

# FINAL BIOLOGICAL RESOURCES TECHNICAL REPORT FOR THE MAZOONEH, LP PROJECT SITE

**CITY OF PERRIS,  
WESTERN RIVERSIDE COUNTY, CALIFORNIA**

**PLN 21-05298, APNs 310-150-012 and 310-160-070**

**Submitted to:**

**City of Perris  
Planning Division  
135 North D Street  
Perris, California 92570**

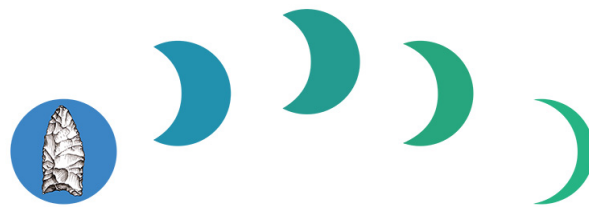
**Prepared for:**

**Alabbasi Construction & Engineering  
764 Ramona Expressway, Suite C  
Perris, California 92571**

**Prepared by:**

**Ruben S. Ramirez, Jr.  
Cadre Environmental  
c/o BFSA Environmental Services,  
a Perennial Company  
14010 Poway Road, Suite A  
Poway, California 92064**

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**BFSA Environmental Services**  
A Perennial Company

# Biological Resources Technical Report

Mazzoneh, LP Project Site  
City of Perris, California

## FINAL REPORT



PLN 21-05298, APNs 310-150-012 & 310-160-070

***Prepared for:***

**BFSA Environmental Services**

14010 Poway Road, Suite A  
Poway, California 92064  
Contact: Jenni Stropes (858) 484-0915

***Prepared by:***

**Cadre Environmental**

701 Palomar Airport Road, Suite 300  
Carlsbad, California 92011  
Contact: Ruben Ramirez, (949) 300-0212

July 2025

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## GLOSSARY

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|       |  |
|-------|--|
| APN   | Assessor's Parcel Number   |
| CAPSA | Criteria Area Plant Survey Areas   |
| CDFG  | California Department of Fish and Game (CDFW effective Jan 1 <sup>st</sup> 2013) |
| CDFW  | California Department of Fish and Wildlife                                       |
| CESA  | California Endangered Species Act  |
| CEQA  | California Environmental Quality Act   |
| CNDDB | California Natural Diversity Database  |
| CNPS  | California Native Plant Society  |
| CRPR  | California Rare Plant Ranking  |
| CWA   | Clean Water Act  |
| DBESP | Determination of Biological Equivalent or Superior Preservation                  |
| FESA  | federal Endangered Species Act   |
| GIS   | Geographic Information System  |
| HANS  | Habitat Acquisition and Negotiation Strategy                                     |
| JPR   | Joint Project Review   |
| MBTA  | Migratory Bird Treaty Act  |
| MSHCP | Multiple Species Habitat Conservation Plan                                       |
| NCCP  | Natural Communities Conservation Plan  |
| NPDES | National Pollutant Discharge Elimination System                                  |
| NPPA  | Native Plant Protection Act  |
| NWPR  | Navigable Water Protection Rule  |
| OHWM  | Ordinary High-Water Mark   |
| RCA   | Western Riverside County Regional Conservation Authority                         |
| RWQCB | Regional Water Quality Control Board   |
| SAA   | Streambed Alteration Agreement   |
| SSC   | California Species of Special Concern  |
| USACE | United States Army Corps of Engineers  |
| USFWS | United States Fish and Wildlife Service  |
| USGS  | United States Geological Survey  |

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## INTRODUCTION

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The following biological technical report describes a detailed assessment of potential sensitive natural resources located within and immediately adjacent to the Mazooneh, LP project site (Project Site). Specifically, the report has been prepared to support the California Environmental Quality Act (CEQA) and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) documentation, compliance and review process conducted by the City of Perris. As discussed below, the assessment includes a literature review, site reconnaissance characterizing baseline conditions (including floral and faunal and dominate vegetation communities), impact analysis, and proposed mitigation and/or conservation measures.

### PROJECT LOCATION & DESCRIPTION

The 10.64-acre Project Site including adjacent 2.57-acre of potential offsite impact area (13.21-acres total) within which the impacts would occur is comprised of Assessor's Parcel Numbers (APNs) 310-150-012 and 310-160-070, and Right-of-Ways. The Project Site is located within United States Geological Survey (USGS) 7.5' Series Perris Quadrangle, Riverside County, Township 4 South, Range 3 West, Section 32. Specifically, the Project Site extends north of Ellis Avenue, east of Goetz Road, and west of Case Road, as shown in Figure 1, *Regional Location Map* and Figure 2, *Project Site Map*. An offsite impact area extends to the center line of the adjacent roads including Ellis Avenue, Goetz Road and Case Road.

The Project Site is located within the area subject to the Western Riverside County MSHCP Mead Valley Area Plan and is not located within or adjacent to a Criteria Area, Cell Group or Linkage Area, as shown in Figure 3, *MSHCP Relationship Map* (RCA Data Downloads 2025).

The proposed action includes the consolidation of two (2) parcels for the mixed-use development of a gas station, convenience store, self-serve carwash, restaurant, seven (7) storage buildings, and bio-retention basins.

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## METHODOLOGY

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### LITERATURE REVIEW

Existing biological resource conditions within and adjacent to the Project Site were initially investigated through review of pertinent scientific literature. Federal register listings, protocols, and species data provided by the USFWS were reviewed in conjunction with anticipated federally listed species potentially occurring within the Project Site. The California Natural Diversity Database (CNDDDB 2025a), a California Department of Fish and Wildlife (CDFW) Natural Heritage Division species account database, was also reviewed for all pertinent information regarding the locations of known occurrences of sensitive species in the vicinity of the property. In addition, numerous regional floral and faunal field guides were utilized in the identification of species and suitable habitats. Combined, the sources reviewed provided an excellent baseline from which to inventory the biological resources potentially occurring in the area. Other sources of information

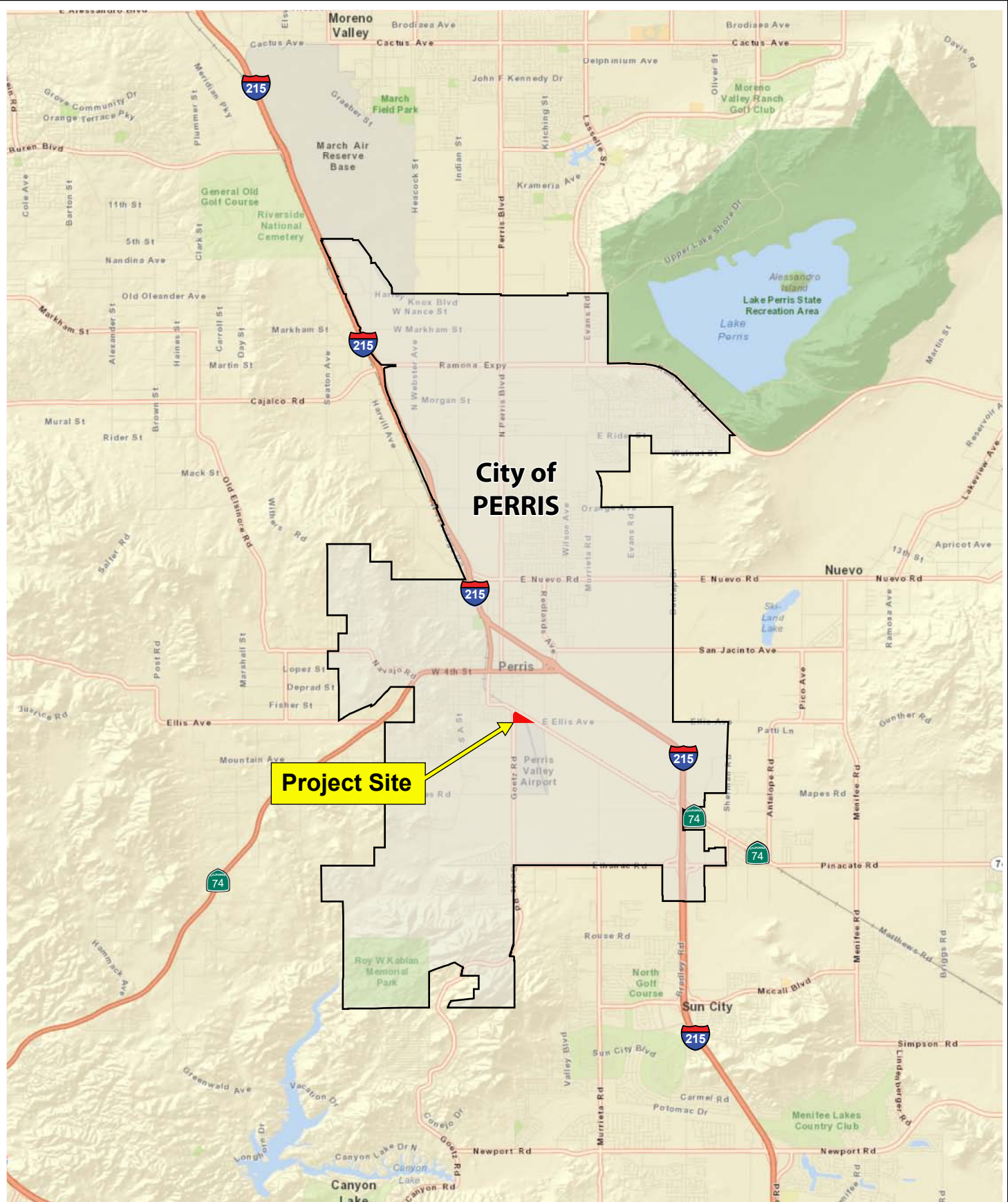
included the review of unpublished biological resource letter reports and assessments. Other CDFW reports and publications consulted include the following:

- Special Animals (CDFW 2025b);
- State and Federally Listed Endangered and Threatened Animals of California (CDFW 2025c);
- Endangered, Threatened, and Rare Plants of California (CDFW 2025d); and
- Special Vascular Plants and Bryophytes List (CDFW 2025e).

## FIELD SURVEYS

Reconnaissance surveys of the Project Site were conducted by Ruben Ramirez, Cadre Environmental on April 22<sup>nd</sup> 2024 and February 11<sup>th</sup>, 2025 in order to characterize and identify potential sensitive plant and wildlife habitats, and to establish the accuracy of the data identified in the literature search and previous surveys. Geologic and soil maps were examined to identify local soil types that may support sensitive taxa. Aerial photograph, topographic maps, and vegetation and rare plant maps prepared by previous studies in the region were used to determine community types and other physical features that may support sensitive plants/wildlife, uncommon taxa, or rare communities that occur within the Project Site. The MSHCP has determined that all of the sensitive species potentially occurring within the Project Site have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required for narrow endemic plant, criteria area, and specific wildlife species if suitable habitat is documented onsite and/or if the property is located within a predetermined "Survey Area" (MSHCP 2004). Based on the initial MSHCP review of predetermined Survey Areas a habitat assessment was conducted for the following target species including those not covered by the MSHCP:

- Crotch's bumble bee (*Bombus crotchii*) [State Candidate Endangered (SCE)].
- burrowing owl (*Athene cunicularia*) [SCE].
- San Diego ambrosia (*Ambrosia pumila*) [FE, CRPR 1B.1];
- spreading navarretia (*Navarretia fossalis*) [FT, CRPR 1B.1];
- California Orcutt grass (*Orcuttia californica*) [FE/SE, CRPR 1B.1];
- Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*) [CRPR 2.1];
- Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), [CRPR 1B.1];
- Davidson's saltscale (*Atriplex serenana* var. *davidsonii*), [CRPR 1B.2];
- little mousetail (*Myosurus minimus* ssp. *apus*), [CRPR 3.1];
- mud nama (*Nama stenocarpum*), [CRPR 2.2];
- Parish's brittle scale (*Atriplex parishii*), [CRPR 1B.1];
- round-leaved filaree (*California macrophyllum*), [CRPR 1B.1];
- San Jacinto Valley crown scale (*Atriplex coronata* var. *notatior*), [FE, CRPR 1B.1];
- smooth tarplant (*Centromadia pungens* ssp. *laevis*), [CRPR 1B.1]; and
- thread-leaved brodiaea (*Brodiaea filifolia*), [FT, SE, CRPR 1B.1].



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**Figure 1 - Regional Location Map**

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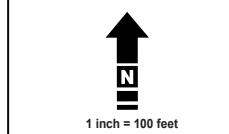
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--- Offsite Impact Boundary

**Figure 2 - Project Site Map**  
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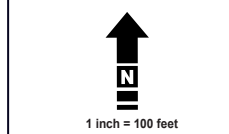




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--- Offsite Impact Boundary

**Figure 3 - MSHCP Relationship Map**  
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## **Vegetation Communities/Habitat Classification Mapping**

Natural community names and hierarchical structure follows the CDFW “List of California Terrestrial Natural Communities” and/or Holland (1986) classification systems, which have been refined and augmented where appropriate to better characterize the habitat types observed onsite when not addressed by the MSHCP classification system.

## **Floristic Plant Inventory**

A general plant survey was conducted throughout the Project Site during the initial reconnaissance in a collective effort to identify all species occurring onsite. All plants observed during the survey efforts were either identified in the field or collected and later identified using taxonomic keys. Plant taxonomy follows Hickman (1993). Scientific nomenclature and common names used in this report generally follow Roberts et al. (2004) or Baldwin et al. (2012) for updated taxonomy. Scientific names are included only at the first mention of a species; thereafter, common names alone are used.

## **Wildlife Resources Inventory**

All animals identified during the reconnaissance survey by sight, call, tracks, scat, or other characteristic sign were recorded onto a 1:200 scale orthorectified color aerial photograph or documented using a global positioning system (GPS). In addition to species actually detected, expected use of the site by other wildlife was derived from the analysis of habitats on the site, combined with known habitat preferences of regionally occurring wildlife species. Vertebrate taxonomy followed in this report is according to the Center for North American Herpetology (2025 for amphibians and reptiles), the American Ornithologists’ Union (1988 and supplemental) for birds, and Baker et al. (2003) for mammals. Both common and scientific names are used during the first mention of a species; common names only are used in the remainder of the text.

## **Regional Connectivity/Wildlife Movement Corridors**

The analysis of wildlife movement corridors associated with the Project Site and immediate vicinity is based on information compiled from literature, analysis of the aerial photograph and direct observations made in the field during the reconnaissance site visit. A literature review was conducted that includes documents on island biogeography (studies of fragmented and isolated habitat “islands”), reports on wildlife home range sizes and migration patterns, and studies on wildlife dispersal. Wildlife movement studies conducted in southern California were also reviewed. Use of field-verified digital data, in conjunction with the GIS database, allowed proper identification of regional vegetation communities and drainage features. This information was crucial to assessing the relationship of the Project Site to large open space areas in the immediate vicinity and was also evaluated in terms of connectivity and habitat linkages. Relative to corridor issues, the discussions in this report are intended to focus on wildlife movement associated within the Project Site and the immediate vicinity.

## **MSHCP Narrow Endemic and Criteria Area Sensitive Plant Habitat Assessment & Focused Surveys**

Based on the results of a habitat assessment conducted on April 22<sup>nd</sup>, 2024, no potential habitat is present on the property for MSHCP narrow endemic and criteria area sensitive plants. A 0.05-acre section of the extreme southeast tip of the Project Site extends into an MSHCP narrow endemic and criteria area sensitive plants which is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates were detected. Focused surveys for MSHCP narrow endemic and criteria area sensitive plants are not warranted.

### **MSHCP Burrowing Owl Habitat Assessment**

In accordance with the MSHCP Burrowing Owl Survey Instructions (2006), survey protocol consists of two steps, Step I – Habitat Assessment and Step II – Locating Burrows and Burrowing Owls. Step II is comprised of two parts, Part A: Focused Burrow Surveys and Part B: Focused Burrowing Owl Surveys. Each step is briefly outlined below, followed by the methodology and results of each survey conducted within the Project Site. All initial habitat assessment, burrow and focused surveys were conducted by Ruben Ramirez, Cadre Environmental.

Surveys were conducted during weather that is conducive to observing owls outside their burrows and detecting burrowing owl sign. Surveys were not conducted during rain, high winds (> 20 mph), dense fog, or temperatures over 90 °F. None of the surveys were conducted within five (5) days of measurable precipitation. In addition to the MSHCP guidelines, field notes were taken daily. These notes recorded the date, location, animal species observed, and general habitat characteristics of each area and habitat examined that day.

