography and Soils

Site topography through the central portion of the site is basically flat-lying and featureless. It slopes gently downward in a northeast-to-southwest direction, with a 20-foot change in elevation. General elevation along the north property line is 1380 feet, while the general elevation along the south property line is 1360 feet. The highest elevation is on top of the berm located adjacent to Clinton Keith Road in the northeast corner of the site, 1385 feet. The lowest elevation is the channel bottom of the

ephemeral drainage located in the southeast corner of the site, 1341 feet. There are no natural topographic irregularities or rock and boulder outcrops on the site surface.

Portions of two drainages features are present on the site. These drainage features are ephemeral in nature. One is present along the east property line and includes a confluence with a small tributary. It enters the site via a culvert placed beneath the paved portion of Elizabeth Lane. The majority of this streambed is a manmade channel that was excavated in uplands, and is confined within a maintenance easement associated with the self-storage facility located to the east. There is no naturally-occurring riparian vegetation growing along this drainage. The tributary also enters the site via a culvert placed beneath the paved portion of Elizabeth Lane. There is no naturally-occurring riparian vegetation growing along this tributary either.

This Riverine Area is a small reach of a larger ephemeral drainage system that originates on the Menifee Hills and ultimately has a confluence with Murrieta Creek. Throughout its trend from the hills to the creek, this drainage supports patches of riparian vegetation and habitat off the site. Upstream and downstream of the site, efforts have been made to preserve the functions and values of the drainage as a viable riparian corridor or wildlife movement corridor. The continuity of this drainage, through both its natural (above ground) and manmade (below ground) reaches, will be important to maintaining existing Riparian Areas downstream of the site.

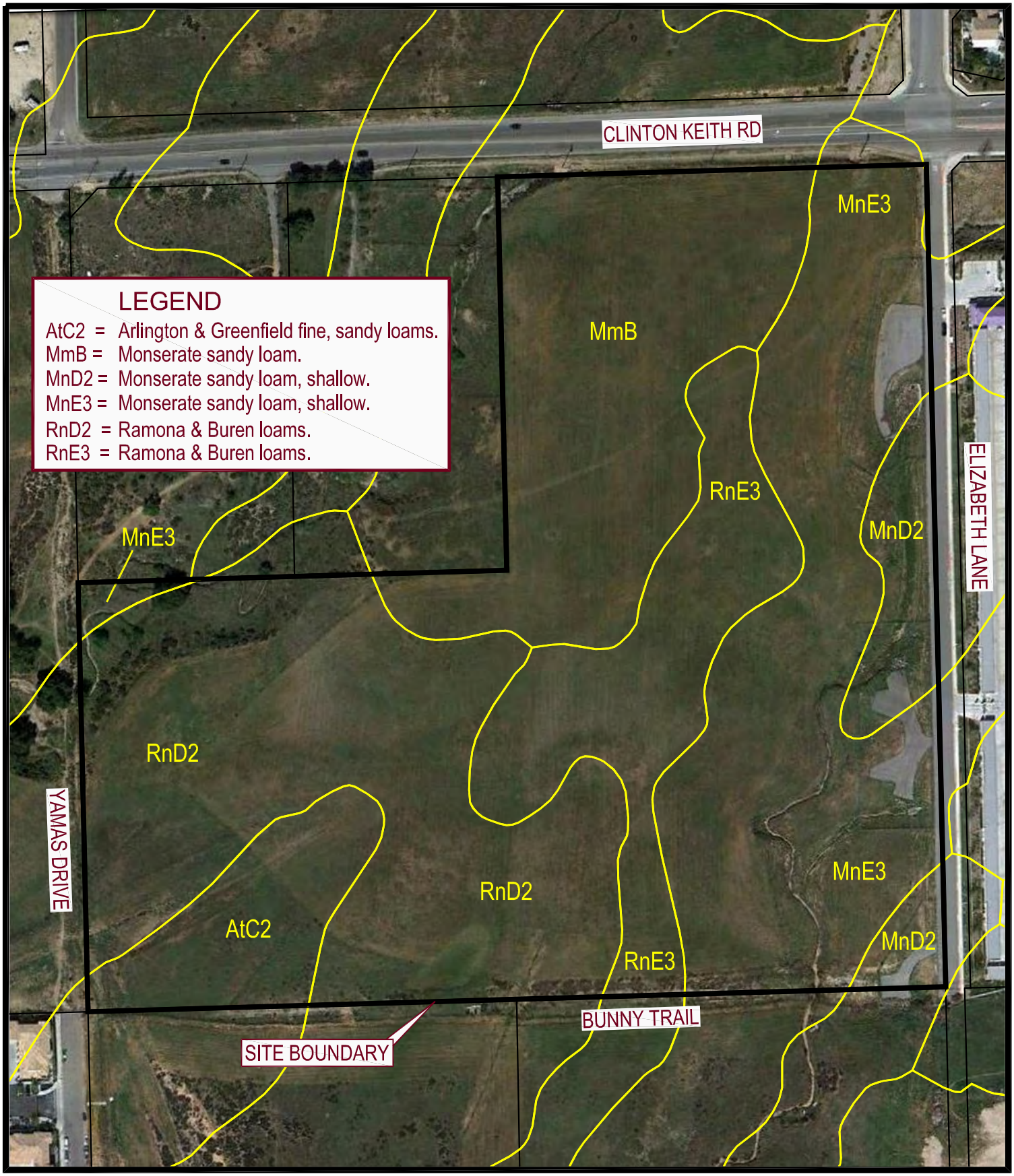
The second ephemeral drainage is present along the west property line. As the site is L-shaped, it enters the northwest corner of the site via a pipe culvert placed beneath Clinton Keith Road. It then exits the site and meanders through the adjacent property before reentering the site approximately 800 feet downstream. It leaves the site via a corrugated metal pipe beneath unpaved Yamas Drive. On the site, this drainage is largely unvegetated with patches of upland vegetation and one coast live oak.

This Riverine Area is a small reach of a larger ephemeral drainage system that originates on the Menifee Hills, but is impounded approximately 800 feet southwest of the site by a manmade earthen berm. It is no longer has hydrological continuity with its natural downstream component.

Other kinds of aquatic features are not present on the site (i.e., wetlands, vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions, etc.).

Review of the “Soil Survey of Western Riverside Area, California” revealed that the surficial soils at the site are included in the Monserate-Arlington-Exeter Association (Soils of the Southern California Coastal Plain). Within this association, six soil types have been mapped on the site **(Soils Map)**:

- AtC2 – Arlington and Greenfield fine sandy loams, 2 to 8 percent slopes, eroded.
- MmB – Monserate sandy loam, 0 to 5 percent slopes.
- MnD2 – Monserate sandy loam, shallow, 5 to 15 percent slopes, eroded.



Site area: 29.0 acres

0 100 200 400 Feet

SOILS MAP

PA12-0053

PRINCIPE AND ASSOCIATES

- MnE3 – Monserate sandy loam, shallow, 15 to 25 percent slopes, severely eroded.
- RnD2 – Ramona and Buren loams, 5 to 15 percent slopes, eroded.
- RnE3 – Ramona and Buren loams, 5 to 25 percent slopes, severely eroded.

