REVISED

WESTERN RIVERSIDE COUNTY

MULTIPLE SPECIES HABITAT CONSERVATION PLAN

CONSISTENCY ANALYSIS

PLOT PLAN 2017-225
CONDITIONAL USE PERMIT 2017-226
PARCEL MAP 2017-227

PORTIONS OF APNS 327-320-016 and 327-320-019

LOCATION:
Northwest corner of the intersection of State Highway 74 and Briggs Road in the City of Menifee, Riverside County, California. Mapped in a portion of Section 12, Township 5 South and Range 3 West of the USGS Topographic Map, 7.5 Minute Series, Romoland, California Quadrangle

OWNER/APPLICANT:
Danny Long
BRIGGS & 74, LLC
41391 Kalmia Street
Suite 200
Murrieta, California 92562
(951) 200-2367
dlong@rancongroup.com

PRINCIPAL INVESTIGATOR AND REPORT PREPARER:
Paul A. Principe
PRINCIPE AND ASSOCIATES
29881 Los Nogales Road
Temecula, California 92591
(951) 699-3040
paulprincipe2@gmail.com

REPORT DATE:
July 10, 2018

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INTRODUCTION

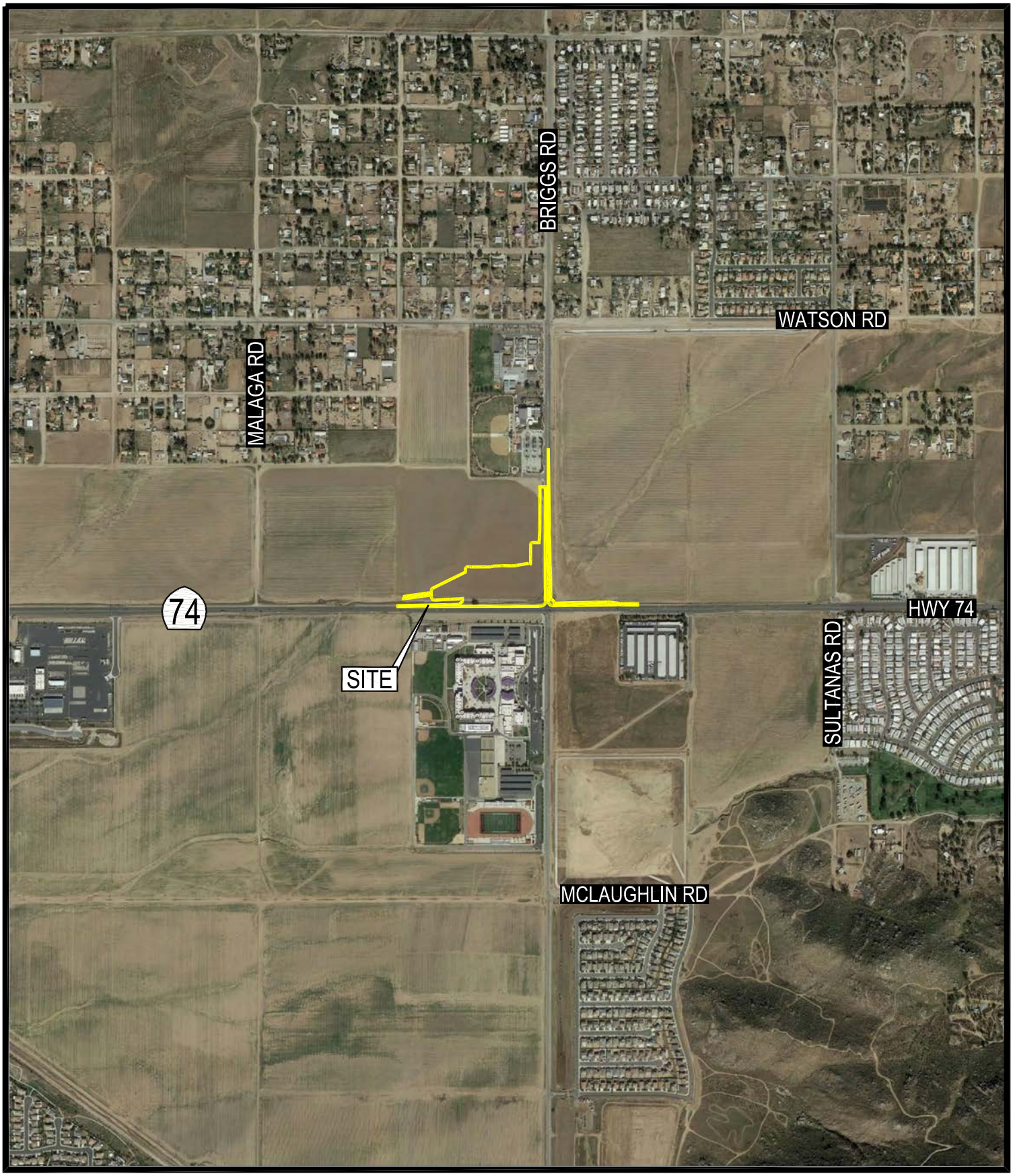
Principe and Associates was hired by Briggs & 74, LLC to prepare a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis on 9.3 acres of land located at the northeast and northwest corners of the intersection of State Highway 74 (Pinacate Road) and Briggs Road in the City of Menifee, Riverside County, California **(Site Vicinity Map)**. The site is mapped in a portion of Section 12, Township 5 South and Range 3 West of the USGS Topographic Map, 7.5 Minute Series, Romoland, California Quadrangle **(USGS Location Map)**.

Section 1 of this report describes the project and the project site. Section 2, 'Environmental Assessment', describes the topographic, hydrographic, soils, and biological environments present on the site. The purpose of Section 3, 'Consistency Analysis', is to identify and discuss (1) how the site relates to MSHCP Reserve Assembly and (2) how the site meets requirements of MSHCP Implementation Structure (Sections 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.3.2, and 6.4). To show consistency with Section 6.3.2 of the MSHCP (Additional Survey Needs and Procedures), a Nesting Season Survey for the Burrowing Owl report has been prepared to complete this MSHCP Consistency Analysis. Thresholds of Significance presented in Section 4 are used to determine the significance of environmental impacts. Levels of Significance (*i.e.,* Potentially Significant Impact, Less Than Significant Impact, etc.) are then applied to a checklist of questions (Thresholds BIO A-F) addressing biological resources to be answered during the initial assessment of a project. Section 5 lists Project Design Features and Mitigation Measures That Reduce Impacts.

The County of Riverside, eight (8) additional land jurisdictions, and approximately fourteen (14) cities adopted the Western Riverside County MSHCP in 2003. The MHSCP is a habitat conservation plan formed and permitted under the Federal Endangered Species Act (FESA). The MSHCP builds upon existing preserves and attempts to provide connectivity and wildlife corridors, and proposes to conserve approximately 500,000 acres and 146 different species. Approximately 347,000 acres are anticipated to be conserved on existing Public/Quasi-Public lands with additional contributions of approximately 153,000 acres acquired from private land owners. The MSHCP establishes seven (7) core reserve areas and associated linkages between proposed and existing core areas. The MSHCP provides a Section 10(a) take permit under the FESA for property owners, developers, and participating public agencies.

SUMMARY

The development and operation of the project has been determined to be consistent with Sections 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.3.2, and 6.4 of the MSHCP. Based on the analyses of impacts on biological resources resulting from the proposed project, Briggs & 74, LLC agrees to project design features that will avoid any significant effect on biological resources, and will mitigate potential significant effects to a point where clearly no significant effect on biological resources will occur.