#### **Step I – Habitat Assessment**

Step 1 of the MSHCP habitat assessment for burrowing owl consists of a walking survey to determine if suitable habitat is present onsite. Cadre Environmental conducted the habitat assessments on April 22<sup>nd</sup>, 2024. Upon arrival at the Project Site, and prior to initiating the assessment survey, Cadre Environmental used binoculars to scan all suitable habitats on and adjacent to the property, including perch locations, to ascertain owl presence.

All suitable areas of the Project Site were surveyed on foot by walking slowly and methodically while recording/mapping areas that may represent suitable owl habitat onsite. Primary indicators of suitable burrowing owl habitat in western Riverside County include, but are not limited to, native and non-native grassland, interstitial grassland within shrub lands, shrub lands with low density shrub cover, golf courses, drainage ditches, earthen berms, unpaved airfields, pastureland, dairies, fallow fields, and agricultural use areas. Burrowing owls typically use burrows made by fossorial mammals, such as California ground squirrels (*Otospermophilus beecheyi*) or badgers (*Taxidea taxus*), but they often utilize man-made structures, such as earthen berms, cement culverts, cement, asphalt, rock, or wood debris piles, or openings beneath cement or asphalt pavement.

Burrowing owls are often found within, under, or in close proximity to man-made structures.

According to the MSHCP guidelines, if suitable habitat is present, the biologist should also walk the perimeter of the property, which consists of a 150-meter (approximately 500 feet) buffer zone around the Project Site boundary. If permission to access the buffer area cannot be obtained, the biologist shall not trespass, but visually inspect adjacent habitats with binoculars. Results from the habitat assessments indicated that suitable burrowing owl burrows potentially utilized for refugia and/or nesting were documented within the property including foraging habitat documented throughout the Project Site. Accordingly, if suitable habitat is documented onsite, both Step II surveys and the 30-day pre-construction surveys are required in order to comply with the MSHCP guidelines.

## **Step II – Locating Burrows and Burrowing Owls**

Concurrent with the initial habitat assessments, a detailed focused burrow survey was conducted and included documentation of appropriately sized natural burrows or suitable man-made structures that may be utilized by burrowing owl - as part of the MSHCP protocol, which is described below under Part A. Focused Burrow Survey. The MSHCP protocol indicated that no more than 100 acres should be surveyed per day/per biologist.

### **Part A: Focused Burrow Survey**

A systematic survey for burrows, including burrowing owl sign, was conducted by walking across all suitable habitats mapped within the Project Site on April 22<sup>nd</sup>, 2024. Pedestrian survey transects were spaced to allow 100% visual coverage of the ground surface. The distances between transect centerlines were no more than 20 meters (approximately 66 ft.) apart, and owing to the terrain, often much smaller. Transect routes were also adjusted to account for topography and in general ground surface visibility. All observations of suitable burrows or dens, natural or man-made, or sightings of burrowing owl, were recorded and mapped during the survey.

### **Part B: Focused Burrowing Owl Surveys**

Four (4) focused burrowing owl surveys (in addition to the initial focused burrow survey – Step II, Part A) were conducted within the Project Site on April 23<sup>rd</sup>, 25<sup>th</sup>, 26<sup>th</sup>, and 27<sup>th</sup>, 2024 from one hour before sunrise to two hours after sunrise (Cadre Environmental 2024). During visual surveys, all potentially suitable burrow or structure entrances were investigated for signs of owl occupation, such as feathers, tracks, or pellets, and carefully observed to determine if burrowing owls utilize these features, when present. All burrows are monitored at a short distance from the entrance, and at a location that would not interfere with potential owl behavior, when present. In addition to monitoring potential burrow locations, all suitable habitats in the Project Site were walked along transects averaging 20 meters (approximately 66 feet) between centerlines.

## **Jurisdictional Resources Assessment**

A jurisdictional assessment was conducted by Cadre Environmental. The assessment determined the presence or absence of potential wetland and non-wetland waters of the

United States subject to the regulatory jurisdiction of the U.S. Army Corps of Engineers (USACE) pursuant to Clean Water Act (CWA) Section 404; wetland and non-wetland waters of the State subject to the regulatory jurisdiction of the Regional Water Quality Control Board (RWCQB) pursuant to CWA Section 401 and State Porter-Cologne Water Quality Control Act (Porter-Cologne); streambed and riparian habitat subject to the regulatory jurisdiction of the CDFW pursuant Sections 1600 *et seq.* of the California Fish and Game Code (CDFG Code).

All resources delineated as CDFW jurisdictional features will also be defined as Western Riverside County MSHCP Section 6.1.2 resources.

Wetlands are identified by the presence of three characteristics: hydrophytic vegetation, wetland hydrology, and hydric soils. If any of these criteria were met, one or more transects were run to determine the extent of the wetland. Specifically, the presence of wetland hydrology was evaluated throughout the Project Site by recording the extent of observed surface flows, depth of inundation, depth to saturated soils, and depth to free water in the soil pits, where applicable. In addition, indicators of wetland or riverine hydrology were recorded, including water marks, drift lines, rack, debris, and sediment deposits, as warranted. Any indicators of hydric soils, such as redoximorphic features, buried organic matter, organic streaking, reduced soil conditions, gleyed or low-chroma soils, or sulfidic odor were also recorded.

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## EXISTING ENVIRONMENTAL SETTING

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### SURROUNDING LAND USES/TOPOGRAPHY/SOILS

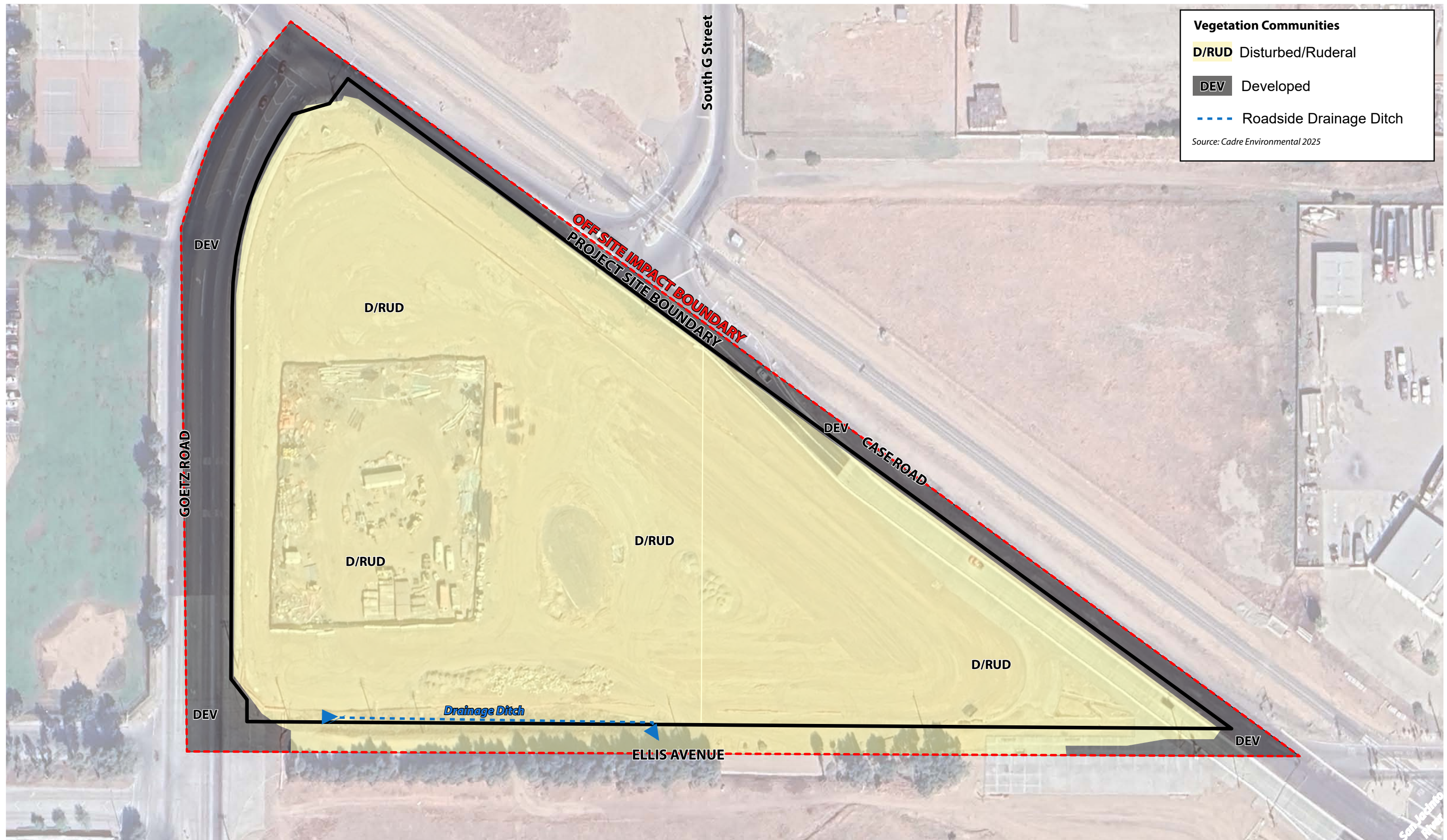
The Project Site slopes slightly from northwest to southeast with elevations extending from 1,427 feet above mean sea level (AMSL) in the extreme northwest region to 1,418 AMSL along the southeast boundary. The Project Site is currently dominated by disturbed/ruderal vegetation, roadside drainage ditches and existing developed roadways as illustrated in as illustrated in Figure 4, *Vegetation Communities Map*, Figures 5 to 8, *Current Project Site Photographs*, and outlined in Table 1, *Vegetation Communities Acreages*. The Soil Survey of Western Riverside Area has the following soils mapped within the boundary of the property as shown on Figure 9, *Soils Association Map*:

- RaA – Ramona sandy loam, 0 to 2 percent slopes
- EpA – Exeter sandy loam, deep, 0-2% slopes.

The soils documented onsite are characterized as well drained (drainage class).

### VEGETATION COMMUNITIES

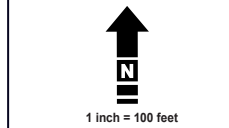
Natural community names follow the CDFW “List of California Terrestrial Natural Communities” and/or Holland (1986) classification system, which have been refined and where appropriate to better characterize the habitat types onsite when not addressed by the MSHCP classification system. Acreage totals for vegetation communities documented onsite and offsite are listed in Table 1. *Vegetation Communities Acreages*.



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--- Offsite Impact Boundary

**Figure 4 - Vegetation Communities Map**  
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PHOTOGRAPH 1 - Northeast View of Project Site. Eastward View of Ellis Avenue Roadside Drainage Ditch.



PHOTOGRAPH 2 - Eastward View of Ellis Avenue Roadside Drainage Ditch.

*Refer to Figure 2 - Project Site Map for Photographic Key*

**Figure 5 - Current Project Site Photographs**  
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PHOTOGRAPH 3 - Westward View of Project Site and Ellis Avenue.



PHOTOGRAPH 4 - Eastward View of Project Site and Ellis Avenue.

*Refer to Figure 2 - Project Site Map for Photographic Key*

**Figure 6 - Current Project Site Photographs**  
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PHOTOGRAPH 5 - Northwest View of Project Site from Case Road and Ellis Avenue intersection.



PHOTOGRAPH 6 - Northwest View of Project Site from Case Road Right of Way.

*Refer to Figure 2 - Project Site Map for Photographic Key*

**Figure 7 - Current Project Site Photographs**  
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PHOTOGRAPH 7 - Southeast view of Project Site from Case Road and Goetz Road intersection.

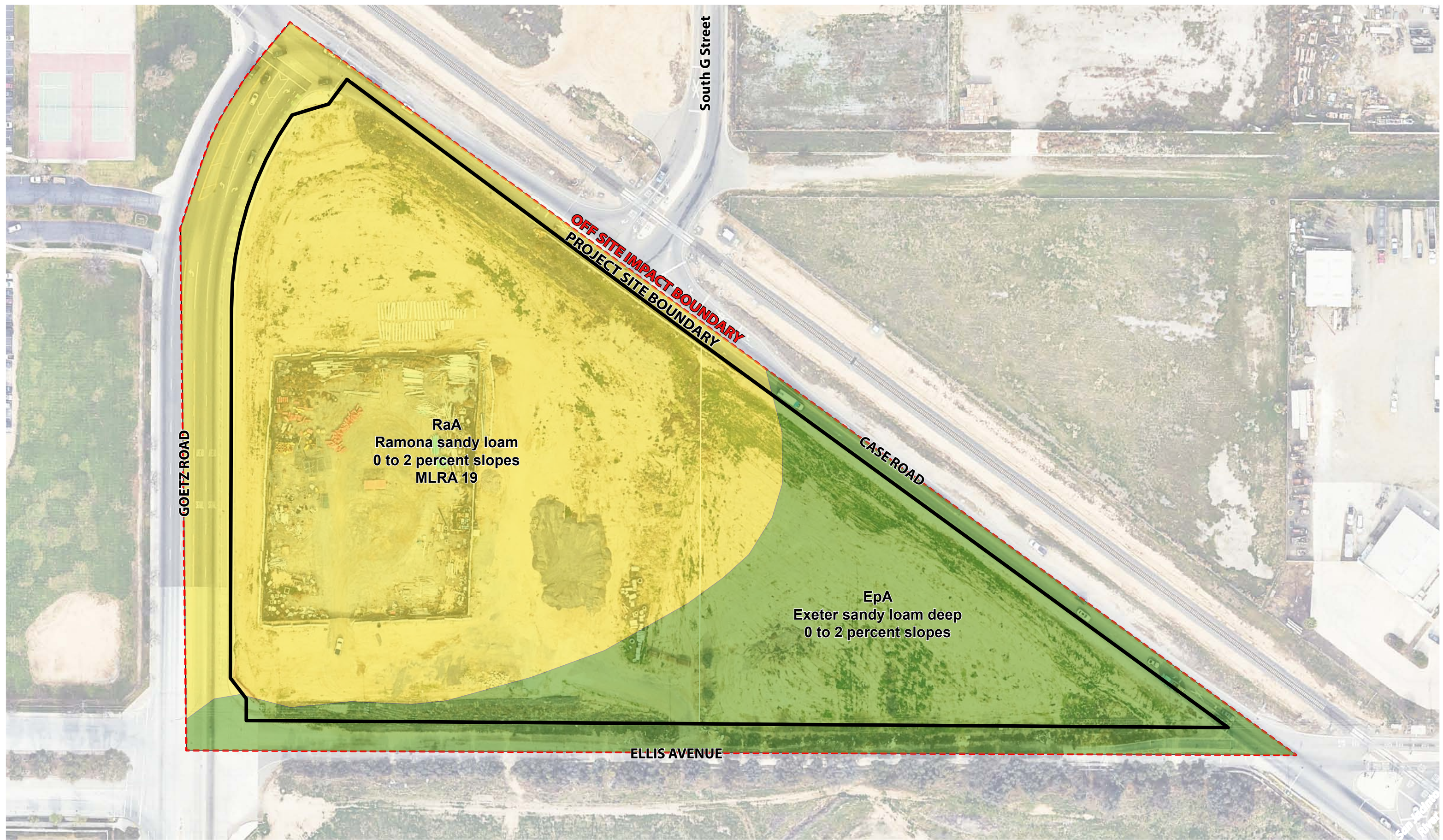


PHOTOGRAPH 8 - Southward view of Project Site from Case Road and Goetz Road intersection.