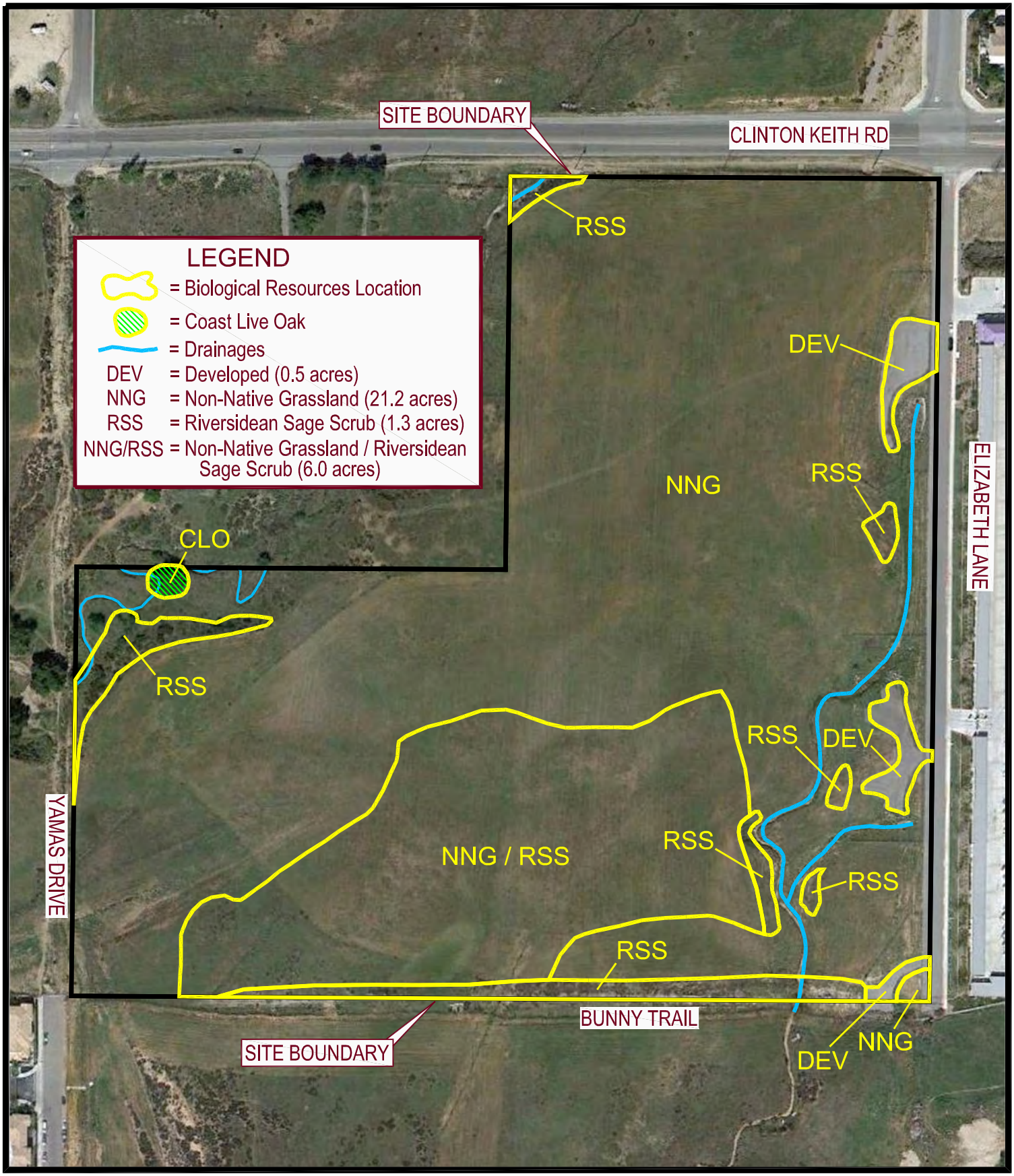
Vegetation Associations and Species Composition

Vegetation Associations present on the site consist of Coastal Sage Scrub (1.3 acres), Grasslands (21.2 acres), grasslands/sage scrub mosaic (6.0 acres) and Developed Land (0.5 acres) **(Biological Resources Map)**.

Coastal Sage Scrub is distributed throughout Western Riverside County, occupying approximately 159,000 acres (12 percent) of the MSHCP Plan Area. It is represented by three subassociations: Diegan coastal sage, Riversidian sage scrub and undifferentiated coastal scrub. As with the vegetation growing on the site, Coastal Sage Scrub in Riverside County is contained in the **Riversidean sage scrub** Mapped Subassociation. Riversidean sage scrub is the dominant sage scrub Mapped Subassociation in the MSHCP Plan Area, occupying approximately 10.3 percent (136,278 acres) of the Plan Area.

Coastal Sage Scrub is dominated by a characteristic suite of low-statured, aromatic, drought-deciduous shrubs and subshrub species. Composition varies substantially depending on physical circumstances and the successional status of the habitat. It is usually distributed on the more xeric portions of a site with severely drained soils. Coastal sage scrub often is patchily distributed throughout its range. Over a scale of several miles, it can be found in diverse mosaics with other plant communities, particularly Grasslands and Chaparral. Coastal Sage Scrub may convert to Grasslands and Chaparral over time, depending on slope, aspect, climate, fire history, other physical factors, and biological phenomena.

Riversidean sage scrub is now confined to a few disturbed, non-continuous patches, and is only contiguous with sage scrub growing southeast of the site. The sage scrub species growing in the grassland indicate that it was once the dominant plant community growing on the site. The sage scrub was dominated by interior California buckwheat *(Eriogonum fasciculatum* subsp. *fasciculatum),* with lesser amounts of chamise *(Adenostoma fasciculatum)* and coastal sagebrush *(Artemisia californica).* The other plants growing in association with the sage scrub dominants were sacapellote *(Acourtia microcephala),* California witch's hair *(Cuscuta californica* var. *californica)*, valley cholla *(Cylindropuntia californica* var. *parkeri),* Parry's larkspur *(Delphinium parryi* subsp. *parryi)*, long-stemmed golden yarrow *(Eriophyllum confertiflorum* var. *confertiflorum),* coastal goldenbush (*Isocoma menziesii*), stinging lupine *(Lupinus hirsutissimus)*, Coulter's lupine *(Lupinus sparsiflorus* subsp. *sparsiflorus)*, and caterpillar phacelia *(Phacelia cicutaria subsp. hispida)*.



Site area: 29.0 acres

0 100 200 400 Feet

BIOLOGICAL RESOURCES MAP

PA12-0053

PRINCIPE AND ASSOCIATES

Grasslands occur throughout most of Western Riverside County, and cover approximately 11.8% (154,421 acres) of the Plan Area. The Grassland vegetation subassociation growing on the site is **Non-native grassland**. Non-native grasslands occur throughout the majority of the Plan Area (11.6%), usually within close proximity to urbanized or agricultural land uses.

Non-native grassland was found growing throughout the majority of the site. Invasive, non-native grasses and weeds have succeeded onto all areas where the native sage scrub vegetation or the non-native vegetation is mowed/disced for fire prevention purposes. The individual sage scrub plants scattered throughout this plant community are considered to be part of the Non-Native Grassland, except in the south central portion of the site where they form an undifferentiated mosaic.

*Oat grasses *(Avena barbata* and *A. sativa),* *shortpod mustard *(Brassica geniculata)* and *brome grasses *(Bromus diandrus* and *B. madritensis* subsp. *rubens)* are the dominant species. Other common annual and perennial species include common fiddleneck *(Amsinckia menziesii),* *scarlet pimpernel *(Anagallis arvensis),* splendid Mariposa lily *(Calochortus splendens),* *tocalote *(Centaurea melitensis),* four-spot clarkia *(Clarkia purpurea* subsp. *quadrivulnera),* common horseweed *(Conyza canadensis),* common cryptantha *(Cryptantha intermedia),* rattlesnake weed *(Daucus pusillus),* paniculate tarplant *(Deinandra paniculata),* *filarees *(Erodium botrys* and *B. cicutarium),* California poppy *(Eschscholzia californica),* California everlasting *(Gnaphalium californicum),* *prickly lettuce *(Lactuca serriola),* miniature lupine *(Lupinus bicolor),* *grass poly *(Lythrum hyssopifolium),* silver puffs *(Microseris lindleyi),* baby blue eyes *(Nemophilia menziesii* var. *menziesii),* rusty popcorn-flower *(Plagiobothrys nothofulvus),* *common sow-thistle *(Sonchus oleraceus),* virgate wreath-plant *(Stephanomeria virgata* subsp. *virgata),* *common dandelion *(Taraxacum officionale),* vinegar weed *(Trichostema lanceolatum),* silver puffs *(Uropappus lindleyi),* and *rattail fescue (*Vulpia myuros* var. *myuros*).

In the seasonally moist areas scattered throughout the site, a few species emerge after periods of above-average rainfall. Species include western ragweed (*Ambrosia psilostachya* var. *californica),* mule fat *(Baccharis salicifolia),* giant wildrye *(Elymus condensatus),* western sunflower *(Helianthus annuus),* sourclover *(Melilotus indicus),* annual beard grass *(Polypogon monspeliensis),* curly dock *(Rumex crispus),* Mexican elderberry *(Sambucus mexicana),* and sand spurry (*Spergularia* sp.).

One coast live oak *(Quercus agrifolia* var. *agrifolia)* is growing along the western ephemeral drainage. It is a large, mature specimen, and was likely part of a Riparian Forest/Woodland/Scrub Vegetation Association in the past. It is now located approximately 190 feet from the next closest mature coast live oak, along a drainage channel vegetated with mostly upland species. The occurrence of the isolated coast live oak does not possess the characteristics that would allow it to be classified as a separate Riparian Forest/Woodland/Scrub Vegetation Association.

