WESTERN RIVERSIDE COUNTY HABITAT ASSESSMENT AND MSHCP CONSISTENCY ANALYSIS

APN: 342-080-039, 040, 041, 042

CITY OF PERRIS, COUNTY OF RIVERSIDE, CALIFORNIA
(Township 5 South, Range 4 West, Section 1)

Prepared for:

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RCA ASSOCIATES, INC

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TABLE OF CONTENTS

SECTION 1: EXECUTIVE SUMMARY

This report contains the results of a habitat assessment and MSHCP consistency analysis conducted by RCA Associates, Inc. on a 39.36-acre parcel located in the City of Perris, Riverside County, California. The purpose of the habitat assessment and MSHCP consistency analysis is to identify potential impacts to biological resources associated with construction of the proposed commercial project. The project will consist of 201 single family dwellings in a track home configuration with three recreation areas and a catch basin.

This report describes the results of the site visit conducted on October 21, 2020, which assessed the property for the potential to support special-status species, and the presence of other sensitive biological resources protected by local, state, and federal laws and regulations. This report also contains an evaluation of potential impacts to special-status species and sensitive biological resources which may occur as a result of the proposed Project, and the potential mitigation measures which may be required to compensate for those impacts. The assessment includes a review of pertinent literature, a review of the California Natural Diversity DataBase (CNDDB), field investigations, and analysis of potential impacts to biological resources.

SECTION 2: INTRODUCTION

At the request of the project proponent, RCA Associates, Inc., conducted a habitat assessment and MSHCP Consistency Analysis for the 39.36-acre parcel located in the City of Perris, Riverside County, California (Figures 1, 2, and 3). The proposed project will hereafter be referred to as the "project" or "project site."

2.1 Project Location

The project site is located at the northeast corner of the intersection of Mountain Avenue and McPherson Road in the City of Perris, California 92570, (Township 5 South, Range 4 West, Section 1) (Figure 2). Existing residential homes surround the site to the north, east, west, and south. The 39.36-acre site is composed of four parcels (APN: 342-080-039, 040, 041, 042). The site appears to be moderately disturbed, with a main dirt road following along the border and smaller dirt bike trails transecting the site. The property supports a few rock outcroppings throughout the site, and contains a mix of both native and non-native vegetation.

2.2 Project Description

The project proponent is proposing to construct tract homes on the site (Appendix A, Figure 6). The development would include 201 tract homes, 3 recreation areas, and a catch basin. Development activities would occur within the boundaries of the property, which as discussed above, has been previously disturbed (Figure 3). The site is not located within the Riverside County HCP fee area for Stephen's kangaroo rat, but is located in the burrowing owl survey area (Riverside County Habitat Conservation Agency, 1995) (Figure 9).

2.3 Reserve Assembly Analysis

The project site does not occur within a Cell or Cell Group and will not have any impact on any Core linkages in the region (Figure 4). The 39.36-acre site does not support any populations of any Planning Species and the proposed project will not impede the overall function of any Planning Species.

2.4 Covered Road

The project does not propose the construction of or any improvements to any MSHCP covered roads as part of the proposed project.

SECTION 3: METHODS

RCA Associates, Inc. evaluated the project site in relation to the MSHCP areas including criteria cells, core habitat, linkages, and areas proposed for conservation. The MSHCP also requires a riparian/riverine and vernal pool habitat assessments within the project site which were conducted by a biologist from RCA Associates, Inc. According to the MSHCP, the documentation for the assessment shall include mapping and a description of the functions and values of the mapped areas with respect to the species listed in Section 6.1.2. In addition, protection of species associated with riparian/riverine areas and vernal pools also needs to be addressed if such habitat is present on the site.

3.1 Literature Review and Field Investigations

Prior to conducting the field investigations, a literature review was conducted of background data as well as the environmental setting of the project site. The literature reviewed included, but was not limited to, the United States Department of Agriculture (USDA 1971) Soil Survey for the project site, U.S. Fish, and Wildlife Service (USFWS) data sources, and the California Natural Diversity Database (CNDDB, 2020). The closest recorded location of sensitive species was determined through a five-mile radius query of the CNDDB (2020) (Appendix A, Table 1). A search of the CNDDB database was conducted for the Perris USGS quadrangle and the surrounding eight quadrangles (See Appendix A for results of CNDDB search.). The CNDDB database was reviewed to locate the previously recorded locations of sensitive plant and wildlife occurrences and determine the distance from the project site. Additionally, the Riverside County MSHCP was reviewed for additional information on the known occurrence of the species within Riverside County.