*Refer to Figure 2 - Project Site Map for Photographic Key*

**Figure 8 - Current Project Site Photographs**  
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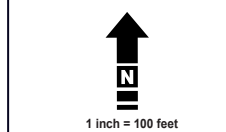


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**Figure 9 - Soils Association Map**

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**Table 1.  
Vegetation Communities Acreages**

| <b>Vegetation Community</b> | <b>Project Site Acres</b> | <b>Offsite Impact Acres</b> | <b>Total Acres</b> |
|-----------------------------|---------------------------|-----------------------------|--------------------|
| Disturbed/Ruderal           | 10.45                     | 0.72                        | 11.17              |
| Developed                   | 0.19                      | 1.85                        | 2.04               |
| <b>TOTAL</b>                | <b>10.64</b>              | <b>2.57</b>                 | <b>13.21</b>       |

Source: Cadre Environmental 2025

### **Disturbed/Ruderal**

The majority of the Project Site was dominated by disturbed/ruderal vegetation based on the initial site visit conducted in April 2024. Common dominant species documented within this habitat type include London rocket (*Sisymbrium irio*), stinknet (*Oncosiphon piluliferum*), cheeseweed (*Malva parviflora*), Russian thistle (*Salsola tragus*), tocalote (*Centaurea melitensis*), red-stemmed filaree (*Erodium cicutarium*), white-stemmed filaree (*Erodium moschatum*), prickly lettuce (*Lactuca serriola*), black mustard (*Brassica nigra*), tumbling pigweed (*Amaranthus albus*), hare barley (*Hordeum murinum* subsp. *leporinum*), Italian rye (*Lolium multiflorum*), foxtail chess (*Bromus madritensis* ssp. *rubens*), ripgut grass (*Bromus diandrus*), wild oat (*Avena fatua*), tree tobacco (*Nicotiana glauca*), cocklebur (*Xanthium strumarium*), and yellow sweetclover (*Melilotus officinalis*). Less common species include wild radish (*Raphanus sativus*), Boccone's sand spurrey (*Spergularia bocconi*), and red gum tree (*Eucalyptus camaldulensis*). The Project Site is currently/primarily devoid of vegetation and is being utilized as a staging area for the construction and improvements to Ellis Avenue and Case Road based on an updated site assessment conducted on February 11<sup>th</sup>, 2025.

### **Roadside Drainage Ditch**

A disturbed roadside drainage ditch is located along the southwestern region of the Project Site boundary. Species documented within the roadside drainage ditch includes but are not limited to prostrate knotweed (*Polygonum aviculare*), canary grass (*Phalaris canariensis*), hyssop loosestrife (*Lythrum hyssopifolia*), Boccone's sand spurrey, annual sunflower (*Helianthus annuus*), rattail six-weeks grass (*Festuca myuros*), prickly sow thistle (*Sonchus asper* subs. *asper*), California burclover (*Medicago polymorpha*), beardless wild rye (*Elymus triticoides*) tumbling pigweed, short pod mustard (*Hirschfeldia incana*), and common fiddleneck (*Amsinckia menziesii*). The disturbed roadside drainage ditch extends east along the northern boundary of Ellis Avenue/southwest Project Site Boundary, is then directed south of Ellis Avenue where it extends east to Case Road within a concrete ditch where it enters a recently constructed surface and subsurface drainage features extending south to the San Jacinto River adjacent to Case Road.

### **Developed**

Developed regions of the Project Site include the paved sections of Ellis Avenue, Case Road and Goetz Road.

## GENERAL PLANT & WILDLIFE SPECIES

A complete list of plant species documented within the Project Site are presented in the previous section.

General wildlife species documented onsite or within the vicinity during the focused surveys include but are not limited to red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco sparverius*), Anna's hummingbird (*Calypte anna*), mourning dove (*Zenaida macroura*), American crow (*Corvus brachyrhynchos*), Cassin's kingbird (*Tyrannus vociferans*), cliff swallow (*Petrochelidon pyrrhonota*), black phoebe (*Sayornis nigricans*), Say's phoebe (*Sayornis saya*), yellow rumped warbler (*Setophaga coronata*), white crowned sparrow (*Zonotrichia leucophrys*), northern mockingbird (*Mimus polyglottos*), European starling (*Sturnus vulgaris*), house finch (*Haemorhous mexicanus*), house sparrow (*Passer domesticus*), and California ground squirrel.

## JURISDICTIONAL RESOURCES

The total extent of USACE/RWQCB/CDFW and MSHCP Section 6.1.2 resources occurring within the Project Site will be based on the results of the formal jurisdictional delineation as shown in Figure 10, *Jurisdictional Resources Map*. A formal jurisdictional delineation is required to determine the presence/absence, extent and impacts to resources regulated by the USACE, RWQCB, and CDFW. If present, and prior to issuance of a grading permit, the project applicant will obtain a, Clean Water Act Section 404 permit, 1602 Streambed Alteration Agreement from CDFW and a WDR permit issued by the RWQCB pursuant to the California Water Code Section 13260.

### MSHCP Riparian/Riverine/Vernal Pool Resources

Regulated activities within inland streams, wetlands and riparian areas in Western Riverside County California fall under the jurisdiction of the MSHCP. The MSHCP requires, among other things, assessments for riparian/riverine and vernal pool resources. As projects are proposed within the MSHCP Plan Area, an assessment of the potentially significant effects of those projects on riparian/riverine areas, and vernal pools are required, as currently mandated by CEQA, using available information augmented by project-specific mapping provided to and reviewed by the permittee's biologist(s). Riparian/riverine areas and vernal pools are defined for this section as follows in accordance with Section 6.1.2, Vol. I, of the Final MSHCP Plan:

*“Riparian/Riverine Areas are lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year.”* (MSHCP 2004)

It is assumed the first part of the definition defines riparian habitat, and the second part defines riverine areas. Vernal pools are defined as:

*“...seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during*

*the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season". (MSHCP 2004)*

The total extent of MSHCP Section 6.1.2 Riverine resources occurring within the Project Site will be based on the results of the formal jurisdictional delineation. All resources delineated as CDFW jurisdictional features will also be defined as Western Riverside County MSHCP Section 6.1.2 Riverine resources.

No MSHCP Section 6.1.2 Riparian resources including scrub, forest or woodland habitats are located within or adjacent to the Project Site.

No evidence of vernal pools was documented within the Project Site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools became completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop. A review of historic aerials was conducted to determine if inundated features were present during years of high rainfall when features would certainly be documented. Historic aerials taken in 2011 and 2023 represent an ideal baseline during which known (previously documented) inundated vernal pools can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials.

The made-made earthen roadside drainage ditches do not meet the definition of vernal pools.

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## SENSITIVE BIOLOGICAL RESOURCES

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The following discussion describes the plant and wildlife species present, or potentially present within the property boundaries, that have been afforded special recognition by federal, state, or local resource conservation agencies and organizations, principally due to the species' 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 state and/or federal resource management agencies, or both, as threatened or endangered, under provisions of the state and federal endangered species act. Vulnerable or "at-risk" species that are proposed for listing as threatened or endangered (and thereby for protected status) are categorized administratively as "candidates" by the USFWS. The CDFW uses various terminology and classifications to describe vulnerable species. There are additional sensitive species classifications applicable in California. These are described below.

Sensitive biological resources are habitats or individual species that have special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, or rare. The CDFW, USFWS, and special groups like the California Native Plant Society maintain watch lists of such resources. For the purpose of this assessment sources used to determine the sensitive status of biological resources are:

**Plants:** USFWS (2025), CNDDDB (CDFW 2025a), CDFW (2025d, 2025e), CNPS (2025), and Skinner and Pavlik (1994),

**Invertebrate** - Crotch's bumble bee *Bombus crotchii*: Leif Richardson, Paul Williams, Robbin Thorp and Sheila Colla, et al. (2022), CDFW (2019), CDFW (2023), Hatfield, et al. (2019).

**Wildlife:** California Wildlife Habitat Relationships (2008), USFWS (2025), CNDDDB (CDFW 2025a), CDFW (2025b, 2025c, 2025f), and Leif Richardson, Paul Williams, Robbin Thorp and Sheila Colla, et al. (2022).

**Habitats:** CNDDDB (CDFW 2025a, 2025f).

## FEDERAL PROTECTION AND CLASSIFICATIONS

The Federal Endangered Species Act of 1973 (FESA) defines an endangered species as "any species that is in danger of extinction throughout all or a significant portion of its range..." Threatened species are 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 it is unlawful to "take" any listed species. "Take" is defined as follows in Section 3(18) of the 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 a "take." These interpretations, however, are generally considered and applied on a case-by-case basis and often vary from species to species. In a case where a property owner seeks

permission from a federal agency for an action that could affect a federally listed plant and animal species, the property owner and agency are required to consult with USFWS. Section 9(a)(2)(b) of the FESA addresses the protections afforded to listed plants. Recently, the USFWS instituted changes in the listing status of former candidate species. Former C1 (candidate) species are now referred to simply as candidate species and represent the only candidates for listing. Former C2 species (for which the USFWS had insufficient evidence to warrant listing at this time) and C3 species (either extinct, no longer a valid taxon or more abundant than was formerly believed) are no longer considered as candidate species. Therefore, these species are no longer maintained in list form by the USFWS, nor are they formally protected. However, some USFWS field offices have issued memoranda stating that former C2 species are henceforth to be considered Federal Species of Concern. This term is employed in this document but carries no official protections. All references to federally protected species in this report (whether listed, proposed for listing or candidate) 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:

|     |                               |
|-----|-------------------------------|
| FE  | Federal Endangered            |
| FT  | Federal Threatened            |
| FPE | Federal Proposed Endangered   |
| FPT | Federal Proposed Threatened   |
| FC  | Federal Candidate for Listing |

The designation of critical habitat can also have a significant impact on the development of land designated as “*critical habitat*.” The FESA prohibits federal agencies from taking any action that will “*adversely modify or destroy*” critical habitat (16 U.S.C. § 1536(a)(2)). This provision of the FESA applies to the issuance of permits by federal agencies. Before approving an action affecting critical habitat, the federal agency is required to consult with the USFWS who then issues a biological opinion evaluating whether the action will “*adversely modify*” critical habitat. Thus, the designation of critical habitat effectively gives the USFWS extensive regulatory control over the development of land designated as critical habitat.

The MBTA makes it unlawful to “*take*” any migratory bird or part, nest, or egg of such bird listed in wildlife protection treaties between the United States and Great Britain, the Republic of Mexico, Japan, and the Union of Soviet States. For purposes of the MBTA, “*take*” is defined as to pursue, hunt, capture, kill, or possess or attempt to do the same.

The Bald Eagle and Golden Eagle Protection Act explicitly protects the bald eagle and golden eagle and imposes its own prohibition on any taking of these species. As defined in this act, take means to pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, or molest or disturb. Current USFWS policy is not to refer the incidental take of bald eagles for prosecution under the Bald Eagle and Golden Eagle Protection Act (16 U.S.C. 668-668d).

## STATE 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 FESA, CESA does not include listing provisions for invertebrate species.

Article 3, Sections 2080 through 2085, of 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 CESA, "take" is defined as "...hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." Exceptions authorized by the state to allow "take" require "...permits or memorandums 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 prior to disturbance.

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. SSC ("special" animals and plants) listings include special status species, including all state and federal protected and candidate taxa, Bureau of Land Management and US Forest Service sensitive species, species considered to be declining or rare by the CNPS or National Audubon Society, and a selection of species which are considered to be under population stress but are not formally proposed for listing. This list is primarily a working document for the CDFW's CNDDDB project. Informally listed taxa are not protected per se but warrant consideration in the preparation of biotic assessments. For some species, the CNDDDB is only concerned with specific portions of the life history, such as roosts, rookeries, or nest sites. For the purposes of this assessment, the following acronyms are used for State status species:

|    |                  |
|----|------------------|
| SE | State Endangered |
| ST | State Threatened |

|     |                                       |
|-----|---------------------------------------|
| SCE | State Candidate Endangered            |
| SCT | State Candidate Threatened            |
| SFP | State Fully Protected                 |
| SP  | State Protected                       |
| SR  | State Rare                            |
| SSC | California Species of Special Concern |
| CWL | California Watch List                 |

Nesting birds, including raptors, are protected under California Fish and Game Code Section 3503, which reads, “It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.” In addition, under California Fish and Game Code Section 3503.5, “it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto”. Passerines and non-passerine land birds are further protected under California Fish and Game Code 3513. As such, the CDFW typically recommends surveys for nesting birds that could potentially be directly (e.g., actual removal of trees/vegetation) or indirectly (e.g., noise disturbance) impacted by project-related activities. Disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered “take” by the CDFW.

The CNPS is a private plant conservation organization dedicated to the monitoring and protection of sensitive species in the State. This organization 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 (Tibor 2001). The list serves as the candidate list for listing as threatened and endangered by CDFW. The CNPS has developed five categories of rarity (CRPR):

|         |  |
|---------|--|
| CRPR 1A | Presumed extinct in California.  |
| CRPR 1B | Rare, threatened, or endangered in California and elsewhere.   |
| CRPR 2A | Plants presumed extirpated in California but common elsewhere  |
| CRPR 2B | Plants rare, threatened, or endangered in California but more common elsewhere   |
| CRPR 3  | Plants about which we need more information – a review list.   |
| CRPR 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. |

As stated by the CNPS:

*“Threat Rank is an extension added onto the California Rare Plant Rank and designates the level of endangerment by a 1 to 3 ranking with 1 being the most endangered and 3 being the least endangered. A Threat Rank is*

present for all California Rare Plant Rank 1B's, 2's, 4's, and the majority of California Rare Plant Rank 3's. California Rare Plant Rank 4 plants are seldom assigned a Threat Rank of 0.1, as they generally have large enough populations to not have significant threats to their continued existence in California; however, certain conditions exist to make the plant a species of concern and hence be assigned a California Rare Plant Rank. In addition, all California Rare Plant Rank 1A (presumed extinct in California), and some California Rare Plant Rank 3 (need more information) plants, which lack threat information, do not have a Threat Rank extension.” (CNPS 2010)

|     |   |
|-----|---|
| 0.1 | Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)                       |
| 0.2 | Fairly threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)                           |
| 0.3 | Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known) |

## SENSITIVE HABITATS

As stated by the CDFW:

“One purpose of the vegetation classification is to assist in determining the level of rarity and imperilment of vegetation types. Ranking of alliances according to their degree of imperilment (as measured by rarity, trends, and threats) follows NatureServe’s Heritage Methodology, in which all alliances are listed with a G (global) and S (state) rank. For alliances with State ranks of S1-S3, all associations within them are also considered to be highly imperiled” (CDFW 2012)

No vegetation communities listed by the CDFW as sensitive were documented within or adjacent to the Project Site.

## SENSITIVE PLANTS

The Project Site lies partially (0.05-acre) within a predetermined Survey Area for four (4) MSHCP narrow endemic sensitive plant species, which includes:

- San Diego ambrosia (*Ambrosia pumila*) [FE, CRPR 1B.1];
- spreading navarretia (*Navarretia fossalis*) [FT, CRPR 1B.1];
- California Orcutt grass (*Orcuttia californica*) [FE/SE, CRPR 1B.1]; and
- Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*) [CRPR 2.1].

None of the four (4) MSHCP narrow endemic sensitive plant species were detected during the project survey as noted in Table 4, *Sensitive Plant Species with Potential to Occur Onsite*. Based on the results of a habitat assessment conducted on April 22<sup>nd</sup>, 2024 and February 11<sup>th</sup>, 2025, no potential habitat is present on the property for MSHCP narrow endemic sensitive plants. A 0.05-acre section of the extreme southeast tip of the Project

Site extends into an MSHCP narrow endemic sensitive plant survey area which is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected. Focused surveys for MSHCP narrow endemic sensitive plants are not warranted.

The Project Site lies partially (0.05-acre) within a predetermined Survey Area nine (9) MSHCP criteria area sensitive plant species, which includes:

- Coulter’s goldfields (*Lasthenia glabrata* ssp. *coulteri*), CRPR 1B.1;
- Davidson’s saltscale (*Atriplex serenana* var.  *davidsonii*), CRPR 1B.2;
- Little mousetail (*Myosurus minimus* ssp. *apus*), CRPR 3.1;
- Mud nama (*Nama stenocarpum*), CRPR 2.2;
- Parish’s brittle scale (*Atriplex parishii*), CRPR 1B.1;
- Round-leaved filaree (*California macrophyllum*), CRPR 1B.1;
- San Jacinto Valley crownscale (*Atriplex coronata* var. *notatior*), FE, CRPR 1B.1;
- Smooth tarplant (*Centromadia pungens* ssp. *laevis*), CRPR 1B.1; and
- Thread-leaved brodiaea (*Brodiaea filifolia*), FT, SE, CRPR 1B.1.

None of the nine (9) MSHCP criteria area sensitive plant species was detected during the project survey as noted in Table 4, *Sensitive Plant Species with Potential to Occur Onsite*. Based on the results of a habitat assessment conducted on April 22<sup>nd</sup>, 2024, no potential habitat is present on the property for MSHCP criteria area sensitive plants. A 0.05-acre section of the extreme southeast tip of the Project Site extends into an MSHCP criteria area sensitive plant survey area which is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected. Focused surveys for MSHCP narrow endemic and criteria area sensitive plants are not warranted.

No state or federally listed threatened or endangered plant species were detected onsite.