*Denotes non-native species

Developed Land is present along the site's east property line. During the construction of a storage facility and its associated half-width of Elizabeth Lane adjacent to the site, three culverts were placed beneath Elizabeth Lane where the natural drainage courses had flowed onto the subject site. Erosion resulted from the nuisance water flows originating at the new storage facility. In response to this hazard, temporary drainage improvements were constructed along the east property line for a length of approximately 1,000 feet. These improvements included constructing three concrete outlet structures, grading and reconfiguring the main ephemeral drainage and two of its tributaries, reinforcing the channels and banks with rip-rap, paving access driveways from Elizabeth Lane down to the new facilities, and enclosing them behind perimeter fencing. As required, the maintenance of the temporary drainage improvements has taken place per the easement agreement.

Animals Observed

Wildlife was moderately abundant and diverse at the site due to the presence of the Non-native grassland habitat. Most of the species observed were associated with grasslands. Species included the western fence lizard *(Sceloporus occidentalis),* granite spiny lizard *(Sceloporus orcutti orcutti),* orange-throated whiptail (*Cnemidophorus hyperythrus beldingi),* turkey vulture *(Cathartes aura),* red-tailed hawk *(Buteo jamaicensis),* American kestrel *(Falco sparverius),* killdeer *(Charadrius vociferus),* mourning dove *(Zenaida macroura),* Anna's hummingbird *(Calypte anna),* western kingbird *(Tyrannus verticalis),* black phoebe *(Sayornis nigricans),* common raven *(Corvus corax),* western meadowlark *(Sturnella neglecta),* Savannah sparrow *(Passerculus sandwichensis),* song sparrow *(Melospiza melodia),* California towhee *(Pipilo crissalis),* house finch *(Carpodacus mexicana),* lesser goldfinch *(Carduelis psaltria),* California ground squirrel *(Spermophilus beecheyi),* San Diego black-tailed jack rabbit *(Lepus californicus bennetti),* and desert cottontail *(Sylvilagus audubonii).*

Small mammal and rodent burrows were discovered on the site, and likely belonged to the pocket mouse *(Perognathus* sp.*)* and/or deer mouse *(Peromyscus* sp.*).* Coyote scat *(Canis latrans)* was also discovered.

Other Biological Considerations

Clay, saline/alkaline silty clay and/or saline/alkaline soils that provide growing habitats for MSHCP-listed Narrow Endemic Plant Species and Criteria Area Species are not present on the site.

Five species observed at the site are all on the List Of Covered Species Adequately Conserved in the MSHCP - Belding's orange-throated whiptail, granite spiny lizard, California horned lark, sharp-shinned hawk, and San Diego black-tailed jackrabbit.

The site is not located within critical habitats for Endangered and Threatened Species as adopted by the United States Fish and Wildlife Service. The existing nature of the

Riversidean sage scrub growing on the site does not provide suitable habitat for the coastal California gnatcatcher *(Polioptila californica californica)*.

The site does not constitute a viable corridor for wildlife migrations, wildlife foraging movements and for finding a mate.

There is one tree growing on the site that could provide foraging and nesting habitats for perching bird and raptor species governed by the Migratory Bird Treaty Act of 1918 (MBTA).

Impacts On Biological Resources

The project will not result in a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

The project will not have a substantial adverse effect, either directly or through habitat modifications, on any d in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U. S. Fish and Wildlife Service (USFWS).

The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

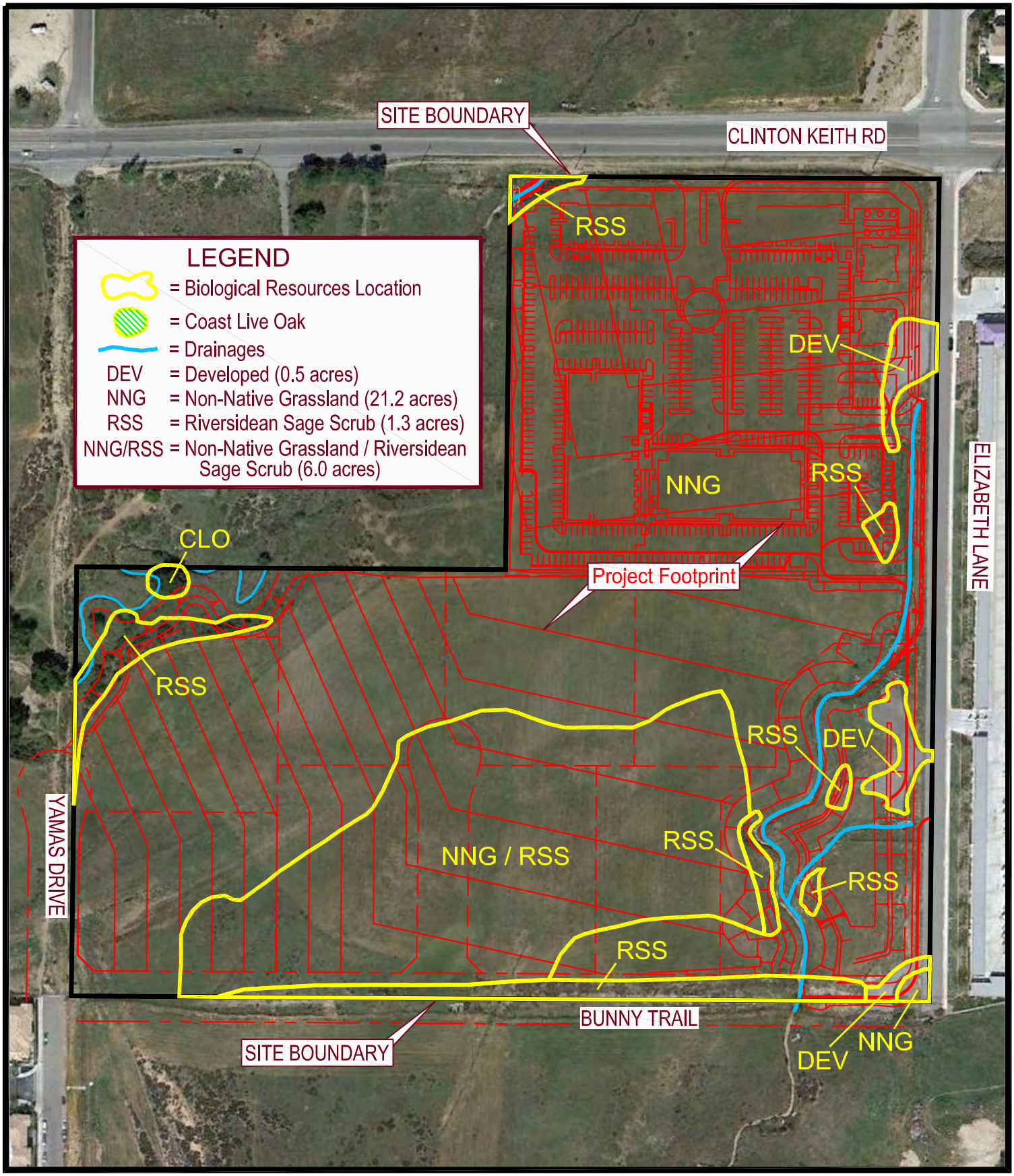
The project will not have an adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the CDFG or USFWS.

The project will not result in an adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruptions, or other means.

The project will not result in a conflict with any other local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance **(Biological Resources/Project Footprint Map)**.

Jurisdictional Waters and Wetlands

Portions of two ephemeral drainages are present on the site. Because of their downstream connectivity with an interstate water, they have the potential to significantly affect the chemical, physical and/or biological integrity of a traditional navigable water such as Murrieta Creek. Therefore, they are classified as U.S. Army Corps of Engineers (ACOE) jurisdictional 'waters of the United States'. Due to the presence of streambeds, they are classified as California Department of Fish and Game (CDFG) jurisdictional 'waters of the State'.



Source of Project Footprint: Webb Associates Plot Plan dated 8/30/2012

Site area: 29.0 acres

0 100 200 400 Feet

BIOLOGICAL RESOURCES / PROJECT FOOTPRINT MAP

PA12-0053

PRINCIPE AND ASSOCIATES

The project will result in impacts to ACOE jurisdiction pursuant to Section 404 of the Clean Water Act and to CDFG jurisdiction pursuant to Section 1602 of the California Fish and Game Code **(see Biological Resources/Project Footprint Map)**. Permit authorizations or certifications from these governing regulatory agencies will be required to construct the proposed project.

SECTION 2. CONSISTENCY ANALYSIS

WESTERN RIVERSIDE COUNTY MSHCP

Based on the final Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) (adopted June 17, 2003), the parcel of land is 'Not A Part' of proposed Conservation Planning (MSHCP) Criteria Areas. As such, the parcel is not located within a designated Cell, Cell Group or Sub Unit of the Elsinore Area Plan. In addition, the site is not located within or along the boundaries of Western Riverside County Regional Conservation Agency (RCA) Conserved Lands, MSHCP lands with Pre-existing Conservation Agreements or the Santa Rosa Escarpment Boundary.