Source of Aerial Photo: Google Earth 2017

Scale: 1"= 1200'

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SITE VICINITY MAP

PP2017-225 / CUP2017-226 / PM2017-227

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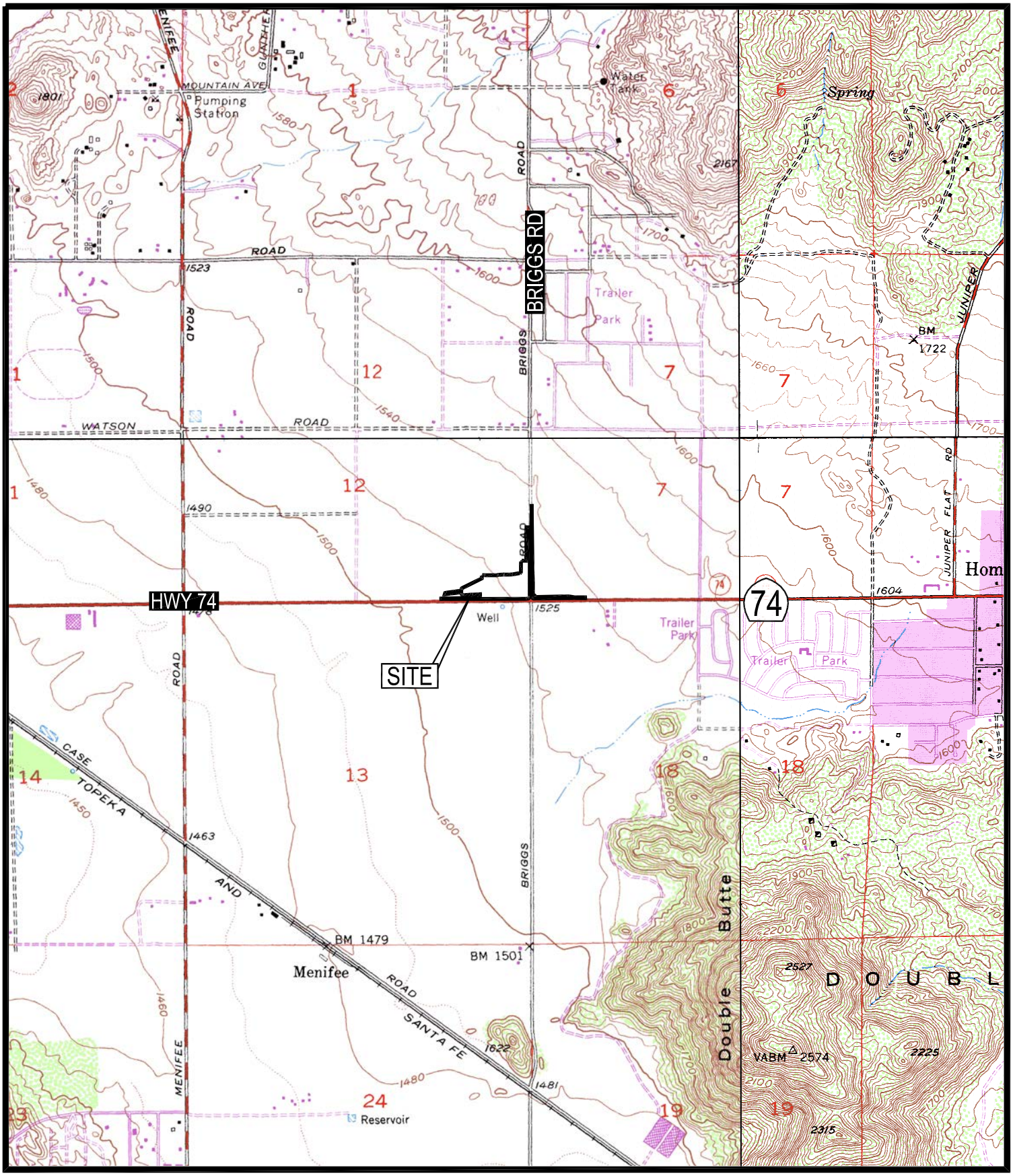

Base Map Source: USGS 7.5 Min.
Romoland, Calif. Quad.

Feet

0 2000 4000

USGS LOCATION MAP

PP2017-225 / CUP2017-226 / PM2017-227

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SECTION 1. PROJECT AND SITE DESCRIPTIONS

1.1 Marketplace at Harvest Glen Project Description

The proposed project is a Schedule "E" commercial subdivision of 5.04 gross acres (3.64 net acres) into three commercial parcels. Parcel 1 will be 1.25 gross acres in size and include a Fast Food Restaurant, Parcel 2 will be 1.69 gross acres in size and include a Car Wash, and Parcel 3 will be 2.10 gross acres in size and include a quick serve restaurant and convenient store. A total of 75 parking spaces will be provided. The project will be developed in two phases.

Primary access to the site will be provided by State Highway 74, while secondary access will be taken from Street "A" which will intersect with State Highway 74 and Street "B" which will intersect with Briggs Road. State Highway 74 and Briggs Road will be improved to City standards. Approximately 1.40 gross acres of the total 5.04-gross acre site will be dedicated for right-of-way.

An interim basin will be constructed immediately west of the project, and serve the project site. This basin will be used for storm water retention. It will discharge into an earthen channel located to the west. Storm water runoff will be treated in two bioretention basins located adjacent to the south property line (and State Highway 74).

Landscaping is proposed along property lines and within the project site. The entire project will be maintained with an automatic irrigation system maintained by the merchant/owner association. All commercial areas, landscape areas and post-construction BMPs will be maintained by the merchant/owner association (except where noted).

Utilities and public services will be extended onto the site from existing facilities. Water and sanitary sewer will be provided by Eastern Municipal Water District, electricity by Southern California Edison, natural gas by Southern California Gas Company, telephone by Verizon, and cable by Time Warner.

Off-Site Considerations

The project will be responsible for the following improvements located off the site:

- Briggs Road Widening (West) – from the Site Boundary north to the existing park.
- Briggs Road Widening (East) –a small transition of pavement.
- State Highway 74 Westbound (Right) – right turn necessary to access the gas station driveway located closest to Briggs Road on State Highway 74.
- State Highway 74 Westbound (Transition) – a small widening to transition the western entrance onto State Highway 74.

1.2 Site Description

The site is currently vacant and undeveloped with structures. The majority of it has been an active/in-use agricultural field without natural or remnant inclusions of native vegetation. Cultivated wheat has been the dry crop grown there for decades. The southern portion of the site is used for flood control, whereas a manmade drainage course developed adjacent to the south property line as the result of the construction of temporary flood control facilities by the Riverside County Flood Control and Water Conservation District. Two storm drain facilities have been constructed in the southeast corner of the site, including both box and pipe culverts. The bottom and sides of the drainage course have been stabilized with concrete and rip-rap around the intersection of State Highway 74 and Briggs Road.

A small area of disturbed Non-native grasslands has been growing along the site's south and east property lines for over 15 years. It is confined to rather narrow strips situated between the agricultural field and State Highway 74 and Briggs Road. It is growing in these abandoned areas, and now appears to be ruderal vegetation.

SECTION 2. ENVIRONMENTAL SETTING

2.1 Topography

Site topography is basically flat-lying and featureless. It has been altered in the past by agricultural land uses (*e.g.,* plowing, discing, harvesting, etc.). The site slopes gently downward in an northeast-to-southwest direction, with an 11-foot change in elevation (1528 feet→1517 feet). There are no natural topographic irregularities or rock and boulder outcrops on the site surface.

2.2 Hydrography and Drainage

Natural watercourses such as intermittent blueline streams, ephemeral streams and/or dryland streams are not present on this site.

Other kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands are also not present on the site (*e.g.,* perennial streams, open waters, swamps, marshes, bogs, fens, wet meadows, vernal pools and swales, vernal pool-like ephemeral ponds, stock ponds and other human-modified depressions, etc.).

Drainage through the agricultural field is currently by overland flow or downslope movement of storm water runoff (sheet flow) in the direction of slope (northeast→southwest). In the past during years with above average rainfall, a manmade drainage course developed adjacent to the site's south property line as the result of the construction of temporary flood control facilities. The Riverside County Flood Control and Water Conservation District (District) constructed a reinforced concrete shoulder along Briggs Road, and placed a culvert beneath Briggs Road at the intersection of State Highway 74 and Briggs Road when the two roadways were improved. Based on Google

Earth Images, this occurred sometime between June 2002 and June 2003. The elevation of State Highway 74 was also raised adjacent to the site's south property line at that time. Storm water runoff enters the southeast corner of the site via the box and pipe culverts and flows west along the surface depression present adjacent to the south property line. West of the site, it flows into a culvert placed beneath State Highway 74 located just west of Malone Avenue. As part of the proposed project, storm water runoff will be collected in a permanent underground storm drain system and conveyed to an interim retention basin after being treated in bioretention basins.