**Table 4.  
Sensitive Plant Species with Potential to Occur Onsite.**

| Species Name<br>(Scientific Name)<br>Status  | Habitat Description   | Comments   |
|--|---|--|
| <b>MSHCP Criteria Area Plant Species</b>   |   |  |
| <b>San Jacinto Valley crownscale</b><br><i>(Atriplex coronata</i> var. <i>notatior)</i><br><br>FE<br>CRPR List 1B.1<br>MSHCP CAPSA<br>CA Endemic | The San Jacinto Valley crownscale occurs primarily in floodplains that support alkali scrub, alkali playas, vernal pools, and occasionally alkali grasslands. | A 0.05-acre section of the extreme southeast tip of the Project Site extends into an MSHCP survey area for San Jacinto Valley crownscale. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected. |

| Species Name<br>(Scientific Name)<br>Status  | Habitat Description  | Comments  |
|--|--|---|
|  |  | Not detected within Project Site during habitat assessment conducted on April 22 <sup>nd</sup> , 2024.  |
| <b>Parish's brittlescale</b><br>( <i>Atriplex parishii</i> )<br><br>CRPR List 1B.1<br>MSHCP CAPSA                          | Parish's brittlescale is a small prostrate to decumbent annual, white scaly, and is often much less than eight inches in length. It blooms May to October. This species occurs on alkali or saline flats, alkali meadows, and in or along the margins of vernal pools or playa depressions.  | <p>A 0.05-acre section of the extreme southeast tip of the Project Site extends into an MSHCP survey area for Parish's brittlescale. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected.</p> <p>Not detected within Project Site during habitat assessment conducted on April 22<sup>nd</sup>, 2024.</p> |
| <b>Davidson's saltscale</b><br>( <i>Atriplex serenana</i> var. <i>davidsonii</i> )<br><br>CRPR List 1B.2<br>MSHCP CAPSA    | Davidson's saltscale is a decumbent to ascending annual that is sparsely scaly. It blooms April to October. It grows on coastal bluffs and alkaline alluvial terraces, and on alkali or saline flats in interior areas such as western Riverside County.   | <p>Project Site extends into an MSHCP survey area for Davidson's saltscale. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected.</p> <p>Not detected within Project Site during habitat assessment conducted on April 22<sup>nd</sup>, 2024.</p>  |
| <b>Thread-leaved brodiaea</b><br>( <i>Brodiaea filifolia</i> )<br><br>FT/SE<br>CRPR List 1B.1<br>MSHCP CAPSA<br>CA Endemic | Thread-leaved brodiaea is a geophyte, which produces leaves and flower stalks that sprout from corms (underground bulb-like storage stems). Thread-leaved brodiaea blooms March to June. Thread-leaved brodiaea typically occurs on gentle hillsides, valleys, and floodplains in semi-alkaline flats of riparian areas, vernal pools, mesic southern needlegrass grassland, mixed native-annual grassland, and alkali grassland plant communities | <p>Project Site extends into an MSHCP survey area for thread-leaved brodiaea. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected.</p> <p>Not detected within Project Site during habitat assessment conducted on April 22<sup>nd</sup>, 2024.</p>  |

| Species Name<br>(Scientific Name)<br>Status  | Habitat Description   | Comments  |
|--|---|---|
|  | in association with clay, clay loam, or alkaline silty-clay soils.  |   |
| <b>Smooth Tarplant</b><br><i>(Centromadia pungens ssp. laevis)</i><br><br>CRPR 1B.1<br>MSHCP CAPSA             | Smooth tarplant is an annual member of the sunflower family (Asteraceae) that occurs in vernal pools, alkali playas and scrub, alkali grasslands, riparian areas, along watercourses and disturbed sites. It blooms April to September.   | Project Site extends into an MSHCP survey area for smooth tarplant. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected.<br><br>Not detected within Project Site during habitat assessment conducted on April 22 <sup>nd</sup> , 2024.      |
| <b>Round-leaved filaree</b><br><i>(Erodium macrophyllum)</i><br><br>CRPR List 2.1<br>MSHCP CAPSA<br>CA Endemic | Habitats include open areas in cismontane woodland and valley and foothill grasslands, which are often associated with heavy clay soils below 3,600 feet elevation.   | Project Site extends into an MSHCP survey area for round-leaved filaree. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected.<br><br>Not detected within Project Site during habitat assessment conducted on April 22 <sup>nd</sup> , 2024. |
| <b>Coulter's goldfields</b><br><i>(Lasthenia glabrata ssp. coulteri)</i><br><br>CRPR List 1B.1<br>MSHCP CAPSA  | Coulter's goldfields is associated with low-lying alkali and saline habitats along the coast and inland valleys. The majority of the populations are associated with coastal salt marsh. In Riverside County, Coulter's goldfields primarily grow in highly alkaline, silty clays associated with the Traver-Domino-Willows soils, and usually in the wet areas in the alkali vernal plain community. | Project Site extends into an MSHCP survey area for Coulter's goldfields. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected.<br><br>Not detected within Project Site during habitat assessment conducted on April 22 <sup>nd</sup> , 2024. |

| <b>Species Name<br/>(Scientific Name)<br/>Status</b>  | <b>Habitat Description</b>  | <b>Comments</b>   |
|---|---|---|
| <b>Little mousetail</b><br><i>(Myosurus minimus ssp. apus)</i><br><br>CRPR List 3.1<br>MSHCP CAPSA        | Little mousetail is widespread in California. It occurs in alkaline vernal pools, and vernal alkali plains and grasslands, and blooms March to June.  | Project Site extends into an MSHCP survey area for little mousetail. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected.<br><br>Not detected within Project Site during habitat assessment conducted on April 22 <sup>nd</sup> , 2024.   |
| <b>Mud nama</b><br><i>(Nama stenocarpum)</i><br><br>CRPR List 2.2<br>MSHCP CAPSA                          | Mud nama grows on muddy embankments of marshes and swamps, lake margins, riverbank, meadow, playa, and vernal pools. In western Riverside County, it is known only from the north shore of Mystic Lake (Roberts et al. 2004).   | Project Site extends into an MSHCP survey area for mud nama. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected.<br><br>Not detected within Project Site during habitat assessment conducted on April 22 <sup>nd</sup> , 2024.           |
| <b>MSHCP Narrow Endemic Plant Species</b>   |   |   |
| <b>San Diego ambrosia</b><br><i>(Ambrosia pumila)</i><br><br>FE<br>CRPR List 1B.1<br>MSHCP NEPSA          | San Diego ambrosia is known from Baja California, Mexico, and San Diego and Riverside counties in the United States. It blooms May to September. San Diego ambrosia occurs primarily on upper terraces of rivers and drainages as well as in open grasslands, openings in coastal sage scrub, and occasionally in areas adjacent to vernal pools. | Project Site extends into an MSHCP survey area for San Diego ambrosia. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected.<br><br>Not detected within Project Site during habitat assessment conducted on April 22 <sup>nd</sup> , 2024. |
| <b>Spreading navarretia</b><br><i>(Navarretia fossalis)</i><br><br>FT/SE<br>CRPR List 1B.1<br>MSHCP NEPSA | Spreading navarretia is a member of the phlox family, and is found in vernal pools, chenopod scrub, edge of marshes, and playas on saline-alkali soils. It occasionally grows in ditches and depressions associated with degraded habitat or old stock ponds (Consortium 2012). Spreading navarretia  | Project Site extends into an MSHCP survey area for spreading navarretia. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected.   |

| Species Name<br>(Scientific Name)<br>Status   | Habitat Description   | Comments  |
|---|---|---|
|   | is a small prostrate to occasionally erect annual. Spreading navarretia blooms April to June.   | Not detected within Project Site during habitat assessment conducted on April 22 <sup>nd</sup> , 2024.  |
| <b>California Orcutt grass</b><br>( <i>Orcuttia californica</i> )<br><br>FE/SE<br>CRPR List 1B.1<br>MSHCP NEPSA             | California Orcutt grass is a small, unique grass that occurs primarily in vernal pool habitats. In southern California, it is known from Orange (recently reported occurrence), Los Angeles, Riverside, Ventura, and San Diego Counties, and continues south into Baja California, Mexico. California Orcutt grass blooms April to August. In Riverside County, this species is found in southern basaltic claypan vernal pools at the Santa Rosa Plateau, and alkaline vernal pools such as Skunk Hollow, at Upper Salt Creek near Hemet, Menifee and elsewhere. | <p>Project Site extends into an MSHCP survey area for California Orcutt grass. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected.</p> <p>Not detected within Project Site during habitat assessment conducted on April 22<sup>nd</sup>, 2024.</p> |
| <b>Wright's trichocoronis</b><br>( <i>Trichocoronis wrightii</i> var. <i>wrightii</i> )<br><br>CRPR List 2.1<br>MSHCP NEPSA | The historic known range of Wright's trichocoronis includes the Great Valley of central California, western Riverside County, and south Texas and adjacent northeast Mexico. This plant grows in meadows and seeps, marshes, riparian scrub, and vernal pools. Wright's trichocoronis blooms May to September.  | <p>Project Site extends into an MSHCP survey area for Wright's trichocoronis. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected.</p> <p>Not detected within Project Site during habitat assessment conducted on April 22<sup>nd</sup>, 2024.</p>  |
| <b>MSHCP Covered Species</b>  |   |   |
| <b>Vernal barley</b><br>( <i>Hordeum intercedens</i> )<br><br>MSHCP Covered<br>CRPR 3.2                                     | Annual herb generally blooming from March to June within coastal dunes, coastal scrub, grassland and vernal pools (CNPS 2025)   | <p>Project Site extends into an MSHCP survey area for vernal barley. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected.</p> <p>Not detected within Project Site during habitat</p>  |

| Species Name<br>(Scientific Name)<br>Status  | Habitat Description  | Comments   |
|--|--|--|
|  |  | assessment conducted on April 22 <sup>nd</sup> , 2024.   |
| <b>Other Sensitive Species Considered</b>  |  |  |
| <b>Robinson's pepper-grass</b><br><i>(Lepidium virginicum var. robinsonii)</i><br><br>CRPR 1B.1        | Occurs in chaparral and coastal scrub.                                     | Project Site extends into an MSHCP survey area for Robinson's pepper-grass. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected.<br><br>Not detected within Project Site during habitat assessment conducted on April 22 <sup>nd</sup> , 2024. |
| <b>Chaparral sand-verbena</b><br><i>(Abronia villosa var. aurita)</i><br><br>CRPR 1B.1                 | Sandy soils in sage-scrub, chaparral.                                      | Project Site extends into an MSHCP survey area for chaparral sand-verbena. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected.<br><br>Not detected within Project Site during habitat assessment conducted on April 22 <sup>nd</sup> , 2024.  |
| <b>Parry's spineflower</b><br><i>(Chorizanthe parryi var. parryi)</i><br><br>CRPR 3.2<br>MSHCP Covered | Sandy or rocky soils in open habitats of chaparral and coastal sage scrub. | Project Site extends into an MSHCP survey area for Parry's spineflower. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue were no suitable substrates or vegetation was detected.<br><br>Not detected within Project Site during habitat assessment conducted on April 22 <sup>nd</sup> , 2024.     |

| Species Name<br>(Scientific Name)<br>Status  | Habitat Description  | Comments   |
|--|--|--|
| <p><b>Long-spined spineflower</b><br/>(<i>Chorizanthe polygonoides</i><br/>var. <i>longispina</i>)</p> <p>CRPR 1B<br/>MSHCP Covered</p>  | <p>Annual herb generally blooming from April to July within chaparral, coastal scrub, meadows and seeps, grassland and vernal pools in association with clay substrates (CNPS 2025).</p> | <p>Project Site extends into an MSHCP survey area for long-spined spineflower. The survey area is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue where no suitable substrates or vegetation was detected.</p> <p>Not detected within Project Site during habitat assessment conducted on April 22<sup>nd</sup>, 2024.</p> |
| <p><b>California Native Plant Society (CNPS): California Rare Plant Rank (CRPR)</b><br/> CRPR 1A – plants presumed extinct in California<br/> CRPR 1B – plants rare, threatened, or endangered in California, but more common elsewhere<br/> CRPR 2A – plants presumed extirpated in California but common elsewhere<br/> CRPR 2B – plants rare, threatened, or endangered in California but more common elsewhere<br/> CRPR 3 – plants about which we need more information, a review list<br/> CRPR 4 – plants of limited distribution, a watch list<br/> .1 – Seriously endangered in California<br/> .2 – Fairly endangered in California<br/> .3 – Not very endangered in California</p> <p><b>Federal (USFWS) Protection and Classification</b><br/> FE – Federally Endangered<br/> FT – Federally Threatened<br/> FC – Federal Candidate for Listing</p> <p><b>State (CDFW) Protection and Classification</b><br/> SE – State Endangered<br/> ST – State Threatened</p> |  |  |

Source: Cadre Environmental 2025.

## SENSITIVE WILDLIFE

The Project Site does not occur within a predetermined MSHCP Survey Area for amphibians or mammals (RCA GIS Database 2025).

The Project Site and offsite impact area occurs completely within a predetermined Survey Area for the burrowing owl (RCA GIS Database 2025). Suitable burrowing owl burrows potentially utilized for refugia and/or nesting including foraging habitat were documented within and adjacent to the Project Site. Therefore, focused surveys were conducted by Cadre Environmental during the spring of 2024. No burrowing owl or characteristic sign such as white-wash, feathers, tracks, or pellets were detected within or immediately adjacent to the Project Site or offsite impact area during the 2024 survey efforts. Regardless, at a minimum, a 30-day preconstruction survey will be conducted immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP.

Potential foraging and/or breeding habitat for four (4) MSHCP covered species was detected onsite including Cooper's hawk (*Accipiter cooperii*), California horned lark (*Eremophila alpestris actia*), white-tailed kite (*Elanus leucurus*), and loggerhead shrike

(*Lanius ludovicianus*), as outlined in Table 5, *Sensitive Wildlife Species with Potential to Occur Onsite*. No state or federally listed threatened or endangered wildlife species were detected or are expected to occur onsite.

**Table 5.  
Sensitive Wildlife Species with Potential to Occur Onsite.**

| Species Name<br>(Scientific Name)<br>Status   | Habitat Description   | Comments  |
|---|---|---|
| <b>INVERTEBRATES</b>  |   |   |
| <b>Crotch's bumble bee</b><br>( <i>Bombus crotchii</i> )<br><br>SCE   | Range extends from southern to northern California within a variety of habitats including grassland, scrub, chaparral and desert habitats. Food plants include but are not limited to the following genera: <i>Antirrhinum, Phacelia, Clarkia, Cordylanthus, Dendromecon, Medicago Eschscholzia, Chaenactis, Eriogonum, Hypericum, Lantana, Lupinus, Salvia, Asclepias, Cirsium, Monardella, Keckiella, Acmispon, Euthamia, Ehrendorferia, Vicia, and/or Trichostema.</i> | <u>No Potential</u> – The Project Site is generally devoid of vegetation and no food plants were documented or expected to occur onsite. The property has been utilized as a staging area during the construction and improvements to Case Road and Ellis Avenue. |
| <b>Vernal pool fairy shrimp</b><br>( <i>Branchinecta lynchi</i> )<br><br>FT<br>MSHCP Covered Species        | Vernal pool fairy shrimp is restricted to seasonal vernal pools (Eng, Belk, and Eriksen 1990; USFWS 1994). The vernal pool fairy shrimp prefers cool-water pools that have low to moderate dissolved solids, are unpredictable, and often short lived (Eriksen and Belk 1999, MSHCP 2004).  | <u>No Potential</u> – No vernal pools or seasonal depressions detected onsite.  |
| <b>Quino checkerspot butterfly</b><br>( <i>Euphydryas editha quino</i> )<br><br>FE<br>MSHCP Covered Species | Quino checkerspot butterfly (QCB) is restricted to low elevation meadow habitats or clearings usually characterized by clay or cryptogamic deposits, inhabited by host plants including <i>Plantago erecta, Plantago patagonica,</i>  | <u>No potential</u> to occur onsite based on a lack of suitable habitat and soils. The Project Site is dominated by disturbed/ruderal vegetation.   |