In Volume 3 of the MSHCP (Implementing Agreement), a Local Development Mitigation Fee (Section 4) has been established to assist in providing revenue to acquire and preserve vegetation communities and natural areas within Riverside County which are known to support threatened, endangered or key sensitive populations of plant and wildlife species. The project proponent will pay the Local Development Mitigation Fee for the development of "The Rancon Medical and Education Center" (PA12-0053) or portion thereof to be constructed within the City and County.

PROJECT RELATIONSHIP TO MSHCP RESERVE ASSEMBLY

As stated above, the site is not located within a cell, a designated cell group or a sub unit within the Elsinore Area Plan. Therefore, conservation has not been described for this site.

The site is located on the south side of Clinton Keith Road. The closest MSHCP Conservation Area (Cell #5558 of Cell Group L' of the Sedco Hills Sub Unit (4) of the Elsinore Area Plan) is located on the north side of Clinton Keith Road. This Cell Group does not extend south of Clinton Keith Road. The site is most proximate to the southwestern portion of the Cell Group. Conservation within Cell Group L' will contribute to the assembly of Proposed Linkage 8 (Sedco Hills/Wildomar), and range from 60%-70% of the Cell Group focusing in the northeastern portion of the Cell Group.

Proposed Linkage 8 (Sedco Hills/Wildomar) is composed largely of upland Habitat in the Sedco Hills and Wildomar area. This Linkage is a major component of one of the two main east-west connections between Core Areas in the Lake Mathews/Estelle Mountain, Alberhill and the Cleveland National Forest in the western portion of the

MSHCP Plan Area and Core Areas in French Valley, Johnson Ranch, Diamond Valley Lake and San Jacinto Mountains in the eastern portion of the MSHCP Plan Area.

Conservation within this Cell Group focuses in the northeastern portion, which is over 0.5 miles northeast of the site. Due to the distance and physical separation between the site and Proposed Linkage 8, the project has no relationship to MSHCP Reserve Assembly.

MSHCP IMPLEMENTATION STRUCTURE

In addition, Section 6.0 of the MSHCP, the MSHCP Implementation Structure, imposes all other terms of the MSHCP, including but not limited to the protection of species associated with riparian/riverine areas and vernal pools, narrow endemic plant species, urban/wildlands interface guidelines, and additional survey needs and procedures set forth in Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2:

Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

Portions of two ephemeral drainages are present on the site. One is present along the majority of the east property line, and includes a confluence with a smaller tributary. The other one is located along the west property line. It occurs as three short, non-continuous segments, as it meanders on and off the site where an existing residential parcel is located. Because the ephemeral drainages are vegetated by upland species (Non-native Grassland and Riversidean sage scrub), they do not meet the MSHCP definition of Riparian/Riverine Areas *("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").*

Except for the one coast live oak growing along the western ephemeral drainage, the biological functions and values of Riparian/Riverine Areas do not exist on the site. As such, the protection of associated amphibian, bird, fish, invertebrate-crustacean, and plant species is not required.

Note: A portion of the western ephemeral drainage has been placed in an Open Space lot where no development will occur (100% avoidance), thereby avoiding impacts to the existing coast live oak.

The ephemeral drainages however meet the MSHCP definition of Riverine Areas *("areas with fresh water flow during all or a portion of the year").* The project will result in temporary impacts to Riverine Areas. As required by the City, a site-specific storm drain system will be designed and engineered for the Rainbow Village project. And, it will more than adequately mitigate this impact. Temporary impacts will only occur until the onsite storm drain system is constructed. The storm drain system will actually be an improvement to existing conditions, as it will be designed to carry flows consistent with local and regional storm flow requirements. Furthermore, the storm

water runoff captured by the onsite storm drain system will be treated in water quality basins and/or biological swales before it is discharged off the site. Therefore, the project will have no impact on existing water quality downstream and off the site. The standards by which the City approves a development project effectively mitigates impacts on Riverine Areas.

Other kinds of aquatic features that could provide suitable habitat for endangered and threatened species of fairy shrimp (vernal pool branchiopods) are not present on the site (i.e., vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions such as tire ruts, etc.). Therefore, the biological functions and values of Vernal Pools do not exist. Suitable habitats for the invertebrate-crustacean species listed under the heading "Purpose" in this section of the MSHCP are not present there.

The project site has no direct or indirect relationship to existing wetland regulations.

Section 6.1.3 - Protection of Narrow Endemic Plant Species

Based on Figure 6-1 of the MSHCP, the site is not located within a Narrow Endemic Plant Species Survey Area.

Section 6.1.4 - Guidelines Pertaining to the Urban/Wildlands Interface

The site is located across Clinton Keith Road from a MSHCP Conservation Area (Cell #5558 of Cell Group L' of the Sedco Hills Sub Unit (4) of the Elsinore Area Plan). The site is most proximate to the southwestern portion of the Cell Group. Conservation within Cell Group L' will contribute to the assembly of Proposed Linkage 8 (Sedco Hills/Wildomar).

Future development at the site will not result in edge effects that will adversely affect biological resources within the MSHCP Conservation Area. The Cell Group does not cross Clinton Keith Road, and conservation within this Cell Group focuses in the northeastern portion (over 0.5 miles northeast of the site). Over 2,500 feet is over 10 times the 250-foot buffer used in the MSHCP to complete an edge analysis. The project will not then be subject to Guidelines Pertaining to the Urban/Wildlands Interface for the treatment and management of edge factors such as lighting, urban runoff, toxics, and domestic predators as presented in *Section 6.1.4 of the MSHCP, Volume 1, The Plan.*

Section 6.3.2 - Additional Survey Needs and Procedures

Based on Figures 6-2 (Criteria Area Species Survey Areas), 6-3 (Amphibian Species Survey Areas) and 6-5 (Mammal Species Survey Areas), the site is not located in an area where additional surveys are needed for certain species in conjunction with MSHCP implementation in order to achieve coverage for these species.

However, the site is located within the Burrowing Owl Survey Area (Figure 6-4). As such, a Nesting Season Survey was completed by PCR Services Corporation (August 24, 2012), and is submitted with this MSHCP Consistency Analysis. Following is a summary of that report:

- Results of the Step I habitat assessment and burrow survey concluded that the study area and buffer zone exhibited suitable burrowing owl habitat consisting of disturbed, low-growing vegetation; bare ground; and small fossorial mammal burrows. Although burrows for rabbit and squirrel species were abundant, the burrow survey did not identify burrowing owl burrows or burrowing owl sign within the study area or within the 150-foot buffer zone, and no burrowing owl were observed.

- No burrowing owls were observed during the Step II focused surveys. Non-native grassland vegetation had grown within some of the previously disturbed areas; however, the study area was still dominated by low-growing vegetation at the time of the survey.

- Due to the presence of suitable habitat, including disturbed, low-growing vegetation; bare ground; and small fossorial mammal burrows, a pre-construction survey is required for the site within 30 days prior to ground disturbance to avoid potential direct take of burrowing owls in the future. This requirement is pursuant to the MSHCP (Species-Specific Objective 6).

Thank you for your attention to the above-mentioned matters. If you have any questions or comments, then please call me at (951) 699-3040 or Email me at pro_fauna@earthlink.net.

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

Sincerely,
PRINCIPE AND ASSOCIATES

_____
Paul A. Principe
Principal

Attachments:
Site Photographs
References
Biological Report Summary Sheet
Level of Significance Checklist

View of the relatively large open expanse of Non-native grassland growing through the northern and central portions of the site. Looking south-to-north from near the site's south property line.

SITE PHOTOGRAPH 1

PA12-0053

PRINCIPE AND ASSOCIATES

View of patches of Riversidean sage scrub mixed with the Non-native grassland growing in the southeast corner of the site. Looking west-to-east along the site's south property line.

SITE PHOTOGRAPH 2

PA12-0053

PRINCIPE AND ASSOCIATES

View of the temporary drainage improvements along the eastern drainage that are located within maintenance easements (i.e., rock riprap channels, paved access driveways, chain-link fences, etc.). Looking north-to-south near the northeast corner of the site.

SITE PHOTOGRAPH 3

PA12-0053

PRINCIPE AND ASSOCIATES

View of the Non-native grassland and Riversidean sage scrub growing in a mosaic in the south central portion of the site. Looking east-to-west from near the southeast corner of the site.