2.3 Soils

Review of the "Soil Survey of Western Riverside Area, California" revealed that the surficial soils at the site are included in the Hanford-Tujunga-Greenfield Association (Soils of the Southern California Coastal Plain). Within this association, three soil types were mapped on the site prior to 1971 **(Soils Map)**:

- EnA – Exeter sandy loam, 0 to 2 percent slopes
- GyC2 – Greenfield sandy loam, 2 to 8 percent slopes, eroded
- RaB2 – Ramona sandy loam, 2 to 5 percent slopes, eroded

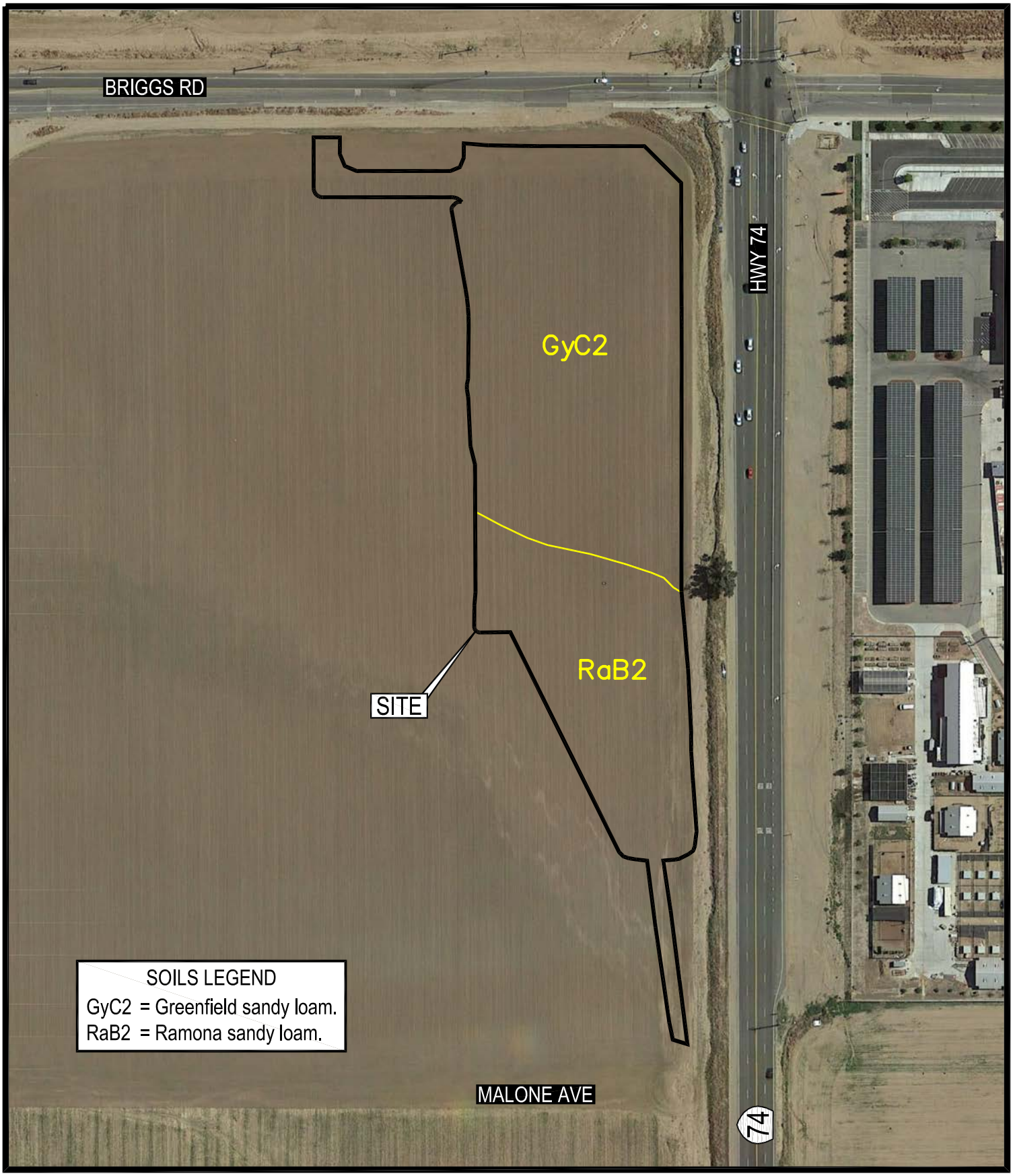
2.4 Vegetation Associations and Species Composition – On the Site

Based on the Habitat Accounts described in Volume 2 of the MSHCP, the Vegetation Association occurring on the site is classified as Field Croplands (±6.0 acres) **(Biological Resources Map)**.

Field croplands are mapped extensively throughout the Plan Area. One of the largest areas is Menifee Valley. Crop vegetation varies widely from ten-foot tall corn to two-inch tall strawberries. Some crops are planted in rows, whereas others form dense stands. Some croplands support annual plants which can be rotated, whereas others are long-term monocultures. Many annual crop species are self-fertile or set seeds apomictically. Seeds are also disseminated by machinery and some species may have seeds which can lay dormant in a seed bank.

*Cultivated wheat *(Triticum aestivum)* has been grown on all or on a portion of the site for decades, and is growing on the site at this time. According to 1992 statistics, 29,000 acres of wheat were planted in Riverside County. The wheat had grown to about one-foot-high by May 2018. In addition to the *cultivated wheat, a few annual species have succeeded onto the agricultural field. They are all invasive non-native grass and weed species, including *shortpod mustard *(Brassica geniculata),* *lamb's quarters *(Chenopodium album),* *crab grass *(Digitaria sanguinalis),* *cheeseweed *(Malva parviflora),* and *Russian thistle *(Salsola tragus).*

*Denotes non-native species throughout the text
Nomenclature after Roberts, Jr., Fred M., Scott D. White, Andrew C. Sanders, David E. Bramlet, and Steve Boyd. 2004.



Source of Aerial Photo: Google Earth 2017

Scale: 1"= 180'

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SOILS MAP

PP2017-225 / CUP2017-226 / PM2017-227

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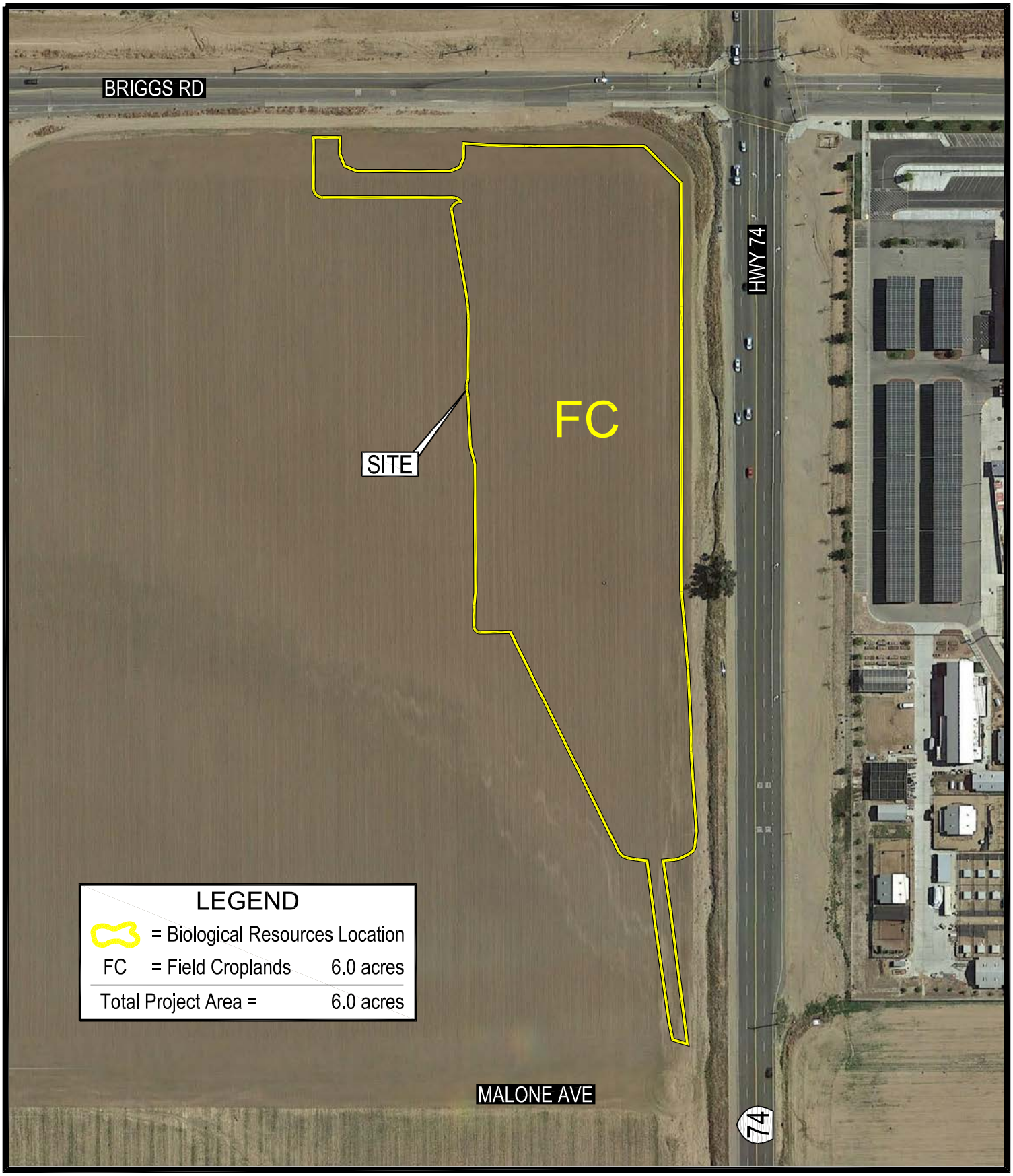