| Species Name<br>(Scientific Name)<br>Status  | Habitat Description  | Comments  |
|--|--|---|
|  | <i>Castilleja exserta</i> , and<br><i>Cordylanthus rigidus</i> .<br>Adult QCB often occur on open or sparsely vegetated rounded hilltops, ridgelines, and occasionally rocky outcrops. (MSHCP 2004)  |   |
| <b>AMPHIBIANS</b>  |  |   |
| <b>Western spadefoot</b><br>( <i>Spea hammondi</i> )<br><br>SSC<br>MSHCP Covered Species                         | The western spadefoot population is patchily but widely distributed throughout the Riverside Lowlands and San Jacinto Foothills Bioregions. Primary habitat for this species includes suitable breeding habitat below 1500 meters (i.e., vernal pools or other standing water that is free of exotic species) with secondary habitats including adjacent chaparral, sage scrub, grassland, and alluvial scrub habitats. (MSHCP 2004) | <u>No potential</u> to occur onsite based on a lack of suitable habitat and soils. The Project Site is dominated by disturbed/ruderal vegetation. |
| <b>REPTILES</b>  |  |   |
| <b>Orange-throated whiptail</b><br>( <i>Aspidoscelis hyperythra</i> )<br><br>CWL<br>MSHCP Covered Species        | The orange-throated whiptail occurs primarily in a wide variety of habitats but is more closely tied to coastal sage scrub and chaparral habitats with less than 90 percent vegetative cover.  | <u>No potential</u> to occur onsite based on a lack of suitable habitat and soils. The Project Site is dominated by disturbed/ruderal vegetation. |
| <b>Coastal western whiptail</b><br>( <i>Aspidoscelis tigris stejnegeri</i> )<br><br>SSC<br>MSHCP Covered Species | The coastal western whiptail occurs in a wide variety of habitats including coastal sage scrub, desert scrub, Riversidean alluvial fan scrub, woodlands, grasslands, playas, and respective ecotones between these habitats (MSHCP 2004).  | <u>No potential</u> to occur onsite based on a lack of suitable habitat and soils. The Project Site is dominated by disturbed/ruderal vegetation. |
| <b>Red-diamond rattlesnake</b><br>( <i>Crotalus ruber</i> )<br><br>SSC   | The red-diamond rattlesnake is often found in areas with dense vegetation especially   | <u>No potential</u> to occur onsite based on a lack of suitable habitat and soils. The Project  |

| Species Name<br>(Scientific Name)<br>Status  | Habitat Description  | Comments  |
|--|--|---|
| MSHCP Covered Species  | chaparral and sage scrub up to 1,520 meters in elevation (MSHCP 2004).   | Site is dominated by disturbed/ruderal vegetation.  |
| <b>Western pond turtle</b><br>( <i>Emys marmorata</i> )<br><br>SSC<br>MSHCP Covered Species                                      | The western pond turtle inhabits slow moving permanent or intermittent streams, small ponds, small lakes, reservoirs, abandoned gravel pits, permanent and ephemeral shallow wetlands, stock ponds, and sewage treatment lagoons (Rathbun <i>et al.</i> , 1992; Holland, 1994). Pools are the preferred habitat within streams (Bury, 1972, MSHCP 2004). | <u>No potential</u> to occur onsite based on a lack of suitable habitat and soils. The Project Site is dominated by disturbed/ruderal vegetation. |
| <b>Coast horned lizard</b><br>( <i>Phrynosoma blainvillii</i> )<br><br>SSC<br>MSHCP Covered Species                              | The horned lizard occurs primarily in scrub, chaparral, and grassland habitats. The species is common in most areas of the Plan Area except where adjacent to urban situations (MSHCP 2004).   | <u>No potential</u> to occur onsite based on a lack of suitable habitat and soils. The Project Site is dominated by disturbed/ruderal vegetation. |
| <b>BIRDS</b>   |  |   |
| <b>Cooper's hawk</b><br>( <i>Accipiter cooperii</i> )<br><br>SSC<br>MSHCP Covered Species  | Cooper's hawk is most commonly found within or adjacent to riparian/oak forest and woodland habitats. This uncommon resident of California increases in numbers during winter migration.   | <u>Potential</u> to occur immediately south of the Project Site based on the presence of mature Eucalyptus trees located south of Ellis Avenue.   |
| <b>Southern California rufous-crowned sparrow</b><br>( <i>Aimophila ruficeps canescens</i> )<br><br>CWL<br>MSHCP Covered Species | Southern California rufous-crowned sparrow is a non-migratory bird species that primarily occurs within sage scrub and grassland habitats and to a lesser extent chaparral sub-associations (Unitt 2004). This species generally breeds on the ground within grassland and scrub communities in the western and central regions of California.           | <u>No potential</u> to occur onsite based on a lack of suitable habitat and soils. The Project Site is dominated by disturbed/ruderal vegetation. |

| <b>Species Name</b><br><i>(Scientific Name)</i><br>Status  | <b>Habitat Description</b>   | <b>Comments</b>   |
|--|--|---|
| <b>Bell's sage sparrow</b><br><i>(Amphispiza belli)</i><br><br>CWL<br>MSHCP Covered Species                | Bell's sage sparrow is an uncommon to fairly common but localized resident breeder in dry chaparral and coastal sage scrub along the coastal lowlands, inland valleys, and in the lower foothills of local mountains (MSHCP 2004).   | <u>No potential</u> to occur onsite based on a lack of suitable habitat and soils. The Project Site is dominated by disturbed/ruderal vegetation. |
| <b>Burrowing owls</b><br><i>(Athene cunicularia)</i><br><br>SCE<br>MSHCP Covered Species                   | The burrowing owl uses predominantly open land, including grassland, agriculture (e.g., dry-land farming and grazing areas), playa, and sparse coastal sage scrub and desert scrub habitats (Garrett and Dunn 1981). Some breeding burrowing owls are year-round residents and additional individuals from the north may winter throughout the MSHCP Area Plan (MSHCP 2004).   | <u>Not detected onsite during focused surveys conducted in 2024.</u>  |
| <b>Mountain plover (wintering)</b><br><i>(Charadrius montanus)</i><br><br>FPT/SSC<br>MSHCP Covered Species | The mountain plover is narrowly distributed at relatively few locations within the Plan Area in suitable habitat. The mountain plover uses playas and vernal pool, grassland, and some agriculture habitats during the winter in the Plan Area. Although playa and vernal pool habitat is well identified for the Plan Area, it encompasses a relatively small portion. The remaining habitats, grassland and agriculture land, are well distributed within the Plan Area but the mountain plover uses only a small portion of what is available. (MSHCP 2004) | <u>No Potential</u> - Based on a lack of suitable undisturbed foraging habitat.   |

| <b>Species Name</b><br><i>(Scientific Name)</i><br>Status  | <b>Habitat Description</b>   | <b>Comments</b>   |
|--|--|---|
| <b>California horned lark</b><br><i>(Eremophila alpestris actia)</i><br><br>SSC<br>MSHCP Covered Species           | The California horned lark is a common to abundant resident in a variety of open habitats, usually where trees and large shrubs are absent (Zeiner, <i>et al.</i> 1990). (MSHCP 2004)  | <u>Potential</u> Suitable foraging habitat documented onsite within the disturbed/ruderal habitat.  |
| <b>White-tailed kite</b><br><i>(Elanus leucurus)</i><br><br>SFP<br>MSHCP Covered Species                           | The white-tailed kite is found in riparian, oak woodlands adjacent to large open spaces including grasslands, wetlands, savannahs and agricultural fields. This non-migratory bird species occurs throughout the lower elevations of California and commonly nests in coast live oaks (Unitt 2004).  | <u>Potential</u> Suitable foraging habitat documented onsite within the disturbed/ruderal habitat.  |
| <b>Southwestern willow flycatcher</b><br><i>(Empidonax traillii extimus)</i><br><br>FE/SE<br>MSHCP Covered Species | The southwestern willow flycatcher is narrowly distributed at few locations within the Plan Area. Although the preferred habitat, riparian woodland and select other forests, is well distributed within all bioregions and spread over the entire Plan Area, few current locations for the willow flycatcher have been documented (MSHCP 2004). | <u>No potential</u> to occur onsite based on a lack of suitable habitat.  |
| <b>Loggerhead shrike</b><br><i>(Lanius ludovicianus)</i><br><br>SSC<br>MSHCP Covered Species                       | Loggerhead shrike prefer open ground for foraging and thick trees and shrubs including sage scrub, chaparral, and desert scrub habitats for nesting.   | <u>Potential</u> - Suitable foraging habitat documented onsite within the disturbed/ruderal habitat. Low likelihood to occur onsite based on limited distribution within plan area. |
| <b>White-faced ibis</b><br><i>(Plegadis chihi)</i><br><br>SSC<br>MSHCP Covered Species                             | The white-faced ibis is virtually restricted to emergent vegetation and islands along the margins of open water areas for nesting. However, the species may use a wide variety of Habitats, including flooded  | <u>No Potential</u> – Based on a lack of suitable foraging and breeding habitat.  |

| Species Name<br>(Scientific Name)<br>Status   | Habitat Description  | Comments  |
|---|--|---|
|   | agriculture lands and grasslands in a very nomadic and unpredictable manner for foraging (Garrett and Dunn 1988).  |   |
| <b>Coastal California gnatcatcher</b><br><i>(Polioptila californica californica)</i><br><br>FT/SSC<br>MSHCP Covered Species | The coastal California gnatcatcher is a non-migratory bird species that primarily occurs within sage scrub habitats in coastal southern California dominated by California sagebrush ( <i>Artemisia californica</i> ), and California buckwheat ( <i>Eriogonum fasciculatum</i> ). | <u>No potential</u> to occur onsite based on a lack of suitable habitat.  |
| <b>Least Bell's vireo</b><br><i>(Vireo bellii pusillus)</i><br><br>FE/SE<br>MSHCP Covered Species                           | Least Bell's vireo resides in riparian habitats with a well-defined understory including southern willow scrub, mule fat, and riparian forest/woodland habitats.   | <u>No potential</u> to occur onsite based on a lack of suitable habitat.  |
| <b>MAMMALS</b>  |  |   |
| <b>Northwestern San Diego pocket mouse</b><br><i>(Chaetodipus fallax fallax)</i><br><br>SSC<br>MSHCP Covered Species        | The northwestern San Diego pocket mouse occurs throughout the Plan Area in coastal sage scrub sage scrub/grassland ecotones, chaparral, and desert scrubs at all elevations up to 6,000 feet (MSHCP 2004).   | <u>No potential</u> to occur onsite based on a lack of suitable habitat.  |
| <b>San Diego black-tailed jackrabbit</b><br><i>(Lepus californicus bennettii)</i><br><br>SSC                                | The San Diego black-tailed jackrabbit in open habitats, primarily including grasslands, sage scrub, alluvial fan sage scrub, and Great Basin sage scrub.   | <u>No potential</u> to occur onsite based on a lack of suitable habitat. Not detected onsite during the 2024 surveys. |
| <b>San Diego desert woodrat</b><br><i>(Neotoma lepida intermedia)</i><br><br>SSC<br>MSHCP Covered Species                   | The San Diego desert woodrat is found throughout the Plan Area in sage scrub and chaparral wherever there are rock outcrops, boulders, cactus patches and dense undergrowth. (MSHCP 2004)  | <u>No potential</u> to occur onsite based on a lack of suitable habitat.  |

| <b>Species Name</b><br><i>(Scientific Name)</i><br>Status   | <b>Habitat Description</b>  | <b>Comments</b>   |
|---|---|---|
| <b>Southern grasshopper house</b><br><i>(Onychomys torridus ramona)</i><br><br>SSC                  | Common in arid desert habitats of the Mojave Desert and southern Central Valley of California. Alkali desert scrub and desert scrub habitats are preferred, with somewhat lower densities expected in other desert habitats, including succulent shrub, wash, and riparian areas. Also occurs in coastal scrub, mixed chaparral, sagebrush, low sage, and bitterbrush habitats. Uncommon in valley foothill and montane riparian, and in a variety of other habitats. (CDFW 1999) | <u>No potential</u> to occur onsite based on a lack of suitable habitat.  |
| <b>Stephens' kangaroo rat</b><br><i>(Dipodomys stephensi)</i><br><br>FE/ST<br>MSHCP Covered Species | The Stephens' kangaroo rat is found almost exclusively in open grasslands or sparse shrublands with cover of less than 50 percent during the summer (MSHCP 2004).   | <u>No potential</u> to occur onsite based on a lack of suitable habitat.  |
| <b>Western mastiff bat</b><br><i>(Eumops perotis californicus)</i><br><br>SSC                       | Western mastiff bats are found in a variety of biotic environments from low desert scrub to chaparral, oak woodland and ponderosa pine.   | <u>No potential</u> to occur onsite based on a lack of suitable habitat.  |
| <b>Yellow bat</b><br><i>(Lasiurus xanthinus)</i><br><br>SSC   | Although formerly associated only with the desert palm oasis in California (Bond, 1970), yellow bats appear to be expanding their range to the coast and northward, possibly as a result of the planting of ornamental palms.   | <u>No potential</u> to occur onsite based on a lack of suitable habitat.  |
| <b>Bobcat</b><br><i>(Lynx rufus)</i><br><br>MSHCP Covered Species                                   | The bobcat requires large expanses of relatively undisturbed brushy and rocky habitats near springs or other perennial water sources.   | <u>No potential</u> to occur onsite based on a lack of suitable habitat. Not detected onsite during 2024 surveys. |

| Species Name<br>(Scientific Name)<br>Status   | Habitat Description  | Comments   |
|---|--|--|
| <b>Pocketed free-tailed bat</b><br>( <i>Nyctinomops femorosaccus</i> )<br><br>SSC<br>MSHCP Covered Species  | Usually associated with rugged canyons, high cliffs, and rock outcroppings. Roosts in rock crevices and caves during the day; may also roost in buildings or under roof tiles (Ziener et al. 1988-1990).   | <u>No potential</u> to occur onsite based on a lack of suitable habitat.   |
| <b>Los Angeles pocket mouse</b><br>( <i>Perognathus longimembris brevinasus</i> )<br><br>SSC<br>MSHCP Covered Species   | The Los Angeles pocket mouse appears to be limited to sparsely vegetated habitat areas in patches of fine sandy soils associated with washes or of aeolian (windblown) origin, such as dunes (MSHCP 2004). | <u>No potential</u> to occur onsite based on a lack of suitable habitat.   |
| <b>American badger</b><br>( <i>Taxidea taxus</i> )<br><br>SSC   | The American badger prefers friable soils in open grassland and scrub habitat in southern California.  | <u>No potential</u> to occur onsite based on a lack of suitable habitat. No individuals or adequality sized burrows detected onsite during the 2024 surveys. |
| <b>Federal (USFWS) Protection and Classification</b><br>FE – Federally Endangered<br>FT – Federally Threatened<br>FC – Federal Candidate for Listing<br><br><b>State (CDFW) Protection and Classification</b><br>SE – State Endangered<br>ST – State Threatened<br>SCE – State Candidate Endangered<br>SSC – State Species of Special Concern<br>CWL – California Watch List<br>SPF – State Fully Protected |  |  |

Sources: Cadre Environmental 2025.

Critical habitat designations by the USFWS were researched to determine if any of the Project Site is located within USFWS critical habitat. The Project Site does not occur within a designated critical habitat for federally endangered or threatened species.

## REGIONAL CONNECTIVITY/WILDLIFE MOVEMENT CORRIDORS

### Overview

Wildlife corridors link 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 information (MacArthur and Wilson 1967; Soule 1987; Harris and Gallager 1989; Bennett 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. 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”, “habitat linkage”, and “wildlife crossing” to refer to areas in which wildlife moves 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 ridge line, 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 sites). 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.

### **Wildlife Movement within Project Site**

The Project Site does not represent a regional wildlife movement corridor and provides no cover, food, natural unrestricted water courses or habitats that would facilitate regional wildlife movement onsite. The Project Site is not located within an MSHCP designated core, extension of existing core, non-contiguous habitat block, constrained linkage, or linkage area. The Project Site is bordered to the west by high traffic reach of Goetz Road, northeast by Case Road and south by the future alignment of Ellis Avenue.

The MSHCP Urban/Wildlands Interface guidelines presented in Section 6.1.4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to an MSHCP Conservation Area. The proposed action is not located within or adjacent to a proposed MSHCP Conservation Area. The project will not conflict with Section 6.1.4.

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## **REGIONAL AND REGULATORY SETTING**

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### **FEDERAL**

#### **Federal Endangered Species Act**

The MSHCP serves as an HCP pursuant to Section 10(a)(1)(B) of the FESA of 1973, allowing participating jurisdictions to authorize “take” of plant and wildlife species. The MSHCP has been issued under this Section and provides incidental take for all covered species.