SITE PHOTOGRAPH 4

PA12-0053

PRINCIPE AND ASSOCIATES

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Paul A. Principe:
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California Resident Scientific Collecting Permit # 801067-01
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BIOLOGICAL REPORT SUMMARY SHEET

(Submit two copies to the County)

Applicant Name: THE RANCON GROUP

Assessor's Parcel Number (APN): 380-250-022

APN cont. :

Site Location: Section: 6 **Township:** 7 South **Range:** 3 West

Site Address: Southwest corner of the intersection of Clinton Keith Road and Elizabeth Lane in the City of Wildomar

Related Case Number(s): PA12-0053 **PDB Number:**

CHECK SPECIES SURVEYED FOR	SPECIES or ENVIRONMENTAL ISSUE OF CONCERN	(Circle Yes, No or N/A regarding species findings on the referenced site)		
	Arroyo Southwestern Toad	Yes	No	N/A
✓	Blueline Stream(s)	Yes	(No)	N/A
	Coachella Valley Fringed-Toed Lizard	Yes	No	N/A
✓	Coastal California Gnatcatcher	Yes	(No)	N/A
✓	Coastal Sage Scrub	(Yes)	No	N/A
	Delhi Sands Flower-Loving Fly	Yes	No	N/A
	Desert Pupfish	Yes	No	N/A
	Desert Slender Salamander	Yes	No	N/A
	Desert Tortoise	Yes	No	N/A
	Flat-Tailed Horned Lizard	Yes	No	N/A
	Least Bell's Vireo	Yes	No	N/A
✓	Oak Woodlands	Yes	(No)	N/A
	Quino Checkerspot Butterfly	Yes	No	N/A
	Riverside Fairy Shrimp	Yes	No	N/A
	Santa Ana River Woolystar	Yes	No	N/A
	San Bernardino Kangaroo Rat	Yes	No	N/A
	Slender Horned Spineflower	Yes	No	N/A
	Stephen's Kangaroo Rat	Yes	No	N/A
✓	Vernal Pools	Yes	(No)	N/A
✓	Wetlands	Yes	(No)	N/A

CHECK SPECIES SURVEYED FOR	SPECIES or ENVIRONMENTAL ISSUE OF CONCERN	(Circle Yes, No or N/A regarding species findings on the referenced site)		
✓	Other Burrowing Owl	Yes	(No)	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A

Species of concern shall be any unique, rare, endangered, or threatened species. It shall include species used to delineate wetlands and riparian corridors. It shall also include any hosts, perching, or food plants used by any animals listed as rare, endangered, threatened or candidate species by either State, or Federal regulations, or for Riverside County as listed by the California Department of Fish and Game Natural Diversity Data Base (NDDB).

I declare under penalty of perjury that the information provided on this summary sheet is in accordance with the information provided in the biological report.

Paul a. Principe PRINCIPE AND ASSOCIATES 09 - 05 - 2012

Signature and Company Name — Report Date

10(a) Permit Number (if applicable) — Permit Expiration Date

County Use Only

Received by: _____ **Date:** _____

PD-B# _____

LEVEL OF SIGNIFICANCE CHECKLIST
For Biological Resources
(Submit Two Copies)

Case Number: PA12-0053 Lot/Parcel No. 380-250-022 EA Number_____

Wildlife & Vegetation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

(Check the level of impact the applies to the following questions)

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?
☐ ☐ ☐ ☑

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?
☐ ☐ ☐ ☑

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?
☐ ☐ ☐ ☑

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?
☐ ☐ ☐ ☑

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?
☐ ☐ ☐ ☑

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
☐ ☐ ☐ ☑

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
☐ ☐ ☐ ☑

Source: CGP Fig. VI.36-VI.40

Findings of Fact: 2 jurisdictional ephemeral drainages will be impacted. Not located within Cell. No relationship to MSHCP Reserve Assembly. Riparian/Riverine Areas not present. Temporary impact on Riverine Areas. No Vernal Pools or wetlands. Not located within a Narrow Endemic Plant Species Survey Area. Not subject to Guidelines Pertaining to the Urban/Wildlands Interface. Not located in Criteria Area Species, Amphibian Species or Mammal Species Survey Areas. Nesting Season Survey for Burrowing Owl negative.

Proposed Mitigation: Otain Regulatory Agency permits. Storm drain system will mitigate temporary impacts on Riverine Areras. Storm water runoff will be treated. Treat all project runoff with water quality basins and/or biological swales. Coast live oak placed in Open Space lot. Pay Local Development Mitigation Fee. Pay Stephens' Kangaroo Rat Mitigation Fee.

Monitoring Recommended: None.

September 6, 2012

Mr. Will Stout
RANCON GROUP
41391 Kalmia Street, Suite 200
Murrieta, California 92562

Re: RESULTS OF STEP I AND STEP II BURROWING OWL SURVEYS FOR THE RANCON MEDICAL AND EDUCATION CENTER PROJECT IN THE CITY OF WILDOMAR, RIVERSIDE COUNTY, CALIFORNIA

Dear Mr. Stout:

This report presents the results of the Step I and Step II burrowing owl (*Athene cunicularia*) surveys conducted by **PCR Services Corporation (PCR)** for the approximately 29.3-acre site ("the study area") located in the City of Wildomar, Riverside County, California (**Figure 1**, *Regional Map*, attached). The study area is equivalent to the boundary for the proposed Rancon Medical and Education Center project. Step I and Step II surveys were conducted in accordance with the County of Riverside's *Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area*[1] (also referred to as Phase III surveys under the *Burrowing Owl Survey Protocol and Mitigation Guidelines*[2]) to ensure compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).[3]

STUDY AREA

The approximately 29.3-acre study area is generally situated east of Interstate 15 (I-15) and Interstate 215 (I-215). More specifically, the study area is located on the southwest corner of the intersection of Clinton Keith Road and Elizabeth Lane in the City of Wildomar, Riverside County, California. The study area is located within U.S. Geological Survey (USGS) 7.5-minute Murrieta topographic quadrangle map, section 6, T. 7 S., R. 3 W, as shown in **Figure 2**, *Vicinity Map*, attached. Surrounding land uses include a self-storage facility to the east, undeveloped land to the north, west and south, rural residences to the northwest and southeast, a residential development to the northeast, and an apartment complex to the southwest.

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1 *County of Riverside. March 29, 2006. Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area.*
2 *The Burrowing Owl Consortium. April 1993. Burrowing Owl Survey Protocol and Mitigation Guidelines.*
3 *Dudek & Associates. June 17, 2003. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Draft Final MSHCP. Prepared for the County of Riverside Transportation and Land Management Agency.*

The site slopes gently in a northeast to southwest direction, with the elevations ranging from approximately 1,380 feet above mean sea level (MSL) along the northern boundary of the study area, to approximately 1,360 feet above MSL along the southern boundary of the study area.

PLANT COMMUNITIES

Plant communities occurring within the study area include: Non-native Grassland (NNG), Non-native Grassland/California Buckwheat Scrub, California Buckwheat Scrub (BWS), and Chamise Chaparral (CCH). The locations of plant communities within the study area are shown in **Figure 3**, *Vegetation Communities Map*, attached. A brief summary of each vegetation community within the study area in which BUOW surveys were conducted is discussed below, including Non-native Grassland, Non-native Grassland/California Buckwheat Scrub, and California Buckwheat Scrub.

Non-native Grassland

Non-native grasslands are considered a semi-natural herbaceous community. They are dominated or co-dominated by non-native grasses such as brome grasses (*Bromus* spp.) with other non-natives, in which a low density of emergent trees and shrubs are frequently found. This community accounts for the largest acreage of grassland vegetation in southern California between the mountains and the sea.

Within the study area, soft chess (*Bromus hordeaceus*) and red brome (*Bromus madritensis*) dominated the non-native grassland community. Associated species found on site included short-podded mustard (*Hirschfeldia incana*), red-stemmed filaree (*Erodium cicutarium*), and wild oat (*Avena* sp.). The early pioneering shrub, California buckwheat (*Eriogonum fasciculatum*) was found scattered throughout this community on site. An increasing density of California buckwheat was found towards the southern portion of the Project site (see **Non-native Grassland/California Buckwheat Scrub** below). The non-native grassland community is the largest one in the study area and occupies approximately 21.7 acres on-site.

Non-native Grassland/California Buckwheat Scrub

The non-native grassland/California Buckwheat Scrub community in the study area is dominated by the non-native grassland species described above under **Non-native Grassland**, with a higher density of California buckwheat. The California buckwheat species is still scattered and at a low density (less than approximately 20%) within this community. The non-native grassland/California buckwheat scrub occupies approximately 6.01 acres on-site in the southern portion of the site.