Source of Aerial Photo: Google Earth 2017

Scale: 1"= 180'

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BIOLOGICAL RESOURCES MAP

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Vegetation Association and Species Composition – Off the Site

The **Grasslands Vegetation Association** occurs throughout most of Western Riverside County, and covers approximately 11.8% (154,421 acres) of the Plan Area. The **Non-native grasslands Vegetation Subassociation** is growing in the areas located immediately south and east of the site that will be impacted by the project as proposed. Non-native grasslands occur throughout the majority of the Plan Area (11.6%), usually within close proximity to urbanized or agricultural land uses.

Non-native grasslands are primarily composed of annual grass species introduced from the Mediterranean basin and other Mediterranean-climate regions with variable presence of non-native and native herbaceous species. Species composition of Non-native grasslands may vary over time and place based on grazing or fire regimes, soil disturbance and annual precipitation patterns. Non-native grasslands typically produce deep layers of organic matter which is inversely related to the abundance of non-native and native forbs. Non-native grasslands also typically support an array of annual forbs from the Mediterranean-climate regions. Low abundances of native species are sometimes present within Non-native grasslands.

Non-native grasslands are growing adjacent to the site's south and east property lines. It is confined to rather narrow strips alongside State Highway 74 and Briggs Road where the agricultural field stops. Invasive, non-native grasses and weeds have succeeded onto these areas in the past. A few additional species have also been introduced from storm water runoff flowing onto the site from the east via the box and pipe culverts. Species include annual burweed *(Ambrosia acanthicarpa),* *shortpod mustard, *red brome *(Bromus madritensis subsp. rubens),* *lamb's quarters, *Bermuda grass *(Cynodon dactylon),* jimsonweed *(Datura wrightii),* *red-stemmed filaree *(Erodium cicutarium),* *foxtail barley *(Hordeum murinum subsp. leporinum),* *stink-net *(Oncosiphon piluliferum),* *Russian-thistle, and *London rocket *(Sisymbrium irio).*

2.5 Wildlife Species Observed

Due to the lack of viable native habitats, only a low abundance and diversity of wildlife species were ever observed at this site. Wildlife primarily uses the Field Croplands for foraging. The species composition consists of common and opportunistic species that are adapted to exploit available habitats or resources in close proximity to man. Species observed include the mourning dove *(Zenaida macroura),* common raven *(Corvus corax)*, and California ground squirrel *(Spermophilus beecheyi).* California ground squirrels were observed collecting *cultivated wheat seeds on the site and bringing them to burrows located in the Non-naïve grasslands located off the site to the south.

Botta's pocket gophers mounds *(Thomomys bottae)* were discovered in the edges of the Field Croplands where the soils are somewhat compacted. Mounds were not discovered in the loose sandy loams that were disced.

2.6 Wildlife Movement Corridors

Wildlife movement corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, by human disturbance, or by the encroachment of urban development. The fragmentation of natural habitat creates isolated 'islands' of vegetation that may not provide sufficient area to accommodate sustainable populations and can adversely impact genetic and species diversity. Wildlife movement corridors can often mitigate the effects of fragmentation by (1) allowing animals to move between remaining habitats, thereby allowing depleted populations to be replenished, (2) providing escape routes from fire, predators and human disturbances, thus reducing the risk that catastrophic events such as fire 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.

Wildlife movement activities usually fall into one of three categories: (1) dispersal (defined as juvenile animals moving from natal areas and individuals extending range distributions), (2) seasonal migration and (3) movements related to home range activities such as foraging for food or water, defending territories or 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 move from one area to another.

Wildlife Movement on the site

The site is not providing a wildlife movement corridor for migrations, foraging movements and/or for finding a mate through this portion of Menifee. It does not contain suitable food, water, shelter, and space provide the basic needs for species to survive at the site and facilitate movement within a corridor. And, the site does not connect two or more larger core habitat areas that would otherwise be fragmented or isolated from one another.

SECTION 3. MSHCP CONSISTENCY ANALYSIS

3.1 Western Riverside County MSHCP

Based on the final Western Riverside County MSHCP (adopted June 17, 2003), the portion of the parcel of land comprising the project site is 'Not A Part' of cell criteria under the MSHCP. As such, the project is not located within a Cell, Cell Group or Sub Unit of the Harvest Valley/Winchester Area Plan.

In addition, the site is not located within or along the boundaries of Western Riverside County Regional Conservation Agency (RCA) Conserved Lands or MSHCP Public/Quasi-Public Conserved Lands.

The site is located approximately 1.7 miles southwest of the most proximate land with cell criteria under the MSHCP – Cell #3295 of an Independent Cell Group of the Lakeview Mountains West Subunit (2) of the Lakeview/Nuevo Area Plan.

Cell #3295:

> "Conservation within this Cell will contribute to assembly of Proposed Noncontiguous Habitat Block 5. Conservation within this Cell will focus on coastal sage scrub and grassland habitat. Areas conserved within this Cell will be connected to coastal sage scrub habitat proposed for conservation in Cell #3292 to the east and to chaparral and coastal sage scrub habitat proposed for conservation in Cell #3186 to the north and #3188 to the northeast. Conservation within this Cell will range from 65%-75% of the Cell focusing in the northern portion of the Cell."

3.2 Project Site Relationship to MSHCP Reserve Assembly

As stated above, the site is not located within a designated Cell, Cell Group or Sub Unit of the Harvest Valley/Winchester Area Plan. The closest MSHCP Conservation Area is Cell #3295 of an Independent Cell Group of the Lakeview Mountains West Subunit (2) of the Lakeview/Nuevo Area Plan. Cell #3295 is located approximately 1.7 miles northeast of the site. Conservation within this Cell will contribute to assembly of Proposed Noncontiguous Habitat Block 5 (Lakeview Mountains):

> **"**Proposed Noncontiguous Habitat Block 5 consists of the Lakeview Mountains, located approximately in the center of the Plan Area. This habitat block is connected to other MSHCP conserved lands via Proposed Constrained Linkage 20. The Lakeview Mountains are located 1.2 miles from the nearest connected Core (Existing Core H, Lake Perris/Mystic Lake). Private lands comprise the vast majority of lands in the habitat block, but a few small parcels of Public/ Quasi-Public Lands are also present. The Lakeview Mountains represent a large block of Habitat, which has a low P/A ratio and contains only 900 of the total approximately 7,150 acres as edge area. As such, this Noncontiguous Habitat Block supports the species listed in the table below, including a key population of Bell's sage sparrow. Since surrounding land uses include a substantial amount of city and agriculture, and one alternative for the Highway 79 Realignment Corridor would impact the habitat block, treatment and management of edge conditions in these affected areas will be necessary to ensure that it maintains high quality sage scrub Habitat, particularly for the Bell's sage sparrow. Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators are presented in *Section 6.1* of this document."

The site is located approximately two miles southwest of the northern portion of Cell #3295 where conservation will contribute to the assembly of Proposed Noncontiguous Habitat Block 5 (Lakeview Mountains). The project site then has no relationship to MSHCP Reserve Assembly.

3.3 MSHCP Implementation Structure

In addition, Section 6.0 of the MSHCP, the MSHCP Implementation Structure, imposes all other terms of the MSHCP, including but not limited to the protection of species associated with riparian/riverine areas and vernal pools, narrow endemic plant species, urban/wildlands interface guidelines, and additional survey needs and procedures set forth in Sections 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.3.2, and 6.4.

Section 6.1.1 - Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS)

Again, the site is not located within a designated Cell, Cell Group or Sub Unit of the Harvest Valley/Winchester Area Plan. The site is not then located within an area that has been identified in the MSHCP as an area where conservation potentially needs to occur. A HANS Application will not then have to be submitted and reviewed by City of Menifee Community Development Department pursuant to the MSHCP and the City's General Plan. Conservation has not been described for this site.