#### **Clean Water Act**

United States Army Corps of Engineers - Pursuant to Section 404 of the Clean Water Act, the Corps regulates the discharge of dredged and/or fill material into waters of the United States. The term “waters of the United States” is defined in Corps regulations at 33 CFR Part 328.3(a) as:

- (1) Waters which are: (i) Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; (ii) The territorial seas; or (iii) Interstate waters;

- (2) Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;
- (3) Tributaries of waters identified in paragraphs (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;
- (4) Wetlands adjacent to the following waters: (i) Waters identified in paragraph (a)(1) of this section; or (ii) Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;
- (5) Intrastate lakes and ponds not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section. Corps regulations at 33 CFR Part 328.3(b) exclude the following from being “waters of the United States” even where they otherwise meet the terms of paragraphs (a)(2) through (5) above: (1) Waste treatment systems, including treatment ponds or lagoons, designed to meet the requirements of the Clean Water Act; (2) Prior converted cropland designated by the Secretary of Agriculture. The exclusion would cease upon a change of use, which means that the area is no longer available for the production of agricultural commodities. Notwithstanding the determination of an area’s status as prior converted cropland by any other Federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with EPA; (3) Ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water; (4) Artificially irrigated areas that would revert to dry land if the irrigation ceased; (5) Artificial lakes or ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing; (6) Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons; (7) Waterfilled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and (8) Swales and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration flow.

In the absence of wetlands, the limits of Corps jurisdiction in non-tidal waters, such as intermittent streams, extend to the OHWM which is defined at 33 CFR 328.3(c)(4) as: ...that line on the shore established by the fluctuation of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas. “Adjacent” wetlands are defined by 33 CFR 328.3(c)(2) as having a “continuous surface connection” to other waters of the United States.

**Wetland Definition Pursuant to Section 404 of the Clean Water Act** - The term "wetlands" (a subset of "waters of the United States") is defined at 33 CFR 328.3(c)(1) as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support...a prevalence of vegetation typically adapted for life in saturated soil conditions." In 1987 the Corps published a manual to guide its field personnel in determining jurisdictional wetland boundaries. The methodology set forth in the 1987 Wetland Delineation Manual and the Arid West Supplement generally require that, in order to be considered a wetland, the vegetation, soils, and hydrology of an area exhibit at least minimal hydric characteristics. While the manual and Supplement provide great detail in methodology and allow for varying special conditions, a wetland should normally meet each of the following three criteria: more than 50 percent of the dominant plant species at the site must be typical of wetlands (i.e., rated as facultative or wetter in the Arid West 2016 Regional Wetland Plant List<sup>12</sup>);

soils must exhibit physical and/or chemical characteristics indicative of permanent or periodic saturation (e.g., a gleyed color, or mottles with a matrix of low chroma indicating a relatively consistent fluctuation between aerobic and anaerobic conditions); and Whereas the 1987 Manual requires that hydrologic characteristics indicate that the ground is saturated to within 12 inches of the surface for at least five percent of the growing season during a normal rainfall year, the Arid West Supplement does not include quantitative criteria with the exception for areas with "problematic hydrophytic vegetation", which require a minimum of 14 days of ponding to be considered a wetland.

### **Migratory Bird Treaty and Bald and Golden Eagle Protection Acts**

Migratory birds including resident raptors and passerines are protected under the federal MBTA. The MBTA of 1918 implemented the 1916 convention between the

United States and Great Britain for the protection of birds migrating between the U.S. and Canada. Similar conventions between the United States and Mexico (1936), Japan (1972) and the Union of Soviet Socialist Republics (1976) further expanded the scope of international protection of migratory birds. Each new treaty has been incorporated into the MBTA as an amendment and the provisions of the new treaty are implemented domestically. These four treaties and their enabling legislation, the MBTA, established Federal responsibilities for the protection of nearly all species of birds, their eggs and nests.

The MBTA made it illegal for people to "take" migratory birds, their eggs, feathers or nests. Take is defined in the MBTA to include by any means or in any manner, any attempt at hunting, pursuing, wounding, killing, possessing or transporting any migratory bird, nest, egg, or part thereof. The Bald and Golden Eagle Protection Act affords additional protection to all bald and golden eagles.

## **STATE**

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<sup>1</sup> Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. *Arid West 2016 Regional Wetland Plant List*. *Phytoneuron* 2016-30: 1-17. Published 28 April 2016.

<sup>2</sup> Note the Corps also publishes a *National List of Plant Species that Occur in Wetlands* (Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. *The National Wetland Plant List: 2016 wetland ratings*. *Phytoneuron* 2016-30: 1-17. Published 28 April 2016.); however, the *Regional Wetland Plant List* should be used for wetland delineations within the Arid West Region.

## **California Endangered Species Act**

The CESA is similar to FESA in that it contains a process for listing of species regulating potential impacts to listed species. Section 2081 of the CESA authorizes the CDFW to enter into a memorandum of agreement for take of listed species for scientific, educational, or management purposes. The MSHCP serves as an HCP pursuant the Natural Communities Conservation Plan (NCCP) under the NCCP Act of 2001, allowing participating jurisdictions to authorize "Take" of plant and wildlife species.

As stated by the CDFW:

*"On June 22, 2004, the Department issued NCCP Approval and Take Authorization for the Western Riverside County MSCHP per Section 2800 et seq. of the California Fish and Game Code. The MSHCP establishes a multiple species conservation program to minimize and mitigate habitat loss and the incidental take of covered species in association with activities covered under the permit." (CDFG 2004)*

## **California Fish and Game Code 3503 and 3513**

As stated by the CDFW:

*"CHAPTER 1. General Provisions [3500 - 3516] (Chapter 1 enacted by Stats. 1957, Ch. 456.) It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. (Amended by Stats. 1971, Ch. 1470.)"*

## **Native Plant Protection Act**

The Native Plant Protection Act (NPPA) enacted a process by which plants are listed as rare or endangered. The NPPA regulates collection, transport, and commerce in plants that are listed. The CESA follows the NPPA and covers both plants and wildlife determined to be threatened with extinction or endangered. Plants listed as rare under the NPPA are designated as threatened under the CESA. No plants listed under the CESA occur on the Project Site onsite or offsite impact areas.

## **Regional Water Quality Control Board**

Regional Water Quality Control Board - The State Water Resource Control Board and each of its nine Regional Boards regulate the discharge of waste (dredged or fill material) into waters of the United States<sup>3</sup> and waters of the State. Waters of the United States

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<sup>3</sup> Therefore, wetlands that meet the current definition, or any historic definition, of waters of the U.S. are waters of the state. In 2000, the State Water Resources Control Board determined that all waters of the U.S. are also waters of the state by regulation, prior to any regulatory or judicial limitations on the federal definition of waters of the U.S. (California Code of Regulations title 23, section 3831(w)). This regulation has remained in effect despite subsequent changes to the federal definition. Therefore, waters of the state includes features that have been determined by the U.S. Environmental Protection Agency (U.S. EPA) or the U.S. Army Corps of Engineers (Corps) to be "waters of the U.S." in an approved jurisdictional determination; "waters of the U.S." identified in an aquatic resource report verified by the Corps upon which

are defined above in Section II.A and waters of the State are defined as “any surface water or groundwater, including saline waters, within the boundaries of the state” (California Water Code 13050[e]).

Section 401 of the CWA requires certification for any federal permit or license authorizing impacts to waters of the U.S. (i.e., waters that are within federal jurisdiction), such as Section 404 of the CWA and Section 10 of the Safe Rivers and Harbors Act, to ensure that the impacts do not violate state water quality standards. When a project could impact waters outside of federal jurisdiction, the Regional Board has the authority under the Porter-Cologne Water Quality Control Act to issue Waste Discharge Requirements (WDRs) to ensure that impacts do not violate state water quality standards. Clean Water Act Section 401 Water Quality Certifications, WDRs, and waivers of WDRs are also referred to as orders or permits.

State Wetland Definition - The State Board Wetland Definition and Procedures define an area as wetland as follows: An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area’s vegetation is dominated by hydrophytes or the area lacks vegetation.

The following wetlands are waters of the State:

1. Natural wetlands;
2. Wetlands created by modification of a surface water of the state;<sup>4</sup> and
3. Artificial wetlands<sup>5</sup> that meet any of the following criteria:
  - a. Approved by an agency as compensatory mitigation for impacts to other waters of the state, except where the approving agency explicitly identifies the mitigation as being of limited duration;
  - b. Specifically identified in a water quality control plan as a wetland or other water of the state;
  - c. Resulted from historic human activity, is not subject to ongoing operation and maintenance, and has become a relatively permanent part of the natural landscape; or
  - d. Greater than or equal to one acre in size, unless the artificial wetland was constructed, and is currently used and maintained, primarily for one or more of the following purposes (i.e., the following artificial wetlands are not waters of the state unless they also satisfy the criteria set forth in 2, 3a, or 3b):
    - i. Industrial or municipal wastewater treatment or disposal,
    - ii. Settling of sediment,

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a permitting decision was based; and features that are consistent with any current or historic final judicial interpretation of “waters of the U.S.” or any current or historic federal regulation defining “waters of the U.S.” under the federal Clean Water Act.

<sup>4</sup> *“Created by modification of a surface water of the state” means that the wetland that is being evaluated was created by modifying an area that was a surface water of the state at the time of such modification. It does not include a wetland that is created in a location where a water of the state had existed historically, but had already been completely eliminated at some time prior to the creation of the wetland. The wetland being evaluated does not become a water of the state due solely to a diversion of water from a different water of the state.*

<sup>5</sup> *Artificial wetlands are wetlands that result from human activity.*

- iii. Detention, retention, infiltration, or treatment of stormwater runoff and other pollutants or runoff subject to regulation under a municipal, construction, or industrial stormwater permitting program,
- iv. Treatment of surface waters,
- v. Agricultural crop irrigation or stock watering,
- vi. Fire suppression,
- vii. Industrial processing or cooling,
- viii. Active surface mining – even if the site is managed for interim wetlands functions and values,
- ix. Log storage,
- x. Treatment, storage, or distribution of recycled water, or
- xi. Maximizing groundwater recharge (this does not include wetlands that have incidental groundwater recharge benefits); or
- xii. Fields flooded for rice growing.<sup>6</sup>

All artificial wetlands that are less than an acre in size and do not satisfy the criteria set forth in 2, 3.a, 3.b, or 3.c are not waters of the state. If an aquatic feature meets the wetland definition, the burden is on the applicant to demonstrate that the wetland is not a water of the state.

### **CDFW Streambed Alteration Agreement**

California Department of Fish and Wildlife - Pursuant to Division 2, Chapter 6, Sections 1600-1603 of the California Fish and Game Code, the CDFW regulates all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake, which supports fish or wildlife.

The Fish and Game Code defines a stream (including creeks and rivers) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having surface or subsurface flow that supports or has supported riparian vegetation." CDFW also defines a stream as "a body of water that flows, or has flowed, over a given course during the historic hydrologic regime, and where the width of its course can reasonably be identified by physical or biological indicators."

It is important to note that the Fish and Game Code defines fish and wildlife to include: all wild animals, birds, plants, fish, amphibians, invertebrates, reptiles, and related ecological communities including the habitat upon which they depend for continued viability (FGC Division 5, Chapter 1, section 45 and Division 2, Chapter 1 section 711.2(a) respectively). Furthermore, Division 2, Chapter 5, Article 6, Section 1600 et seq. of the California Fish

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<sup>6</sup> *Fields used for the cultivation of rice (including wild rice) that have not been abandoned due to five consecutive years of non-use for the cultivation of rice (including wild rice) that are determined to be a water of the state in accordance with these Procedures shall not have beneficial use designations applied to them through the Water Quality Control Plan for the Sacramento and San Joaquin River Basins, except as otherwise required by federal law for fields that are considered to be waters of the United States. Further, agricultural inputs legally applied to fields used for the cultivation of rice (including wild rice) shall not constitute a discharge of waste to a water of the state. Agricultural inputs that migrate to a surface water or groundwater may be considered a discharge of waste and are subject to waste discharge requirements or waivers of such requirements pursuant to the Water Board's authority to issue or waive waste discharge requirements or take other actions as applicable.*

and Game Code does not limit jurisdiction to areas defined by specific flow events, seasonal changes in water flow, or presence/absence of vegetation types or communities.

## **LOCAL**

### **Western Riverside County Multiple Species Habitat Conservation Plan Compliance Analysis**

The proposed Project Site is located completely within the area subject to the MSHCP, which is a comprehensive multi-jurisdictional effort that includes western Riverside County and eighteen (18) cities including the City of Perris. Rather than addressing sensitive species on an individual basis, the MSHCP focuses on conservation of 146 species, including those listed at the federal and state levels and those that could become listed in the future. The MSHCP proposed a reserve system of approximate 500,000 acres, of which 347,000 acres are currently within public ownership and 153,000 acres will need to be assembled from lands currently in private ownership. The MSHCP allows the County and other permittees (including the City of Perris) to issue take permits for listed species so that applicants do not need to receive endangered species incidental take authorization from the USFWS and CDFW.

On June 7<sup>th</sup>, 2003, the County Board of Supervisors adopted the MSHCP, certified the Environmental Impact Report/Environmental Impact Statement, and authorized the Chairman to sign the Implementing Agreement with the respective wildlife agencies. The Incidental Take Permit was issued by the wildlife agencies on June 22<sup>nd</sup>, 2004. The City of Perris is a Permittee under the MSHCP.

### **MSHCP Reserve Design & Criteria Area Objectives**

The Project Site is located within the area subject to the MSHCP Mead Valley Area Plan. The Mead Valley Area Plan has a target conservation acreage of 4,980 to 6,730 acres. It is composed of approximately 3,095 acres of existing Public/Quasi-Public Lands and 1,885 - 3,635 acres of Additional Reserve Lands. The City of Perris is located entirely within the Mead Valley Area Plan. The target acreage range within the City of Perris is 720 - 1,400 acres. The City of Perris target acreage is included within the 1,885 - 3,635 acre target conservation range on Additional Reserve Lands for the entire Mead Valley Area Plan (MSHCP 2004).

The Project Site is not located within or adjacent to a Criteria Area, Cell Group or Linkage Area. An MSHCP consistency analysis for projects located within a criteria area cell or cell group is not required. No Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR) are required.

### **MSHCP Sensitive Species Surveys**

The Project Site lies partially (0.05-acre) within a predetermined Survey Area for four (4) MSHCP narrow endemic sensitive plant species, which includes:

- San Diego ambrosia (*Ambrosia pumila*) [FE, CRPR 1B.1];

- spreading navarretia (*Navarretia fossalis*) [FT, CRPR 1B.1];
- California Orcutt grass (*Orcuttia californica*) [FE/SE, CRPR 1B.1]; and
- Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*) [CRPR 2.1].

None of the four (4) MSHCP narrow endemic sensitive plant species were detected during the project survey as noted in Table 4, *Sensitive Plant Species with Potential to Occur Onsite*. Based on the results of a habitat assessment conducted on April 22<sup>nd</sup>, 2024, no potential habitat is present on the property for MSHCP narrow endemic sensitive plants. A 0.05-acre section of the extreme southeast tip of the Project Site extends into an MSHCP narrow endemic sensitive plant survey area which is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue where no suitable substrates or vegetation was detected. Focused surveys for MSHCP narrow endemic sensitive plants are not warranted.

The Project Site lies partially (0.05-acre) within a predetermined Survey Area nine (9) MSHCP criteria area sensitive plant species, which includes:

- Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), CRPR 1B.1;
- Davidson's saltscale (*Atriplex serenana* var. *davidsonii*), CRPR 1B.2;
- Little mousetail (*Myosurus minimus* ssp. *apus*), CRPR 3.1;
- Mud nama (*Nama stenocarpum*), CRPR 2.2;
- Parish's brittlescale (*Atriplex parishii*), CRPR 1B.1;
- Round-leaved filaree (*California macrophyllum*), CRPR 1B.1;
- San Jacinto Valley crownscale (*Atriplex coronata* var. *notatior*), FE, CRPR 1B.1;
- Smooth tarplant (*Centromadia pungens* ssp. *laevis*), CRPR 1B.1; and
- Thread-leaved brodiaea (*Brodiaea filifolia*), FT, SE, CRPR 1B.1.

None of the nine (9) MSHCP criteria area sensitive plant species was detected during the project survey as noted in Table 4, *Sensitive Plant Species with Potential to Occur Onsite*. Based on the results of a habitat assessment conducted on April 22<sup>nd</sup>, 2024, no potential habitat is present on the property for MSHCP criteria area sensitive plants. A 0.05-acre section of the extreme southeast tip of the Project Site extends into an MSHCP criteria area sensitive plant survey area which is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue where no suitable substrates or vegetation was detected. Focused surveys for MSHCP narrow endemic and criteria area sensitive plants are not warranted. The project is consistent with MSHCP Section 6.1.3 and 6.3.2.