California Buckwheat Scrub

California buckwheat scrub is a shrubland with an alliance of plants dominated or co-dominated by California buckwheat. In coastal California this alliance is usually one of the first to establish in mechanically disturbed areas.

The pioneering California buckwheat found scattered throughout the study area was dominant in seven small patches throughout the site. One patch was found in the northwest corner of the site along Clinton Keith Road, one patch in the northwest corner of the southern portion of the site, one linear patch along the southern boundary, and four patches near the eastern boundary extending from the central to southern ends. In these areas, the California buckwheat scrub community is well developed with more mature individuals that are closely spaced and fewer non-native grasses. The northwestern patch does not appear to have been disced, while the southern patch has been historically disced but not for several years. Other associated species generally include many of the same ones found in the non-native grassland. Other shrubs found in this alliance generally, and found in the Project site, include coastal goldenbush (*Isocoma menziesii*) and California sagebrush (*Artemisia californica*). This community occupies a small acreage, including approximately 0.97 acre on-site.

METHODOLOGY

The majority of the study area is located within the Burrowing Owl Survey Area of the MSHCP. This report is prepared in compliance with The California Burrowing Owl Consortium's *Burrowing Owl Survey Protocol and Mitigation Guidelines* and the County of Riverside's *Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area*. The surveys consisted of a Step I habitat assessment and burrow survey (referred to as a Phase I, Habitat Assessment and Phase II, Burrow Survey under the *Burrowing Owl Survey Protocol and Mitigation Guidelines*) and Step II focused surveys (referred to as Phase III, Burrowing Owl Surveys, Census, and Mapping under the *Burrowing Owl Survey Protocol and Mitigation Guidelines*), as described below. The Step I survey was performed in conjunction with the Step II focused burrowing owl survey due to the location of the study area in the MSHCP and presence of suitable burrowing owl habitat on site through previously mapped vegetation communities.

Step I: Habitat Assessment and Burrow Survey

The burrowing owl Step I habitat assessment and burrow survey were conducted within the study area and a 150-meter (approximately 500 feet) buffer zone around the perimeter; off-site areas were primarily surveyed using binoculars since no landowner permission was acquired to survey. To determine presence/absence of suitable habitat for burrowing owl, the study area was thoroughly

searched for areas containing suitable habitat indicators. Key indicators include the presence of low-growing vegetation within grassland, desert, and scrublands; small fossorial mammals and mammal burrows; and isolated, man-made features (e.g., cement culverts; cement, asphalt, or wood debris piles; or openings beneath cement or asphalt pavement).

The burrow survey was conducted immediately following the habitat assessment to determine if any of the existing small fossorial mammal burrows contained evidence of burrowing owl. The burrow survey consisted of thoroughly examining all existing fossorial mammal burrows, debris piles, and rock outcrops for evidence of burrowing owl, including molted feathers, prey remains, cast pellets, eggshell fragments, and excrement at or near the burrow entrance. Transects were utilized in all accessible areas, spaced no more than 100 feet apart, to allow for 100 percent visibility (refer to **Figure 4**, *Areas Surveyed,* attached).

Step II: Locating Burrows and Burrowing Owls

Focused burrowing owl surveys were conducted by PCR biologists Ezekiel Cooley, Maile Tanaka, Bob Huttar, and Florence Chan. The Step II surveys consisted of four site visits on four separate days. Transects were utilized in all accessible areas, spaced no more than 100 feet apart, to allow for 100 percent visibility. In addition, observations were made from fixed locations with the use of binoculars. All surveys were conducted one hour prior to two hours after sunrise during suitable weather conditions. If applicable, any burrowing owl observations were recorded and mapped, including occupied burrow locations and specific behavior patterns. Surveys were conducted on April 18, May 3rd, June 13, and July 26, 2012. Weather conditions ranged from clear to cloudy skies with winds averaging between 0 and 2 mph and air temperatures ranging from 49° to 68° Fahrenheit. Survey data is presented in **Table 1**, *Step II Survey Data*, below.

Table 1

Step II Survey Data

Date	Time	Wind (mph)	Temperature (F)	Weather	Results	Surveyor(s)
4-18-2012	7:15 A.M. – 9:00A.M.	0-2	55°	Clear (0%)	No burrowing owl or sign.	E. Cooley and F. Chan
5-03-2012	7:15 A.M. – 9:00 A.M.	0-2	49°-62°	Cloudy (100%)	No burrowing owl or sign	E. Cooley and B. Huttar
6-13-2012	6:45 A.M. – 9:45 A.M.	0-2	65°-68°	Cloudy (100%) - Clear (0%)	No burrowing owl or sign.	E. Cooley and B. Huttar
7-26-2012	7:20A.M. – 10:00 A.M.	0-2	64°	Cloudy (100%)	No burrowing owl or sign.	M. Tanaka and B. Huttar

Source: PCR Services Corporation, 2012.

RESULTS

Step I: Habitat Assessment and Burrow Survey

Results of the Step I habitat assessment and burrow survey concluded that the study area and buffer zone exhibited suitable burrowing owl habitat consisting of disturbed, low-growing vegetation; bare ground; and small fossorial mammal burrows (refer to **Figure 5**, *Site Photographs*, attached). Although burrows for rabbit and squirrel species were abundant, the burrow survey did not identify burrowing owl burrows or burrowing owl sign within the study area or within the 150-foot buffer zone, and no burrowing owl were observed. Since no suitable burrowing owl burrows were observed, a burrow location map is not included in this report.

Step II: Locating Burrows and Burrowing Owls

No burrowing owls were observed during the Step II focused surveys. Non-native grassland vegetation had grown within some of the previously disturbed areas; however, the study area was still dominated by low-growing vegetation at the time of the survey. A complete list of all wildlife species observed within the study area during the Step II surveys is included in **Appendix A**, *Wildlife Compendium*, attached.

PRE-CONSTRUCTION SURVEYS

Due to the presence of suitable habitat, including disturbed, low-growing vegetation; bare ground; and small fossorial mammal burrows, a pre-construction survey is required for the site within 30 days prior to ground disturbance to avoid potential direct take of burrowing owls in the future. This requirement is pursuant to the MSHCP (Species-Specific Objective 6).

Should you have any questions concerning the methodology or findings in this report, please contact Ceri Williams-Dodd (c.williams-dodd@pcrnet.com) at (949) 753-7001.