The project is consistent with Section 6.1.1 of the MSHCP.

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

Natural watercourses or riparian vegetation and habitat of any kind are not present on the site. Therefore, based on the MSHCP definition of Riparian/Riverine Areas: *"lands which contain Habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year",* the biological functions and values of Riparian/Riverine Areas do not exist. Suitable habitats for the species listed under 'Purpose' in Volume 1, Section 6.1.2 of the MSHCP are not present there.

As Riparian/Riverine Areas do not exist on the site or in any areas where the project will be responsible for improvements located off the site, suitable habitats for MSHCP-covered riparian birds including least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus)*, and western yellow-billed cuckoo *(Coccyzus americanus occidentalis*) are not present there.

Kinds of natural-occurring or manmade seasonal aquatic features that could provide suitable habitats for endangered and threatened species of fairy shrimp are not present on the site (*e.g.,* wetlands, vernal pools, vernal pool-like ephemeral ponds, stock ponds, other human-modified depressions, tire ruts, etc.). Therefore, biological functions and values of Vernal Pools do not exist. Suitable habitats for the species listed under 'Purpose' in Volume 1, Section 6.1.2 of the MSHCP are not present there.

During any of the surveys conducted on the site or in any areas where the project will be responsible for improvements located off the site, no evidence of vernal pools or other wetland features were recorded on site. The site and surrounding areas have been active/in-use agricultural fields without natural or remnant inclusions of native vegetation for decades. The surface of the agricultural fields consists of loose and unconsolidated Exeter, Greenfield and Ramona sandy loams. During the winter and spring when the site and surrounding agricultural areas are prepared for dry crop farming, discing makes it difficult to walk in most areas without sinking deep into the sandy loams and impossible to walk in other areas. This kind of soil texture has a high percolation rate because the sandy loams do not retain and pond water. As the dry crop begins to grow, the sandy loams are still not able to retain and pond water to provide suitable fairy shrimp habitat. During all the surveys conducted on and or in any areas where the project will be responsible for improvements located off the site, no standing water or other sign of areas that pond water (*e.g.,* depressions, mud cracks, tire ruts, drainages, etc.) were observed on the site. No features are present that would support fairy shrimp.

Other kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands as defined by Section 404 of the Clean Water Act are also not present on the site (*e.g.,* rivers, open waters, swamps, marshes, bogs, fens, etc.).

The site does not have a relationship to existing wetland regulations.

The project is consistent with Section 6.1.2 of the MSHCP.

Section 6.1.3 - Protection of Narrow Endemic Plant Species

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

The project is consistent with Section 6.1.3 of the MSHCP.

Section 6.1.4 - Guidelines Pertaining to the Urban/Wildlands Interface

The site is located approximately two miles southwest of the northern portion of Cell #3295 where conservation will contribute to the assembly of Proposed Noncontiguous Habitat Block 5 (Lakeview Mountains). It has been determined that he project site has no relationship to MSHCP Reserve Assembly.

The project will not result in Edge Effects that will adversely affect the Habitat Block in affected areas from maintaining high quality sage scrub habitat, particularly for Bell's sage sparrow. The site is not located within the 250-foot buffer used in the MSHCP to complete an edge analysis for indirect effects of land uses located adjacent to a MSHCP Conservation Area. The project will not be subject to Guidelines Pertaining to the Urban/Wildlands Interface for the treatment and management of edge conditions along this Habitat Block such as lighting, urban runoff, toxics, and domestic predators as presented in *Section 6.1.4 of the MSHCP, Volume 1, The Plan.*

The Guidelines Pertaining to the Urban/Wildlands Interface are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area, where applicable. Prior to the approval of any project, the City of Menifee will issue a list of conditions that must be satisfied. Existing local regulations are generally in place that address the same issues presented in the Guidelines Pertaining to the Urban/Wildlands Interface section of the MSHCP. Specifically, the City of Menifee has an approved General Plan, Building Codes and Zoning Ordinances, and other land use polices that include mechanisms to regulate the development of land. In addition, project review and impact mitigation that are currently provided through the California Environmental Quality Act process also addresses the same issues that regulate land development. Therefore, a project will not be approved that would result in direct or indirect effects to a MSHCP Conservation Area.

The project is consistent with Section 6.1.4 of the MSHCP.

Section 6.3.2 - Additional Survey Needs and Procedures

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

The site is however located within the Burrowing Owl Survey Area, Figure 6-4 of the MSHCP. Previous habitat assessments were made of the presence and/or absence of burrowing owl habitats on the subject parcel and two adjacent parcels (APNs 327-320-001, 010 and 013) and the buffer zones in the past. Recorded sizes for the three parcels total 55.84 acres. The subject site was previously included in the general and burrow surveys conducted in the buffer zone for Tentative Tract Map 33738 (January 4 and April 4 and 14, 2006) and Tentative Tract Map 34600 (January 4, April 4 and June 5, 2006). Surveys were conducted before and after the wheat was harvested. The Plot Plan 22628 project site included the subject site. That burrow survey was conducted on June 12, 2008. It was also previously included in the MSHCP 30-Day Pre-Construction Burrowing Owl Survey conducted for the 55.84-acre Stockpile Plan GP16-025SP site that included the subject site. That survey was conducted on October 1, 2016. From April 2006 to the present, approximately 54 of the 55.84 acres was either an active in-use agricultural field without natural or remnant inclusions of natural vegetation any or unvegetated bare soils. All six surveys concluded that the sites and buffer zones were not occupied by the burrowing owl and also did not provide suitable and/or required habitats for this species.

With completion of the previous three habitat assessments, the development projects proposed on parcels including this site and those located adjacent to this site were determined to be consistent with Species Conservation Objective 5 of the MSHCP that was developed for the burrowing owl. With completion of the previous MSHCP 30-Day Pre-Construction Burrowing Owl Survey, the project was determined to be consistent with Species Conservation Objective 6 of the MSHCP.

Pursuant to the Burrowing Owl Survey Instructions for MSHCP Area (Instructions) (March 29, 2006), the site was resurveyed for the seventh time. Based on the Instructions, the site was walked to identify the presence/absence of burrowing owl habitat. Because burrowing owls use a variety of natural and modified habitats for nesting and foraging including fallow fields and agricultural use areas, a survey was conducted on the site and in a 150-meter (500 feet) buffer zone around the project boundary on April 9, 2018, between 8:45 and 10:00 AM PDT. Weather conditions included mostly clear skies, temperatures between 68 and 73°F with 1-3 miles per hour winds. The methodology involved conducting a complete visual and walk-over field survey to determine if the site and/or buffer zone were occupied by burrowing owls at this time. The survey was conducted by walking through and around the site and the buffer zone, and included all areas that will be disturbed on and off the site permanently and temporarily **(Survey Transects Map)**. Formal survey transects were not used because of the presence of the dry crop and disced areas, but 100 percent visual coverage of the ground surfaces was nevertheless achieved.