No state or federally listed threatened or endangered plant species were detected onsite.

The Project Site is not located within an MSHCP Amphibian or Mammal Species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2025). The project is consistent with MSHCP Section 6.3.2.

The Project Site and potential offsite impact area occurs completely within a predetermined Survey Area for the burrowing owl. Suitable burrowing owl burrows potentially utilized for refugia and/or nesting including foraging habitat were documented within and adjacent to the Project Site. Therefore, focused surveys were conducted by Cadre Environmental during the spring of 2024. No burrowing owl or characteristic sign such as white-wash, feathers, tracks, or pellets were detected within or immediately

adjacent to the Project Site or potential offsite impact area during the 2024 survey efforts. Regardless, at a minimum, a 30-day preconstruction survey will be conducted immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP (**BIO-MM1**). The project is consistent with MSHCP Section 6.3.2.

### **MSHCP Riparian, Riverine, Vernal Pool Resources**

Regulated activities within inland streams, wetlands and riparian areas in Western Riverside County California fall under the jurisdiction of the MSHCP. The MSHCP requires, among other things, assessments for riparian/riverine and vernal pool resources. As projects are proposed within the MSHCP Plan Area, an assessment of the potentially significant effects of those projects on riparian/riverine areas, and vernal pools are required, as currently mandated by CEQA, using available information augmented by project-specific mapping provided to and reviewed by the permittee's biologist(s). Riparian/riverine areas and vernal pools are defined for this section as follows in accordance with Section 6.1.2, Vol. I, of the Final MSHCP Plan:

*“Riparian/Riverine Areas are lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year.” (MSHCP 2004)*

It is assumed the first part of the definition defines riparian habitat, and the second part defines riverine areas. Vernal pools are defined as:

*“...seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season”. (MSHCP 2004)*

No evidence of vernal pools was documented within the Project Site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools became completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop.

A review of historic aerials was conducted to determine if inundated features were present during years of high rainfall when features would certainly be documented. Historic

aerials taken in 2011 and 2023 represent an ideal baseline during which known (previously documented) inundated vernal pools can easily be seen. The man-made earthen roadside drainage ditches do not meet the definition of vernal pool. No features are present that would support fairy shrimp.

No suitable habitat (riparian scrub, forest, or woodlands) for the least Bell's vireo, southwestern willow flycatcher or western yellow-billed cuckoo was detected within or adjacent to the Project Site as shown in Figure 4, *Vegetation Communities Map* and Figure 5 to 8, *Current Project Site Photographs*.

No MSHCP Section 6.1.2 Riparian resources are located within or adjacent to the Project Site.

The total extent of MSHCP Section 6.1.2 Riverine resources occurring within the Project Site will be based on the results of the formal jurisdictional delineation. If MSHCP Section 6.1.2 Riverine resources will be impacted as a result of the proposed action, an MSHCP Determination of Biological Equivalent or Superior Preservation (DBESP) will be required. Following review and approval of the DBESP by the City of Perris and wildlife agencies, the project will be consistent with MSHCP Section 6.1.2.

### **MSHCP Urban/Wildlands Interface Guidelines**

The MSHCP Urban/Wildlands Interface guidelines presented in Section 6.1.4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to an MSHCP Conservation Area. The Project Site is not located adjacent to an existing or proposed MSHCP Conservation Area. The project is consistent with MSHCP Section 6.1.4.

### **MSHCP Fuels Management Guidelines**

The fuels management guidelines presented in Section 6.4 of the MSHCP are intended to address brush management activities around new development within or adjacent to MSHCP Conservation Areas. The Project Site is not located adjacent to an existing or proposed MSHCP Conservation Area. The project is consistent with MSHCP Section 6.4.

### **City of Perris Urban Forestry Establishment and Care Ordinance (19.71).**

Per Section 19.71.050 of Chapter 19.71 of the City's municipal code, an arborist report is required for the removal of trees over 6 inches in DSH that are located within the City right-of-way. The City further defines a protected tree as "all special status trees designated as such by age, size, species, location, cultural and/or ecological or historic importance that may not be harmed. Protected trees include, but are not limited to, city trees, heritage trees, specimen trees, and trees required by ordinance and/or as a condition of approval for development. Protected trees carry penalties for unauthorized removal." (City of Perris Municipal Code Section 19.71.020). Prior to the removal of protected trees, the City requires the preparation of an arborist report by an ISA Certified Arborist.

No mature protected trees are located within the Project Site and the proposed action would not conflict with the City of Perris Urban Forestry Establishment and Care Ordinance (19.71).

### **City of Perris General Plan - Open Space Element**

As outlined below, the City of Perris's 2006 General Plan Open Space Element and Polices are not applicable to the proposed action.

#### **Goals, Policies and Implementation Measures**

Goal I – Recreational opportunities that are available to all members of the community.

No proposed parks or recreational facilities are proposed in the Cities Specific Plan for Parks (Exhibit OS-7: Specific Plan Parks).

Goal II – Establish comprehensive trail system for pedestrian, bicycle and equestrian use.

No proposed trail systems are proposed in the Cities Specific Plan for Parks (Exhibit OS-7: Specific Plan Parks).

Goal III – Conserve and protect significant land forms.

The Project Site is primarily disturbed/ruderal with adjacent roadside drainage ditches. No native undisturbed habitats are present onsite. The proposed action would not directly or indirectly impact hillside or rock outcroppings in the planning areas.

The proposed action would not conflict with Goals I, II, or III as presented in the City of Perris's 2006 General Plan Open Space Element.

#### **City of Perris (MSHCP Local Development Mitigation Fee)**

The project applicant would be required to pay MSHCP Local Development Mitigation fees as established by the RCA and implemented by the City of Perris. Five categories of the fee are defined and include: Residential, density less than 8.0 dwelling units per acre \$4,358 per dwelling unit; Residential, density between 8.1 and 14.0 dwelling units per acre \$1,817 per dwelling unit; Residential, density greater than 14.1 dwelling units per acre \$903 per dwelling unit; Commercial development \$19,615 per acre; and Industrial development \$19,615 per acre.

#### **Stephens' Kangaroo Rat Fee**

At the time of permit issuance, a fee of \$500 per acre is due for all new development. Single-family residences where lots sizes are greater than ½ acre will only be subject to a flat fee of \$500 per unit. Non-profit entities reduced by 75% as defined in 26 U.S.C. section 501 (c) (3).

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## ENVIRONMENTAL IMPACTS

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The following sections include an analysis of the direct impacts, indirect impacts, and cumulative effects of the proposed action on sensitive biological resources. This analysis characterizes the project related activities that are anticipated to adversely impact the species, and when feasible, quantifies such impacts. Direct effects are defined as actions that may cause an immediate effect on the species or its habitat, including the effects of interrelated actions and interdependent actions. Indirect effects are caused by or result from the proposed actions, are later in time, and are reasonably certain to occur. Indirect effects may occur outside of the area directly affected by the proposed action.

Cumulative impacts refer to incremental, individual environmental effects of two or more projects when considered together. These impacts taken individually may be minor but may be collectively significant. Cumulative effects include future tribal, local, or private actions that are reasonably certain to occur in the proposal vicinity considered in this report. A cumulative impact to biological resources may occur if a project has the potential to collectively degrade the quality of the environment, substantially reduce the habitat of wildlife species or cause a population to drop below self-sustaining levels, thereby threatening to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal species.

### THRESHOLD OF SIGNIFICANCE

The environmental impacts relative to biological resources are assessed using impact significance criteria which mirror the policy statement contained in CEQA at Section 21001 (c). This section reflects that the legislature has established it to be the policy of the state to:

*“Prevent the elimination of fish and 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...”*

The following definitions apply to the significance criteria for biological resources:

- *“Endangered”* means that the species is listed as endangered under state or federal law.
- *“Threatened”* means that the species is listed as threatened under state or federal law.
- *“Rare”* means 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.
- *“Region”* refers to the area within southern California that is within the range of the individual species.
- *“Sensitive habitat”* refers to habitat for plants and animals (1) which plays a special role in perpetuating species utilizing the habitat on the property, and (2) without which

there would be substantial danger that the population of that species would drop below self-perpetuating levels.

- “*Substantial effect*” means significance loss or harm of a magnitude which, based on current scientific data and knowledge, (1) would cause a species or a native plant or animal community to drop below self-perpetuating levels on a statewide or regional basis or (2) would cause a species to become threatened or endangered.

Impacts to biological resources may result in a significant adverse impact if one or more of the following conditions would result from implementation of the proposed project.

- Have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or Title 50, Code of Federal Regulations (Sections 17.11 or 17.12).
- Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS, and meets the definition of Section 15380 (b), (c), or (d) of the CEQA Guidelines.
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS.
- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- Interfere substantially with the movement of any native resident or migratory fish and wildlife species or with established native resident migratory wildlife corridors, or impede the use of native nursery sites.
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state conservation plan.

Also, the determination of impacts has been made according to the federal definition of “*take*”. The federal FESA prohibits the “*taking*” of a member of an endangered or threatened wildlife species or removing, damaging, or destroying a listed plant species by any person (including private individuals and private or government entities). The FESA defines “*take*” as “*to harass, harm, pursue, hunt, shoot, would, kill, trap, capture or collect*” an endangered or threatened species, or to attempt to engage in these activities.

## DIRECT IMPACTS

### Vegetation Communities

A total of 10.64-acres onsite and potentially 2.57-acres offsite (13.21-acres total) of vegetation communities will be directly impacted as a result of project implementation, as outlined in Table 6, *Vegetation Community Impacts* and illustrated on Figure 11, *Vegetation Communities & Jurisdictional Resources Impact Map*. As previously stated, no vegetation communities listed by CDFW as sensitive were documented within or adjacent to the Project Site. No native or undisturbed vegetation will be impacted as a result of project implementation.

**Table 6.**  
**Vegetation Community Impacts**

| <b>Vegetation Community</b> | <b>Onsite Project Site Acres</b> | <b>Potential Offsite Impact Acres</b> | <b>Onsite Project Site Impact Acres</b> | <b>TOTAL Project Site Impacts Acres</b> |
|-----------------------------|----------------------------------|---------------------------------------|---|---|
| Disturbed/Ruderal           | 10.45                            | 0.72                                  | 10.45                                   | 11.17                                   |
| Developed                   | 0.19                             | 1.85                                  | 0.19                                    | 2.04                                    |
| <b>TOTAL</b>                | <b>10.64</b>                     | <b>2.57</b>                           | <b>10.64</b>                            | <b>13.21</b>                            |

Source: Cadre Environmental 2025

The project applicant would be required to pay MSHCP Local Development Mitigation fees as established by the RCA and implemented by the City of Perris. Five categories of the fee are defined and include: Residential, density less than 8.0 dwelling units per acre \$4,358 per dwelling unit; Residential, density between 8.1 and 14.0 dwelling units per acre \$1,817 per dwelling unit; Residential, density greater than 14.1 dwelling units per acre \$903 per dwelling unit; Commercial development \$19,615 per acre; and Industrial development \$19,615 per acre.

#### **City of Perris Urban Forestry Establishment and Care Ordinance (19.71).**

No mature trees are located within the Project Site and the proposed action would not conflict with the City of Perris Urban Forestry Establishment and Care Ordinance (19.71). No Impact.

#### **Sensitive Plants**

The MSHCP has determined that all of the sensitive species potentially occurring onsite have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required wildlife species if suitable habitat is documented onsite and/or if the property is located within a predetermined "Survey Area" (MSHCP 2004).

None of the four (4) MSHCP narrow endemic sensitive plant species were detected during the project survey as noted in Table 4, *Sensitive Plant Species with Potential to Occur*

*Onsite.* Based on the results of a habitat assessment conducted on April 22<sup>nd</sup>, 2024, no potential habitat is present on the property for MSHCP narrow endemic sensitive plants. A 0.05-acre section of the extreme southeast tip of the Project Site extends into an MSHCP narrow endemic sensitive plant survey area which is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue where no suitable substrates or vegetation was detected. Focused surveys for MSHCP narrow endemic sensitive plants are not warranted.

None of the nine (9) MSHCP criteria area sensitive plant species was detected during the project survey as noted in Table 4, *Sensitive Plant Species with Potential to Occur Onsite*. Based on the results of a habitat assessment conducted on April 22<sup>nd</sup>, 2024, no potential habitat is present on the property for MSHCP criteria area sensitive plants. A 0.05-acre section of the extreme southeast tip of the Project Site extends into an MSHCP criteria area sensitive plant survey area which is characterized as the disturbed/paved shoulder of Case Road and Ellis Avenue where no suitable substrates or vegetation was detected. Focused surveys for MSHCP narrow endemic and criteria area sensitive plants are not warranted.

No state/federally listed threatened/endangered or non-covered MSHCP sensitive plant species were detected or expected to occur onsite. No Impact.

### **Sensitive Wildlife**

The MSHCP has determined that all of the sensitive species potentially occurring onsite have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required for wildlife species if suitable habitat is documented onsite and/or if the property is located within a predetermined "Survey Area" (MSHCP 2004).

No evidence of vernal pools was documented within the Project Site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools become completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop. A review of historic aerials was conducted to determine if inundated features were present during years of high rainfall when features would certainly be documented. Historic aerials taken in 2011 and 2023 represent an ideal baseline during which known (previously documented) inundated vernal pools can easily be seen. The made-made earthen roadside drainage ditches do not meet the definition of vernal pool. No features are present that would support fairy shrimp. No Impact.

No suitable habitat (riparian scrub, forest, or woodlands) for the least Bell's vireo, southwestern willow flycatcher or western yellow-billed cuckoo was detected within or

adjacent to the Project Site as shown in Figure 4, *Vegetation Communities Map* and Figure 5 to 8, *Current Project Site Photographs*.

The Project Site is not located within an MSHCP Amphibian or Mammal Species Survey Area; therefore, no surveys are required (RCA GIS Data Downloads 2025). The project is consistent with MSHCP Section 6.3.2. No Impact.

The Project Site and offsite impact area occurs completely within a predetermined Survey Area for the burrowing owl. Suitable burrowing owl burrows potentially utilized for refugia and/or nesting including foraging habitat were documented within and adjacent to the Project Site. Therefore, focused surveys were conducted by Cadre Environmental during the spring of 2024. No burrowing owl or characteristic sign such as white-wash, feathers, tracks, or pellets were detected within or immediately adjacent to the Project Site or offsite impact area during the 2024 survey efforts. Regardless, at a minimum, a 30-day preconstruction survey will be conducted immediately prior to the initiation of construction to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP (**BIO-MM1**). The project is consistent with MSHCP Section 6.1.3 and 6.3.2.

The Project Site falls within the SKR Fee Area outlined in the Riverside County SKR HCP. The project applicant would be required to pay the fees pursuant to County Ordinance 663.10 for the SKR HCP Fee Assessment Area as established and implemented by the County of Riverside.

Potential foraging and/or breeding habitat for four (4) MSHCP covered species was detected onsite or south of the Project Site boundary including Cooper's hawk, California horned lark, white-tailed kite, and loggerhead shrike, as outlined in Table 5, *Sensitive Wildlife Species with Potential to Occur Onsite*. Potential impacts to sensitive MSHCP covered species would be reduced to a less than significant level with the implementation of Biological Mitigation Measure (**BIO-MM2**).

No state or federally listed threatened or endangered wildlife species were detected or are expected to occur onsite.

The Project Site and adjacent ornamental vegetation including Eucalyptus trees south of Ellis Avenue are expected to potentially provide tree and ground nesting habitat for migratory birds protected under the CDFG Codes. Measures for potential direct/indirect impacts to common and sensitive bird and raptor species will require compliance with the CDFG Code Section 3503. Construction outside the nesting season (generally between September 15<sup>th</sup> and February 15<sup>th</sup>) does not require preconstruction nesting bird surveys. However, if construction is proposed during the nesting season, a qualified biologist will conduct a preconstruction nesting bird survey(s) no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (500 feet) to the Project Site. Loss of an active nest would be considered a potentially significant impact. Impacts to potential nesting habitat would be reduced to a less than significant level with the implementation of Biological Mitigation Measure (**BIO-MM2**).

## Jurisdictional Resources

The total extent of USACE and RWQCB resources occurring within the Project Site will be based on the results of the formal jurisdictional delineation as shown in Figure 10, *Jurisdictional Resources Map*. A formal jurisdictional delineation is required to determine the presence/absence, extent and impacts to resources regulated by the USACE and RWQCB. If present, and prior to issuance of a grading permit, the project applicant will obtain a, Clean Water Act Section 404 permit, and a 401 or WDR permit issued by the RWQCB pursuant to the California Water Code Section 13260. The total extent of USACE/RWQCB resources occurring within and impacted by the Project Site will be based on the results of the formal jurisdictional delineation (**BIO-MM3**).