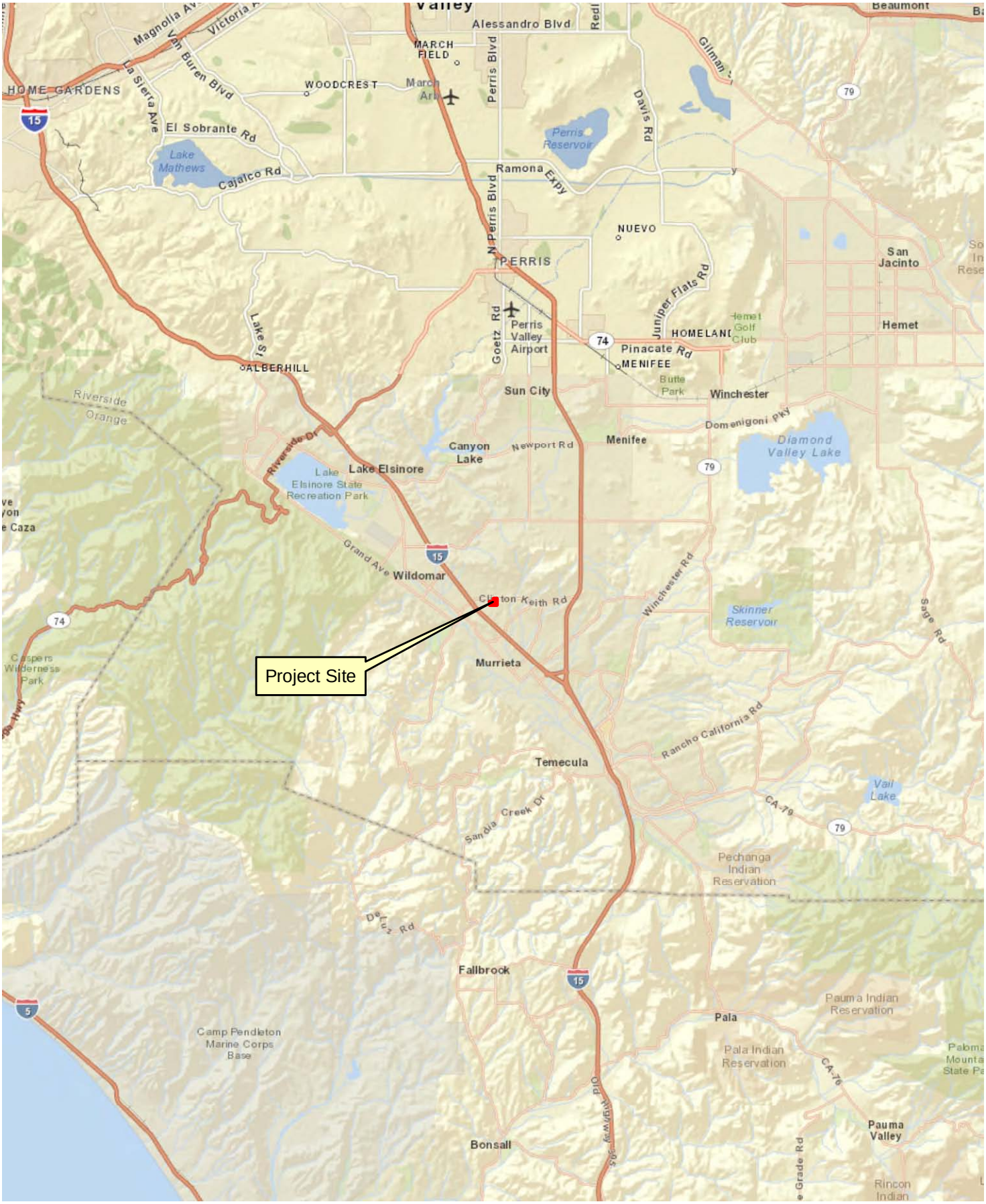
Sincerely,
PCR SERVICES CORPORATION

Ceri Williams-Dodd, PhD
Senior Biologist II

Attachments:

Figure 1 – Regional Map
Figure 2 – Vicinity Map
Figure 3 – Vegetation Communities Map
Figure 4 – Areas Surveyed
Figure 5 – Site Photographs

Appendix A – Wildlife Compendium



P C R

N

5 0 5 Miles

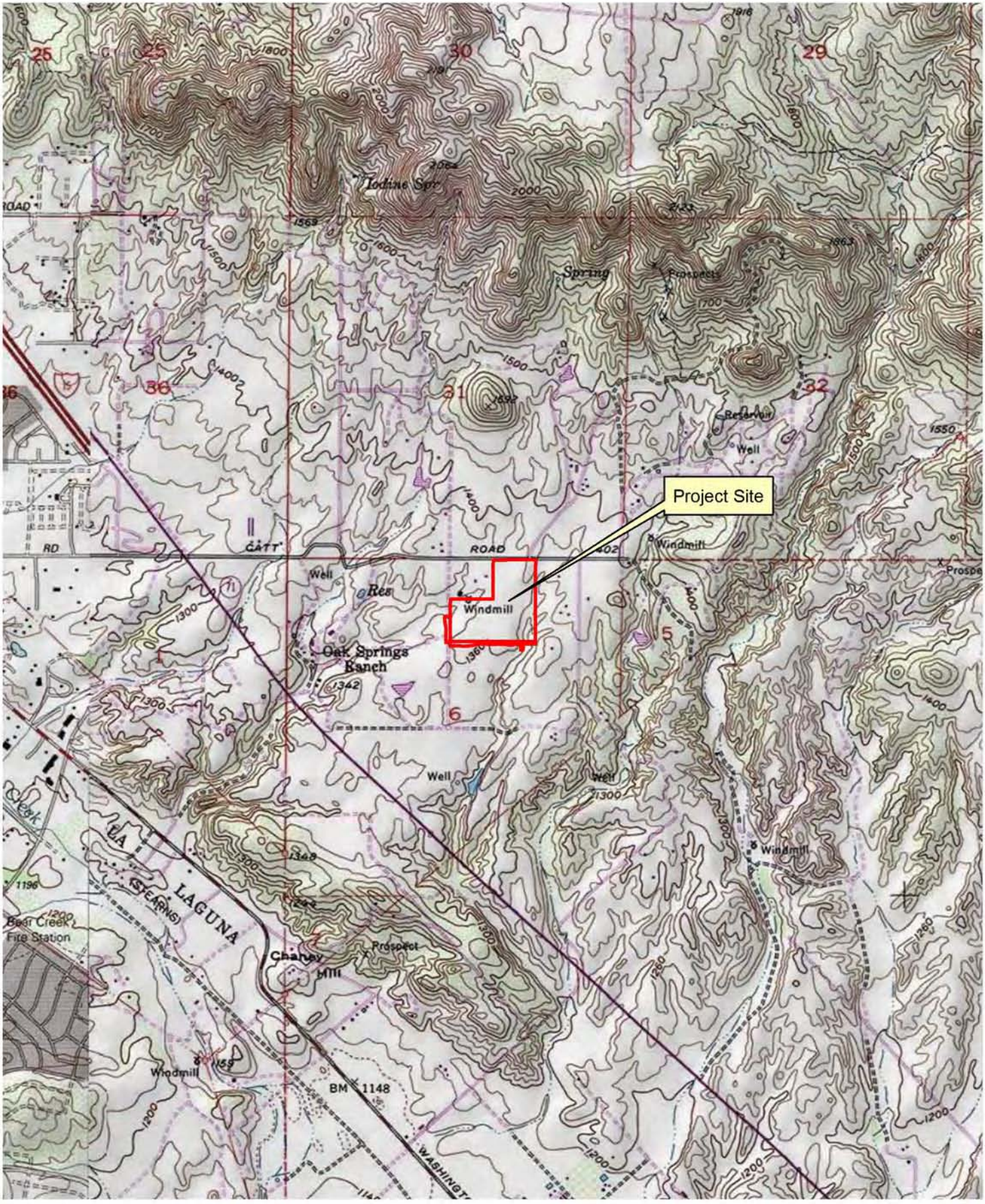
Regional Map

Medical and Education Center Project

Source: ESRI Street Map, 2009; PCR Services Corporation, 2012.