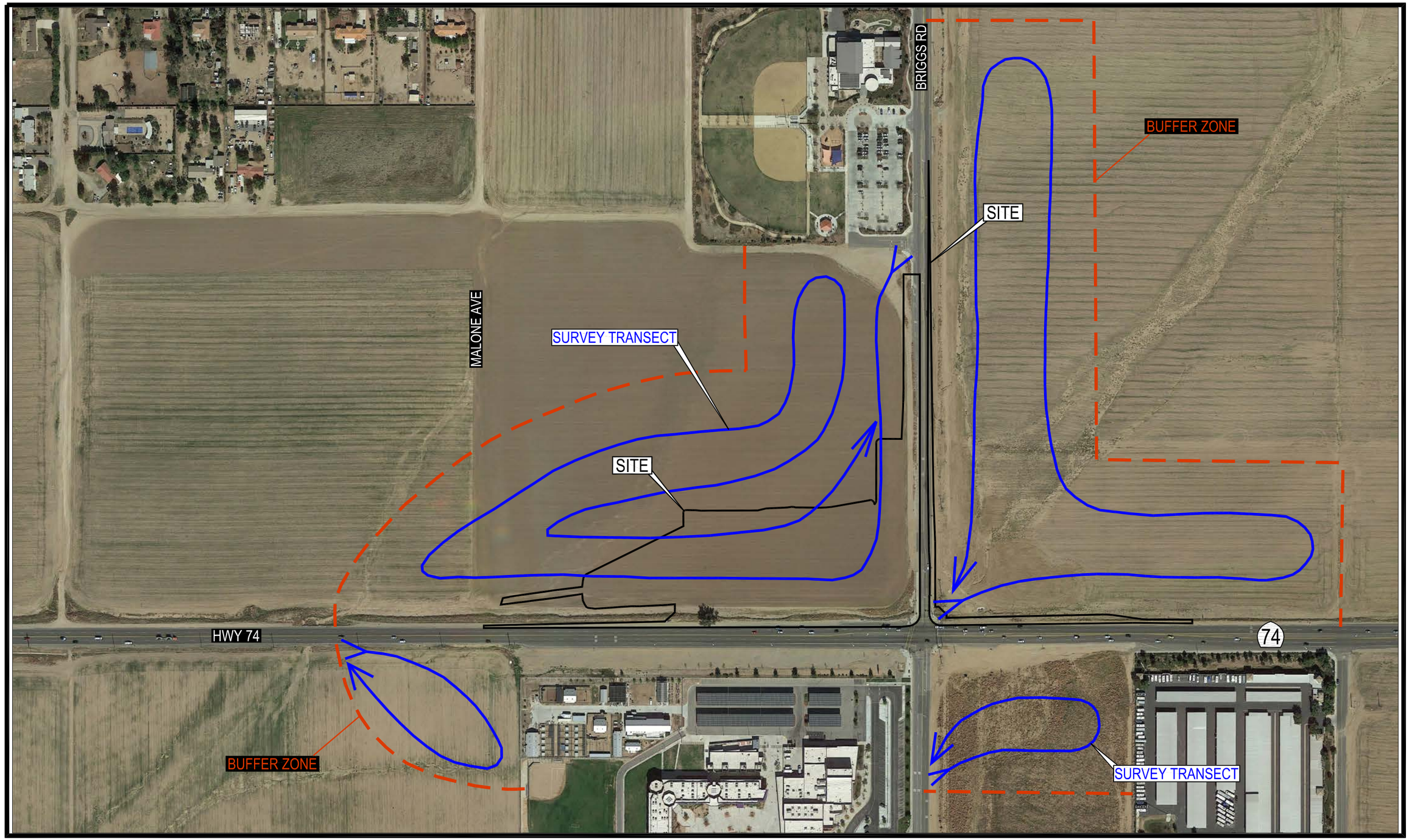
The survey determined that the site and buffer zone were not occupied by the burrowing owl, and were not providing suitable habitats for this species. Burrowing owls were not observed during the survey, and are not expected to occur at that location. Burrows were not discovered on the site. This is likely due to the loose and unconsolidated soils that make digging burrows by fossorial mammals like California ground squirrels impossible. In addition, the site is located adjacent to State Highway 74, a heavily traveled roadway that provides access to Interstate 215. The strike potential for burrowing owls crossing the highway during foraging activities is high. It is also located adjacent to the intersection of State Highway 74 and Briggs Road, which provides primary local access to schools and single-family residential areas. During school hours, a percentage of the Heritage High School student population is crossing the highway by foot and by vehicle at this intersection.

Since the last survey was conducted on the site on October 1, 2016 (by me), an increased number of natural burrows dug by California ground squirrels were discovered in the raised area located between the site's south property line and State Highway 74 (off the site). This area was carefully surveyed, and both natural burrows and manmade structures (*e.g.,* pipe and box culverts) were examined for diagnostic burrowing owl signs.

During the 2018 survey, natural burrows or manmade structures capable of being used for roosting or nesting were not being used. Animal signs diagnostic of burrowing owls that are sometimes overlooked were not discovered (*e.g.,* molted feathers, cast pellets, prey remains, eggshell fragments, and/or excrement at or near a burrow entrance). There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned on the site or in the buffer zone within the last two years.

The proposed project is also consistent with Species Conservation Objective 5 of the MSHCP that was developed for the burrowing owl.

The project is consistent with Section 6.3.2 of the MSHCP.



Source of Aerial Photo: Google Earth 2017

Scale: 1"= 290'

0 290 580 Feet

SURVEY TRANSECTS MAP

PP2017-225 / CUP2017-226 / PM2017-227

PRINCIPE AND ASSOCIATES

Section 6.4 - Fuels Management

Fuels management focuses on hazard reduction for humans and their property. Fuels management for human safety must continue in a manner that is compatible with public safety and conservation of biological resources. Fuels management for human hazard reduction involves reducing fuel loads in areas where fire may threaten human safety or property, suppressing fires once they have started, and providing access for fire suppression equipment and personnel. It is recognized that brush management to reduce fuel loads and protect urban uses and public health and safety shall occur where development is adjacent to the MSHCP Conservation Area.

The site is not located adjacent to a MSHCP Conservation Area. Based on existing fuels management policies, it does not appear that fuels management will be required for future development on the site. The Field croplands growing on the site are not a threat to create hazards for humans and property during a wildfire, but will nevertheless be removed.

The project is consistent with Section 6.4 of the MSHCP.

SECTION 4. THRESHOLDS OF SIGNIFICANCE

Thresholds of Significance are used by public agencies in the determination of the significance of environmental effects. A Threshold of Significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect. In general, exceeding Thresholds of Significance means the effect will be determined to be significant by the agency, while deceeding Thresholds of Significance means the effect will be determined to be less than significant.

Impacts on biological resources resulting from the proposed project will be based on the following **Levels of Significance:**

- ***Potentially Significant Impact*** applies where a project is one that has the potential to (1) substantially degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or wildlife community, or (5) reduce the number or restrict the range of an endangered, rare or threatened Species (CEQA Section 15065(a)).

- ***Less Than Significant Impact with Mitigation Measures Incorporated*** applies where a project proponent agrees to mitigation measures or project modifications that would avoid any significant effect on biological resources, and/or would mitigate the significant effect to a point where clearly no significant effect on biological resources would occur.

- ***Less Than Significant Impact*** applies where the project creates no significant impact on biological resources.

- ***No Impact*** applies where a project does not create an impact on biological resources.

The Levels of Significance are then applied to a checklist of questions addressing biological resources to be answered during the initial assessment of a project. The impacts on biological resources resulting from the proposed project have been analyzed and used to answer the checklist of questions on Thresholds of Significance.

Threshold BIO A - Will the proposed project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

Answer: Less Than Significant Impact with Mitigation Measures Incorporated

The California Natural Diversity Database (CNDDB) for the Romoland, California Quadrangle does not include any occurrence records of plant and wildlife species identified as candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the CDFW or USFWS on the site.

The subject site was previously included in the surveys conducted for Tentative Tract Maps 33738 and 34600, and Plot Plan 22628 (2006 and 2008). It was also previously included in the MSHCP 30-Day Pre-Construction Burrowing Owl Survey conducted for the Stockpile Plan GP16-025SP site that included the subject site (2016). The site was resurveyed this year for the seventh time. Based on surveys conducted on the site between 2006 and 2018, there has been no evidence that suitable habitats have been present on this site for any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by CDFW or USFWS. In addition, there are no nesting habitats for migratory birds present on this active, in-use agricultural field without natural or remnant inclusions of native vegetation. The proposed project will not then have a substantial adverse effect, either directly or through habitat modifications, on any of those species.

Kinds of natural-occurring or manmade aquatic features that could provide suitable habitats for endangered and threatened species of fairy shrimp are not present on the site.

The soils present on the site do not provide growing habitats for listed Narrow Endemic Plant Species or Criteria Area Species.

Pursuant to the Burrowing Owl Survey Instructions for MSHCP Area (March 29, 2006), the site was resurveyed for the seventh time. The survey determined that the site and buffer zone were not occupied by the burrowing owl, and were not providing suitable habitats for this species. Burrowing owls were not observed during the survey, and are not expected to occur at that location. During the 2018 survey, burrows or manmade

structures capable of being used for roosting or nesting were not being used. Animal signs diagnostic of burrowing owls that are sometimes overlooked were not discovered. There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last two years.

The proposed project is consistent with Species Conservation Objective 5 of the MSHCP that was developed for the burrowing owl. To be consistent with Species Conservation Objective 6 of the MSHCP conduct a survey within thirty (30) days prior to ground disturbance at the site (see Section 5. Project Design Features and Mitigation Measures That Will Reduce Impacts below).

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

Answer: No Impact

Riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS are not present on this site. The onsite Non-native grasslands do not possess high quality functions and values to be considered a sensitive natural community.

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

Answer: No Impact

Federally protected wetlands as defined by Section 404 of the Clean Water Act are not present on this site. Other kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands are also not present on the site.