The total extent of CDFW resources occurring within the Project Site will be based on the results of the formal jurisdictional delineation as shown in Figure 10, *Jurisdictional Resources Map*. A formal jurisdictional delineation is required to determine the presence/absence, extent and impacts to resources regulated by the CDFW. If present, and prior to issuance of a grading permit, the project applicant will obtain a 1602 Streambed Alteration Agreement from CDFW. The total extent of MSHCP Section 6.1.2 Riverine resources occurring within the Project Site will be based on the results of the formal jurisdictional delineation. If MSHCP Section 6.1.2 Riverine resources will be impacted as a result of the proposed action, an MSHCP DBESP will be required. Following review and approval of the DBESP by the City of Perris and wildlife agencies, the project will be consistent with MSHCP Section 6.1.2. The total extent of CDFW and MSHCP Section 6.1.2 resources occurring within and impacted by the Project will be based on the results of the formal jurisdictional delineation (**BIO-MM3, BIO-MM4**).

### **Western Riverside County Multiple Species Habitat Conservation Plan Compliance Analysis**

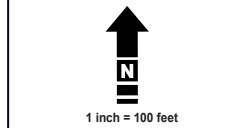
As documented in the previous section, implementation of the proposed project will be consistent with all provisions, guidelines and objectives of the MSHCP following payment of the required MSHCP Local Development Mitigation fees.



PLN 21-05298, APNs 310-150-012 & 310-160-070 (including right of ways)

--- Offsite Impact Boundary

**Figure 10 - Jurisdictional Resources Map**  
 Biological Resources Technical Report  
 Mazzoneh, LP Project Site, City of Perris, California





## **INDIRECT IMPACTS**

The MSHCP Urban/Wildlands Interface guidelines presented in Section 6.1.4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to an MSHCP Conservation Area.

The Project Site is not located adjacent to an existing or proposed MSHCP Conservation Area. No mitigation proposed or required. The project is consistent with MSHCP Section 6.1.4. However, the proposed action will implement the following best management practices (BMP's) to ensure no potential impacts to the downstream drainage (San Jacinto River) habitat results from the proposed action.

### **Water Quality/Hydrology**

The project will comply with all applicable water quality regulations, including obtaining and complying with those conditions established in (WDRs) and a National Pollutant Discharge Elimination System (NPDES) permits. Both of these permits include the treatment of all surface runoff from paved and developed areas, the implementation of applicable BMPs during construction activities and the installation and proper maintenance of structural BMPs to ensure adequate long-term treatment of water before entering into any stream course.

### **Toxics**

Storm water treatment systems (infiltration basins) will be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant material, or other elements that could degrade or harm downstream biological or aquatic resources. Toxic sources within the Project Site would be limited to those commonly associated with industrial and commercial development, such as pesticides, insecticides, herbicides, fertilizers, and vehicle emissions. In order to mitigate the potential effects of these toxics, the project will incorporate structural BMPs, as required in association with compliance with WDRs and the NPDES permit system, in order to reduce or prevent the level of toxins introduced into the downstream drainage (San Jacinto River).

### **Lighting**

No light sensitive receptors are located adjacent to the Project Site. No Impact.

### **Noise**

No permanent noise sensitive receptors including native vegetation or wildlife movement corridor are located adjacent to the Project Site. No riparian or scrub vegetation is located adjacent to the Project Site. The proposed project will not result in indirect noise impacts to sensitive vegetative or wildlife movement corridor receptors in the region.

The Project Site and adjacent ornamental vegetation including Eucalyptus trees south of Ellis Avenue are expected to potentially provide tree and ground nesting habitat for migratory birds protected under the CDFG Codes. Measures for potential direct/indirect impacts to common and sensitive bird and raptor species will require compliance with the

CDFG Code Section 3503. Construction outside the nesting season (generally between September 15<sup>th</sup> and February 15<sup>th</sup>) does not require preconstruction nesting bird surveys. However, if construction is proposed during the nesting season, a qualified biologist will conduct a preconstruction nesting bird survey(s) no more than three (3) days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (500 feet) to the Project Site. Loss of an active nest would be considered a potentially significant impact. Impacts to potential nesting habitat would be reduced to a less than significant level with the implementation of Biological Mitigation Measure (**BIO-MM2**).

### **Invasive Species**

Although the Project Site is not located within or adjacent to an existing or proposed MSHCP Conservation Area, the landscape plans for the project shall avoid the use of invasive species. Invasive plants that should be avoided are included in Table 6-2 of the MSHCP, *Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area*.

### **Barriers**

As addressed below all applicable Best Management Practices (BMP) will be implemented. The following Best Management Practices will be implemented for the proposed project to ensure compliance and consistency with MSHCP objectives and goals.

- The Project Site and adjacent vegetation is expected to potentially provide nesting habitat for migratory birds protected under the CDFG Codes. Avoidance measures for potential direct/indirect impacts to common and sensitive bird and raptor species will require compliance with the CDFG Code Section 3503. Construction outside the nesting season (generally between September 15<sup>th</sup> and February 15<sup>th</sup>) does not require preconstruction nesting bird surveys. If construction is proposed during the nesting season, a qualified biologist must conduct a preconstruction nesting bird survey. A report of the findings prepared by a qualified biologist shall be submitted to the City of Perris for review and approval prior to the initiation of project activities.
- Access to Project Site shall be via pre-existing and proposed access routes extending from Ellis Avenue, Case Street and Goetz Road.
- Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into drainages. These designated areas shall be located in such a manner as to prevent any runoff from entering the roadside drainage ditches. Necessary precautions shall be taken to prevent the release of substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictions (City of Perris), USFWS, CDFW, and RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
- The Project Site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site.

- Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange silt fencing. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.

## CUMULATIVE IMPACTS

The permanent impacts of the project would not result in cumulative impacts (State CEQA Guidelines Section 15310) to environmental resources within the region of the Project Site. Cumulative impacts refer to incremental effects of an individual project when assessed with the effects of past, current, and proposed projects. The Project Site is located completely within the City of Perris, an MSHCP permittee and is not located within or adjacent to a designated MSHCP conservation area. As stated in the County of Riverside Transportation and Land Management Agency:

*"Implementation of the MSHCP and Covered Projects will not result in a cumulative adverse effect, either directly or through habitat modifications, on any of the Covered Species, including the 31 species that are currently listed as threatened or endangered and the one species that is currently proposed for listing. Implementation of the MSHCP will benefit the Covered Species by preserving their habitat in order to address their life cycle needs. Thus, based on the features of the Plan itself, impacts to Covered Species are mitigated below a level of significance."* (County of Riverside Transportation and Land Management Agency 2003)

Although the project would result in the permanent loss of 13.21 acres of disturbed/ruderal, developed roadside drainage ditch habitats, as referenced above, the MSHCP was developed to address the comprehensive regional planning effort and anticipated growth in the City of Perris.

As stated in the County of Riverside Transportation and Land Management Agency:

*"However, implementation of the MSHCP will result in cumulatively significant impacts on the Non-Covered Species because the issuance of incidental take permits will remove an impediment to development outside of the MSHCP Conservation Area. Non-Covered Species would receive little or no protection outside the reserves under existing ordinances and regulations"* (County of Riverside Transportation and Land Management Agency 2003)

Non-covered sensitive floral or faunal species were not detected or expected to occur within or adjacent to the project and therefore the development of the Project Site would not result or contribute to a cumulative impact to non-covered species. No Impact.

As stated in the County of Riverside Transportation and Land Management Agency:

*“The Plan will not cause adverse cumulative effects related to the reduction of sensitive vegetation communities within the Plan Area; rather, the Plan is designed to preserve sufficient acreage of the sensitive vegetation communities present in western Riverside County. Similarly, the Plan will not cause adverse cumulative effects related to interference with the movement of any native resident or migratory fish or wildlife species or obstruction of genetic flow for the identified Planning Species. Part of the purpose and goals of the MSHCP is to use regional planning efforts to assemble a reserve that will preserve contiguous blocks of habitat in large enough areas to ensure that the reserve will allow movement of species and flow of genetic information.*

*The MSHCP will not cause adverse cumulative impacts by conflicting with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan or other approved local, regional, or State habitat conservation plan either within or outside of the Plan area. Rather, the MSHCP has been written specifically to complement existing HCPs, such as the Stephens’ kangaroo rat long-term HCP.” (County of Riverside Transportation and Land Management Agency 2003)*

The proposed project has been designed and conservation measures will be implemented to remain in compliance with all MSHCP conservation goals and guidelines and therefore will not result in an adverse cumulative impact. No Impact.

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## MITIGATION MEASURES

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The following biological mitigation measures address those adverse impacts determined to be potentially significant or are relevant to the protection of biological resources to the extent practicable as part of ensuring compliance and consistency with all MSHCP conservation goals and CEQA guidelines.

### **BIO-MM1 MSHCP Burrowing Owl 30-Day Preconstruction Survey**

The project proponent shall retain a qualified biologist to conduct a pre-construction survey for resident burrowing owls within 30 days prior to commencement of initial ground-disturbing activities (e.g., vegetation clearing, clearing and grubbing, grading, tree removal, site watering, equipment staging) at the Project Site. The survey shall include the Project Site, off-site disturbance areas, and all suitable burrowing owl habitat within a 500-foot buffer. The results of the survey shall be submitted to the City of Perris Planning Division prior to obtaining a grading permit.

In addition, a pre-construction survey for resident burrowing owls shall also be conducted within three days prior to commencement initial ground-disturbing activities. If burrowing owls are observed during the MBTA nesting bird survey (BIO-MM2), to be conducted within three days of ground disturbance or vegetation clearance, the observation shall be reported to the CDFW and the USFWS. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the pre-construction survey, the area shall be resurveyed for owls. The pre-construction survey and any relocation activity

will be conducted in accordance with the current Burrowing Owl Instruction for the Western Riverside MSHCP.

If burrowing owl are not detected during the pre-construction survey, no further mitigation is required.

If burrowing owl are detected, the CDFW shall be sent written notification within three days of detection of burrowing owls. If active nests are identified during the pre-construction survey, the project applicant shall not commence activities until no sign is present that the burrows are being used by adult or juvenile owls or following CDFW approval of a Burrowing Owl Plan as described below. If owl presence is difficult to determine, a qualified biologist shall monitor the burrows with motion-activated trail cameras for at least 24 hours to evaluate burrow occupancy. The qualified biologist and project applicant shall coordinate with the City of Perris Planning Division, the USFWS, and the CDFW to develop a Burrowing Owl Plan to be approved by the City in consultation with the CDFW and the USFWS prior to commencing project activities. The Burrowing Owl Plan shall be prepared in accordance with guidelines in the CDFW Staff Report on Burrowing Owl (March 2012) and MSHCP. The Burrowing Owl Plan shall describe proposed avoidance, minimization, relocation, and monitoring as applicable. The Burrowing Owl Plan shall include the number and location of occupied burrow sites and details on proposed buffers if avoiding the burrowing owls and/or information on the adjacent or nearby suitable habitat available to owls for relocation. If no suitable habitat is available nearby for relocation, details regarding the creation and funding of artificial burrows (numbers, location, and type of burrows) and management activities for relocated owls may also be required in the Burrowing Owl Plan. The permittee shall implement the Burrowing Owl Plan following CDFW and USFWS review and concurrence. A final report shall be prepared by the qualified biologist documenting the results of the Burrowing Owl Plan. The report shall be submitted to the CDFW prior to the start of project activities. The onsite qualified biologist will verify the nesting effort has finished according to methods identified in the Burrowing Owl Plan. When the biologist determines that burrowing owls are no longer occupying the Project Site per the criteria in the Burrowing Owl Plan, project activities may begin.

If burrowing owl are discovered to occupy the Project Site after project activities have started, then construction activities shall be halted immediately. The project proponent shall notify the CDFW and the USFWS within 48 hours of detection. A Burrowing Owl Plan, as detailed above, shall be implemented. The Burrowing Owl Plan shall be submitted to the CDFW for review and approval within two weeks of detection and no Project activity shall continue within 1,000 feet of the burrowing owls until the CDFW approves the Burrowing Owl Plan. The City shall be responsible for implementing appropriate avoidance and mitigation measures, including burrow avoidance, passive or active relocation, or other appropriate mitigation measures as identified in the Burrowing Owl Plan.

## **BIO-MM2 Regulatory Requirement MBTA & CDFG Code**

In order to avoid violation of the MBTA and the CDFG Code Sections 3503, 3503.5, and 3513, site preparation activities (ground disturbance, construction activities, staging equipment, and/or removal of trees and vegetation) for the project shall be avoided, to

the greatest extent possible, during the nesting season of potentially occurring native and migratory bird species (generally September 15<sup>th</sup> to February 15<sup>th</sup> for songbirds; September 1<sup>st</sup> to January 14<sup>th</sup> for raptors, although the nesting season may be extended due to weather and drought conditions).

If site-preparation activities are proposed during the nesting/breeding season, the project proponent shall retain a qualified biologist to conduct a pre-activity field survey prior to the issuance of grading permits for the project to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. The nest surveys shall include the Project Site and adjacent areas where project activities have the potential to cause nest failure. The survey results shall be provided to the City's Planning Division. The project applicant shall adhere to the following:

1. The project applicant shall retain a qualified biologist experienced in: identifying local and migratory bird species of special concern; conducting bird surveys using appropriate survey methodology; nesting surveying techniques, recognizing breeding and nesting behaviors, locating nests and breeding territories, and identifying nesting stages and nest success; determining/establishing appropriate avoidance and minimization measures; and monitoring the efficacy of implemented avoidance and minimization measures.
2. Pre-activity field surveys shall be conducted at the appropriate time of day/night, during appropriate weather conditions, no more than 3 days prior to the initiation of project activities. Surveys shall encompass all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. Survey duration shall take into consideration the size of the project site; density, and complexity of the habitat; number of survey participants; survey techniques employed; and shall be sufficient to ensure the data collected is complete and accurate.

If no nesting birds are observed during the survey, site preparation and construction activities may begin. However, if active nests (including nesting raptors) are located, then avoidance or minimization measures shall be undertaken in consultation with the City of Perris and the CDFW. Measures shall include immediate establishment of an appropriate buffer zone to be established by a qualified biologist, and approved by the City of Perris, based on their best professional judgement and experience. The buffer around the nest shall be delineated and flagged, and no construction activity shall occur within the buffer area until a qualified biologist determines nesting species have fledged and the nest is no longer active or the nest has failed. The biologist shall monitor the nest at the onset of project activities and at the onset of any changes in such project activities (e.g., increase in number or type of equipment, change in equipment usage, etc.) to determine the efficacy of the buffer. If the biologist determines that such project activities may be causing an adverse reaction, the biologist shall adjust the buffer accordingly or implement alternative avoidance and minimization measures, such as redirecting or rescheduling construction or erecting sound barriers. All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The onsite biologist shall review and verify compliance with these nesting avoidance buffers and shall verify the nesting effort has finished. Work can resume within these avoidance areas when no other active nests are found.

Upon completion of the survey and nesting bird monitoring, a report shall be prepared and submitted to City of Perris Planning Division for mitigation monitoring compliance record keeping.

### **BIO-MM3 USACE/CDFW/RWQCB**

A formal jurisdictional delineation is required to determine the presence/absence, extent and impacts to resources regulated by the USACE, RWQCB, and CDFW. If present, and prior to issuance of a grading permit, the project applicant will obtain a, Clean Water Act Section 404 permit, 1602 Streambed Alteration Agreement from CDFW and a 401 or WDR permit issued by the RWQCB pursuant to the California Water Code Section 13260.

### **BIO-MM4 MSHCP Riverine Resources**

A formal jurisdictional delineation is required to determine the presence/absence of MSHCP Section 6.1.2 resources. If MSHCP Section 6.1.2 riverine resources are present onsite and will be impacted as a result of the proposed action, an MSHCP DBESP will be prepared and submitted to the City of Perris and wildlife agencies for review and approval.

Implementation of Mitigation Measures **BIO-MM1** to **BIO-MM4** would reduce all potential significant unavoidable impacts on biological resources below a level of significance and ensure compliance with MSHCP conservation requirements.

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

Author:  Date: July 24<sup>th</sup>, 2025

Contact: Ruben S. Ramirez, Jr. 949-300-0212, [r.ramirez@cadreenvironmental.com](mailto:r.ramirez@cadreenvironmental.com)