FIGURE

1



PCR

N

2,000 0 2,000 Feet

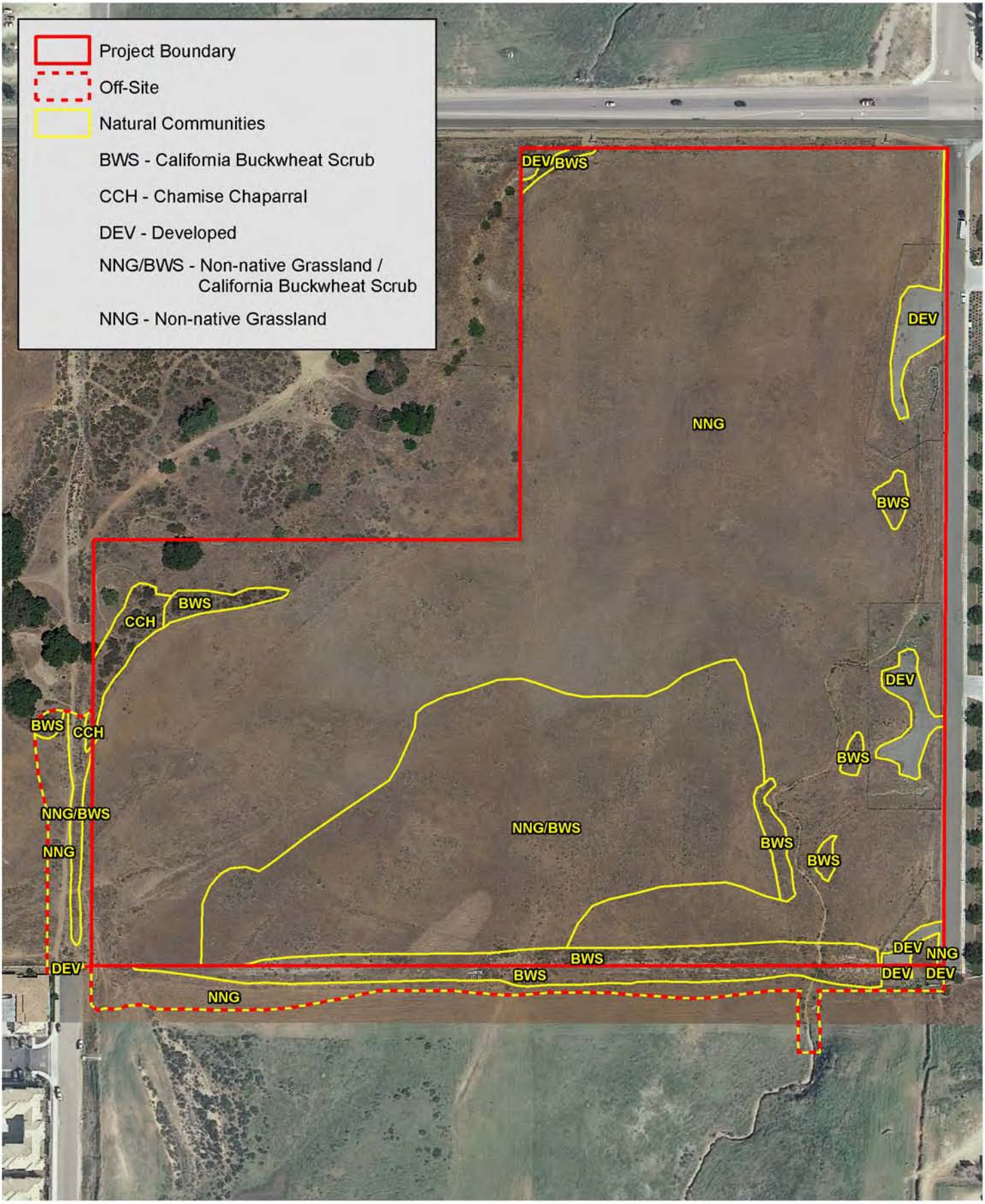
Vicinity Map

Medical and Education Center Project

Source: USGS Topographic Series (Murrieta, Wildomar, CA); PCR Services Corporation, 2012.

FIGURE

2



PCR

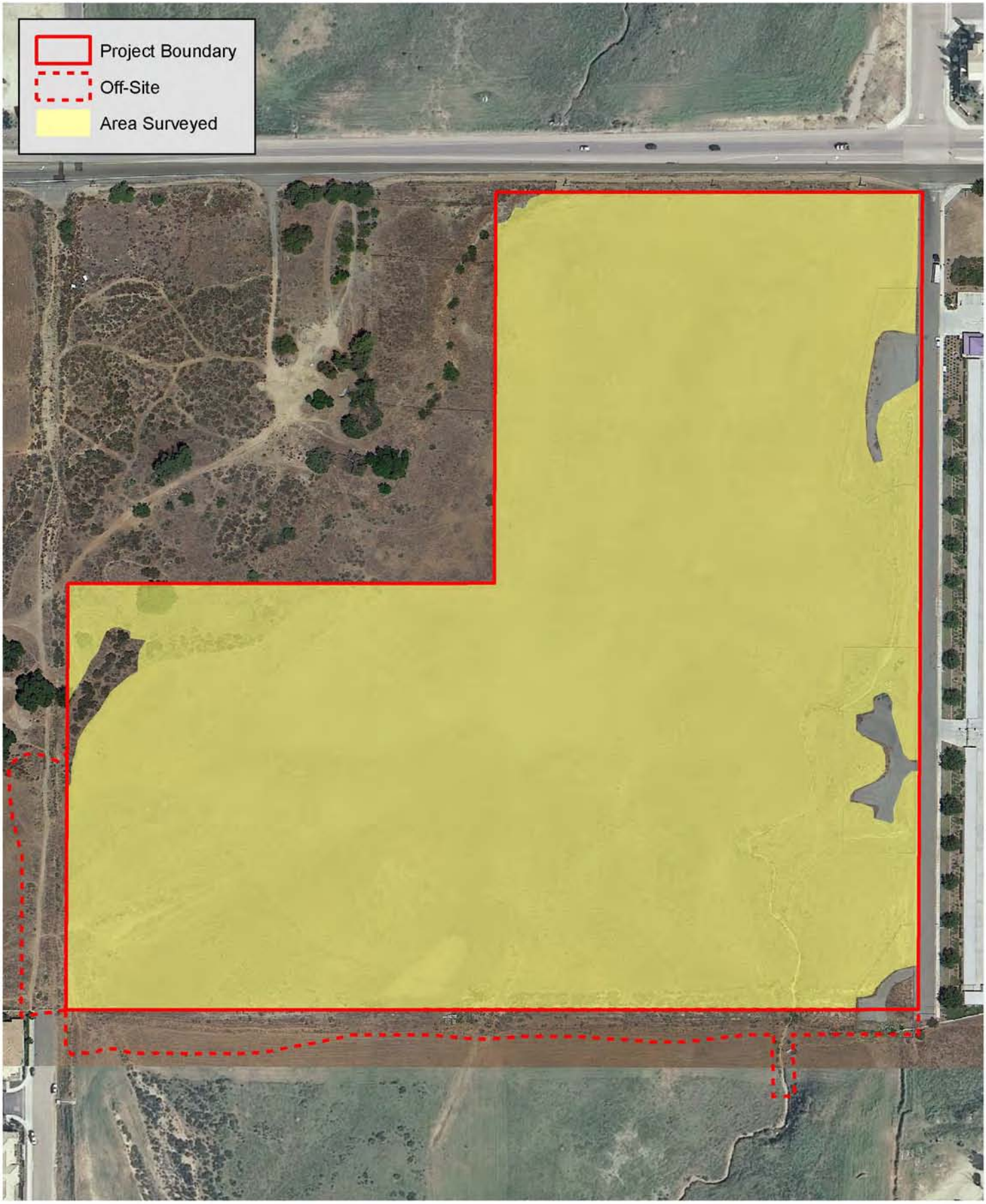
Vegetation Communities Map

Medical and Education Center Project

Source: Google Earth (June 2012); Aerial Express, 2010; PCR Services Corporation, 2012.

FIGURE

3



PCR

N

200 0 200 Feet

Areas Surveyed

Medical and Education Center Project

Source: Google Earth (June 2012); Aerial Express, 2010; PCR Services Corporation, 2012.

FIGURE

4

Photograph 1: Representative photograph of mammal burrow.

Photograph 2: Representative photograph of mammal burrow.

Photograph 3: Representative photograph of mammal burrow.

Photograph 4: Representative photograph of mammal burrow.

PCR

Site Photographs

Rancon Wildomar

Source: PCR Services Corporation, 2012.

FIGURE

5

APPENDIX A – WILDLIFE COMPENDIUM

BIRDS

SCIENTIFIC NAME	COMMON NAME
Accipitridae	**Hawks**
Accipiter striatus	sharp-shinned hawk
Buteo jamaicensis	red-tailed hawk
Alaudidae	**Larks**
Eremophila alpestris	horned lark
Cardinalidae	**Grosbeaks**
Passerina caerulea	blue grosbeak
Cathartidae	**New World Vultures**
Cathartes aura	turkey vulture
Charadriidae	**Plovers**
Charadrius vociferus	killdeer
Columbidae	**Pigeons and Doves**
Zenaida macroura	mourning dove
Corvidae	**Jays and Crows**
Corvus brachyrhynchos	American crow
Corvus corax	common raven
Cuculidae	**Roadrunners**
Geococcyx californianus	greater roadrunner
Emberizidae	**Emberizids**
Melospiza melodia	song sparrow
Pipilo crissalis	California towhee
Falconidae	**Falcons**
Falco sparverius	American kestrel
Fringillidae	**Finches**
Carpodacus mexicanus	house finch
Spinus psaltria	lesser goldfinch
Hirundinidae	**Swallows**
Hirundo rustica	barn swallow
Petrochelidon pyrrhonota	cliff swallow
Icteridae	**Blackbirds**
Sturnella neglecta	western meadowlark
Mimidae	**Thrashers**
Mimus polyglottos	northern mockingbird

* = Non-native Species

Parulidae		**Wood Warblers**
	Geothlypis trichas	common yellowthroat
Sturnidae		**Starlings**
*	*Sturnus vulgaris*	European starling
Trochilidae		**Hummingbirds**
	Calypte anna	Anna's hummingbird
Tyrannidae		**Tyrant Flycatchers**
	Myiarchus cinerascens	ash-throated flycatcher
	Sayornis nigricans	black phoebe
	Sayornis saya	Say's phoebe
	Tyrannus verticalis	western kingbird
	Tyrannus vociferans	Cassin's kingbird

* = Non-native Species

MAMMALS

SCIENTIFIC NAME	COMMON NAME
Leporidae	**Hares and Rabbits**
Lepus californicus	black-tailed jackrabbit
Sylvilagus audubonii sanctidiegi	Audobon's cottontail
Sciuridae	**Squirrels**
Spermophilus beecheyi	California ground squirrel

* = Non-native Species

REPTILES

SCIENTIFIC NAME	COMMON NAME
Anguidae	**Alligator Lizards**
Elgaria multicarinatus webbi	San Diego alligator lizard
Phrynosomatidae	**Fence Lizards**
Sceloporus occidentalis	western fence lizard
Sceloporus orcutti	granite spiny lizard

* = Non-native Species

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