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

Answer: No Impact

The site is not providing a wildlife movement corridor for migrations, foraging movements and/or for finding a mate through this portion of Menifee. It does not contain suitable food, water, shelter, and space provide the basic needs for species to survive at the site and facilitate movement within a corridor. And, the site does not connect two or more larger

core habitat areas that would otherwise be fragmented or isolated from one another. The project will not then interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery areas.

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

Answer: No Impact

City of Menifee land use-based conservation goals and policies are in place to protect:

- the ecological and lifecycle needs of threatened, endangered, or otherwise sensitive species and their associated habitats;
- the groundwater aquifer, water bodies, and water courses, including reservoirs, rivers, streams, and the watersheds located throughout the region, and to conserve and efficiently use water;
- floodplain and riparian areas, wetlands, forest, vegetation, and environmentally sensitive lands; and,
- native oak trees, specimen trees and trees with historical significance (heritage).

The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Protected biological resources are not present on the site.

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

Answer: Less Than Significant Impact with Mitigation Measures Incorporated

The project will not conflict with the provisions of the MSHCP:

The site is not located within a designated Cell, Cell Group or Sub Unit of the Harvest Valley/Winchester Area Plan. Also, the site is not located within or along the boundaries of RCA Conserved Lands or MSHCP Public/Quasi-Public Conserved Lands.

The site is located approximately 1.7 miles southwest of the most proximate land with cell criteria under the MSHCP – Cell #3295 of an Independent Cell Group of the Lakeview Mountains West Subunit (2) of the Lakeview/Nuevo Area Plan. The site is located approximately two miles southwest of the northern portion of Cell #3295 where conservation will contribute to the assembly of Proposed Noncontiguous Habitat Block 5 (Lakeview Mountains). The project site has no relationship to MSHCP Reserve Assembly.

The site is not located within an area that has been identified in the MSHCP as an area where conservation potentially needs to occur. A HANS Application will not then have to be submitted and reviewed by City of Menifee Community Development Department pursuant to the MSHCP and the City's General Plan.

The biological functions and values of Riparian/Riverine Areas do not exist at the site. Suitable habitats for the species listed under 'Purpose' in Volume 1, Section 6.1.2 of the MSHCP are not present there.

The biological functions and values of Vernal Pools do not exist at the site. Suitable habitats for the species listed under the heading "Purpose" in Volume 1, Section 6.1.2 of the MSHCP are not present there.

Other kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands as defined by Section 404 of the Clean Water Act are also not present on the site. The site does not have a direct relationship to existing wetland regulations.

The site is not located within a Narrow Endemic Plant Species Survey Area.

The project will not result in Edge Effects that will adversely affect Proposed Noncontiguous Habitat Block 5 (Lakeview Mountains) in affected areas from maintaining high quality sage scrub habitat, particularly for Bell's sage sparrow. The site is not located within the 250-foot buffer used in the MSHCP to complete an edge analysis for indirect effects of land uses located adjacent to a MSHCP Conservation Area. The project will not be subject to Guidelines Pertaining to the Urban/Wildlands Interface for the treatment and management of edge conditions along this Habitat Block such as lighting, urban runoff, toxics, and domestic predators as presented in *Section 6.1.4 of the MSHCP, Volume 1, The Plan.*

The site is not located in an area where additional surveys are needed for Criteria Area, Amphibian or Mammal Species in conjunction with MSHCP implementation in order to achieve coverage for these species. Also, the site is not located in a Special Linkage Area.

Pursuant to the Burrowing Owl Survey Instructions for MSHCP Area (March 29, 2006), the site was resurveyed for the seventh time. The survey determined that the site and buffer zone were not occupied by the burrowing owl, and were not providing suitable habitats for this species. Burrowing owls were not observed during the survey, and are not expected to occur at that location. During the 2018 survey, burrows or manmade structures capable of being used for roosting or nesting were not being used. Animal signs diagnostic of burrowing owls that are sometimes overlooked were not discovered. There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last two years.

The proposed project is consistent with Species Conservation Objective 5 of the MSHCP that was developed for the burrowing owl. To be consistent with Species Conservation Objective 6 of the MSHCP conduct a survey within thirty (30) days prior to ground

disturbance at the site (see Section 5. Project Design Features and Mitigation Measures That Will Reduce Impacts below).

The site is not located adjacent to a MSHCP Conservation Area. Based on existing fuels management policies, it does not appear that fuels management will be required for future development on the site. The Field Croplands growing on the site are not a threat to create hazards for humans and property during a wildfire, but will nevertheless be removed.

In summary, the development and operation of the project has been determined to be consistent with Sections 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.3.2, and 6.4 of the MSHCP. Based on the above analyses of impacts on biological resources resulting from the proposed project, Briggs & 74, LLC agrees to project design features and mitigation measures that will avoid any significant effect on biological resources, and will mitigate potential significant effects to a point where clearly no significant effect on biological resources will occur. (**Biological Resources/Project Footprint Map)**.

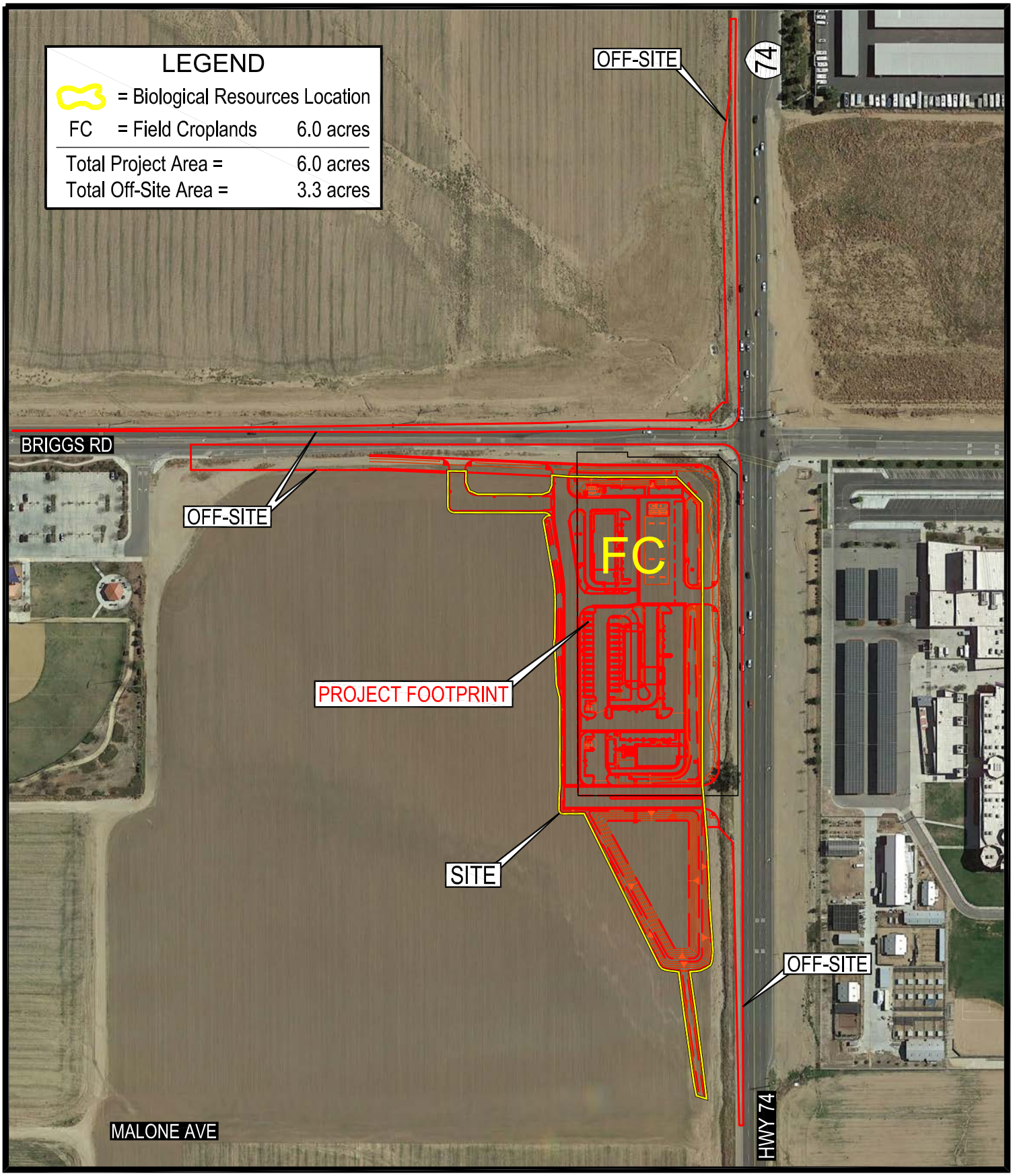
SECTION 5. PROJECT DESIGN FEATURES AND MITIGATION MEASURES THAT REDUCE IMACTS

Project Design Features

Even though the project will avoid any significant effect on biological resources, and will mitigate potential significant effects to a point where clearly no significant effect on biological resources will occur, the project will be required to include design features that reduce impacts on other aspects of the environment.

A project-specific Water Quality Management Plan (WQMP) will be prepared for the project. The WQMP will comply with Riverside County WQMP Guidance Manual requirements for the preparation and implementation of a project-specific WQMP. It will also be prepared for compliance with Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB) requirements. The WQMP will identify (1) potential post-project pollutants and hydrological impacts associated with the project, (2) proposed mitigation measures (best management practices - BMPs) for treatment of identified impacts including site design, source control and treatment control post-project BMPs and (3) sustainable funding and maintenance mechanisms for the BMPs. A maintenance agreement to be approved by City Council will be required prior to the issuance of a Grading Permit

The final design of the project will also consider and comply with National Pollution Discharge Elimination System, NPDES. Briggs & 74, LLC will comply by developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) in order to receive NPDES permit coverage. The project-specific SWPPP will be used to ensure that siltation and erosion are minimized during construction and will be incorporated as part of the project grading and erosion control plans. After construction, the project-specific WQMP BMPs will manage sediment and pollutants to ensure that water quality is not degraded.



Source of Aerial Photo: Google Earth 2017

Scale: 1"= 260'

0 260 520 Feet

BIOLOGICAL RESOURCES / PROJECT FOOTPRINT MAP

PP2017-225 / CUP2017-226 / PM2017-227

PRINCIPE AND ASSOCIATES

Construction Guidelines and Standard BMPs are set forth in *Section 7.5.3 and Appendix C of the MSHCP, Volume 1*. No disturbed surfaces will be left without erosion control measures in place from October 1 through April 15.

As required by Riverside County, a site-specific storm drain system will be designed and engineered for the project site. Stormwater facilities such as bio-retention basins, bio-swales and mechanical trapping devices shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes off the site. The basic concept is that the project will convey all onsite flows to permanent water quality basins. Furthermore, a detention basin located immediately west of the project site will be constructed for an interim period in order to mitigate increased runoff associated with the project development. This interim basin will not be required once the Romoland Master Drainage Plan systems are constructed. The interim basin will mitigate any post development increased runoff which will be sized to Riverside County Flood Control and Water Conservation District standards.

Mitigation Measures

To ensure direct mortality of burrowing owls is avoided in the future, a pre-grading/construction presence/absence survey will be conducted within thirty (30) days prior to ground disturbances at the site and follow the MSHCP 30-Day Pre-Construction Burrowing Owl Survey Report Format (Revised: August 17, 2006).

The USFWS and CDFW have issued permits pursuant to the federal Endangered Species Act and the California Natural Community Conservation Planning Act authorizing "Take" of certain species in accordance with the terms and conditions of the acts, the Western Riverside County MSHCP and the associated Implementing Agreement. Under the acts, certain activities by the applicant will be authorized to "Take" certain species, provided all applicable terms and conditions of the acts, MSHCP and the associated Implementing Agreement are met.

With the take permits issued to the County, 118 of 146 species covered by the MSHCP will be adequately conserved. The MSHCP has addressed the Federal, State and local project-specific mitigation requirements for each of these species and their specific habitats. The MSHCP will mitigate direct, indirect and cumulative impacts resulting from the take of these 118 adequately conserved species by establishing and maintaining a reserve system consisting of approximately 500,000 acres (347,000 acres are currently within public ownership, and 153,000 acres are currently in private ownership). Impacts to adequately conserved species will not require additional mitigation under the Endangered Species Act or the California Environmental Quality Act, but will require the following:

- In order to implement the goals and objectives of the MSHCP and to mitigate the impacts caused by new development in the unincorporated area of Riverside County, lands supporting species covered by the MSHCP must be acquired and conserved. A development fee is necessary in order to supplement the financing of the

acquisition of lands supporting species covered by the MSHCP and to pay for new development's fair share of this cost. The appropriate funding source to pay the costs associated with mitigating the impacts of new development to the natural ecosystems and covered species is a fee for residential, commercial and industrial development. The amount of the fee is determined by the nature and extent of the impacts from the development to the identified natural ecosystems and the relative cost of mitigating such impacts. Briggs & 74, LLC will pay the Western Riverside County MSHCP Mitigation Fee for the development of the project or portions thereof to be constructed within the City of Menifee.

- As the site is located within the Stephens' Kangaroo Rat Mitigation Fee Area, Briggs & 74, LLC will also pay the Stephens' Kangaroo Rat Mitigation Fee.

SECTION 6. CERTIFICATION STATEMENT

Original Report Date: May 10, 2018
Revised Report Date: July 10, 2018

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

Paul A. Principe

PRINCIPE AND ASSOCIATES
Paul A. Principe
Principal

View through the center of the flat-lying and featureless site. It is an active/in-use agricultural field without inclusions of native vegetation. Cultivated wheat has been grown there for decades. Looking east-to-west from Briggs Road.

SITE PHOTOGRAPH 1

PP2017-225 / CUP2017-226 / PM2017-227

PRINCIPE AND ASSOCIATES

View of the location of a temporary road extending north of the site that will intersect with Briggs Road and provide additional access onto the site. Looking south-to-north from Briggs Road.

SITE PHOTOGRAPH 2

PP2017-225 / CUP2017-226 / PM2017-227

PRINCIPE AND ASSOCIATES

View along the site's west property line. The site is a small portion of the existing lands still under agricultural production in this area of the City and County. Looking south-to-north from the southwest corner of the site.

SITE PHOTOGRAPH 3

PP2017-225 / CUP2017-226 / PM2017-227

PRINCIPE AND ASSOCIATES

View of the area that will be developed with an interim basin located immediately west of the site, and serve the project. This basin will be used for storm water retention. This portion of the project is only a temporary feature. Looking east-to-west from the west end of the site.

SITE PHOTOGRAPH 4

PP2017-225 / CUP2017-226 / PM2017-227

PRINCIPE AND ASSOCIATES

Off-Site Area - State Highway 74 Westbound (Right).

Off-Site Area - Briggs Road Widening (East).

SITE PHOTOGRAPHS 5 & 6
PRINCIPE AND ASSOCIATES

Off-Site Area - Briggs Road Widening (West).

Off-Site Area - State Highway 74 Westbound (Transition).

SITE PHOTOGRAPHS 7 & 8
PRINCIPE AND ASSOCIATES

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BIOLOGICAL REPORT SUMMARY SHEET

(Submit two copies to the County)

Applicant Name: Danny Long, Briggs & 74, LLC

Assessor's Parcel Number (APN): Portion of 327-320-013

APN cont. :

Site Location: Section: 12 **Township:** 5 **Range:** 3

Site Address: NW corner of State Highway 74 and Briggs Road, City of Menifee, Riverside County,California

Related Case Number(s): PP 2017-225, CUP 2017-226 and PM 2017-227 **PDB Number:**

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

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

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

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

Paul A. Principe PRINCIPE AND ASSOCIATES MAY 2, 2018

Signature and Company Name Report Date

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

County Use Only

Received by: _____ **Date:** _____

PD-B# _____

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

Case Number: PP 2017-225 CUP 2017-226 PM 2017-227 **Lot/Parcel No.** Portion of 327-320-013 **EA Number**_____

Wildlife & Vegetation

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

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

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

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

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

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

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

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

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

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

Findings of Fact: Non-native grasslands. No jurisdictional waters or wetlands. Not located within Cell, Cell Group or Sub Unit of Harvest Valley/Winchester Area Plan. No Relationship to MSHCP Reserve Assembly. No HANS. No Riparian/Riverine Areas, Vernal Pools or relationship to wetland regulations. Not located within NEPSSArea. Not subjected to Guidelines Pertaining to the Urban/ Wildlands Interface. Not located within Criteria Area, Amphibian or Mammal Species Survey Areas. Site is not providing burrowing owl habitats. Non-native grasslands are not a threat to create hazards for humans and property during a wildfire, but will be removed.

Proposed Mitigation: Conduct pre-construction survey for the burrowing owl. Payment of the Western Riverside County MSHCP Mitigation Fee Area. Payment of the Stephens's Kangaroo Rat Mitigation Fee.

Monitoring Recommended: None