The MSHCP Online Conservation Report Generator and Riverside County Land Information System (RCLIS) databases were queried to determine the specific requirements for compliance with the policies of the MSHCP as described in Volume 1, Chapter 6 Implementation Structure (RCIP 2004), i.e. Reserve Assembly (6.1.1); Riparian/Riverine and Vernal Pools (6.1.2); Narrow Endemic Plants (6.1.3); Urban/Wildlands Interface (6.1.4); and Additional Survey Needs (6.2.3).

RCA Associates, Inc. biologists Ryan Hunter and Lisa Cardoso surveyed the project site on October 21, 2020 from about 0900 to 1200 p.m. Weather conditions during the survey included about 100 percent cloud cover from 0900 to 1000 with cloud cover gradually disappearing from 1030 to 1200. Temperatures ranged from low-60's to low-80's °F. The entire project site was assessed to determine the extent of plant communities and to evaluate the presence of any areas which may have any jurisdictional features or may support riparian/riverine habitat. Parameters assessed included soil conditions, the presence of indicator species, slope, aspect, and hydrology.

3.2 Plant Communities

Plant communities on the site were initially evaluated using aerial photography and were evaluated on the ground using pedestrian surveys conducted by biologists from RCA Associates, Inc. on October 21, 2020. The plant communities within the project site were classified according to the California Department of Fish and Wildlife (CDFW) List of Terrestrial Natural Communities (2003) and descriptions provided in Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986) were also reviewed. Currently, the site has been moderately disturbed and consists of native and non-native vegetation (Figure 7).

3.3 Riparian/Riverine Habitat, Vernal Pools and Fairy Shrimp

Aerial photography was reviewed prior to conducting the field investigations in October 2020. The aerial photographs were used to determine if any potential natural drainage features and water bodies that may be considered riparian/riverine habitat or which may be under the jurisdiction of either the U.S. Army Corps of Engineers (USACE) and/or CDFW were present on the site. Such areas are considered potentially riparian/riverine habitat and may be subject to State and federal regulatory authority as "Waters of the State" or "Waters" of the U.S. Under the MSHCP, riparian/riverine habitat is defined as lands which contain habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby freshwater source, or areas with freshwater flow during all or a portion of the year.

Vernal pools are considered an important habitat in Southern California and provide critical habitat for various species, including State and federal listed spec is such as fairy shrimp. No vernal pools have been previously mapped for the site nor were any vernal pools observed during the October 2020 field investigations. The proposed project is not expected to impact any vernal pools nor will any fairy shrimp be impacted.

3.4 Plants

Plant species observed during the field survey were identified by visual characteristics and morphology in the field and recorded in a field notebook. Samples of some plant species were collected and returned to the lab for identification using taxonomical guides. A list of all species observed on the project site was compiled from the survey data (Appendix A, Table 1). The taxonomic nomenclature used in this study follows the California Native Plant Society (CNPS 2020).

3.5 Wildlife and Riparian Birds

Wildlife species detected during the field surveys were identified by sight, calls, tracks, scat, or other signs and were recorded in a field notebook. Field guides were used to assist with identification of species during surveys and included the Sibley Field Guide to Birds of Western North America (2017) and Burt and Grossenheider (1980) for mammals. Although common names of wildlife species are relatively well standardized, scientific names are used in this report and are provided in Table 2, Appendix A for reference.

3.6 Regional Connectivity/Wildlife Habitat Linkages

The analysis of wildlife habitat linkages associated with the Study Area is based on information compiled from literature, including MSHCP-mapped habitat linkages (Figure 3-2, Schematic Cores and Linkages Map in the MSHCP [2004]); analysis of aerial photographs; and direct observations (including sign, tracks and physical movement barriers, including recent development) made in the field during the October 2020 field investigations. This information was crucial to assessing the relationship of the project site to large open space areas in the region.

The discussions in this report are intended to focus on wildlife movement associated with the property and the immediate vicinity.

Wildlife habitat linkages 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 natural disasters, 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 linkages are landscape features that connect and link habitat patches or habitat cores with each other. They serve a similar purpose in that they are areas that allow for animal movement, but they may not have all the resources a particular species needs to complete its life cycle.

3.7 Additional Survey Needs and Procedures

Based on the results of the field investigations conducted on the 39.36-acre site in October 2020, it is the opinion of RCA Associates, Inc. that no additional surveys or procedures are required. As discussed above, the site has been significantly disturbed in the past and does not support any undisturbed native habitats, nor does it support any special status species. The nearest linkage to the project site is 1.5 miles to the south east, which is more than sufficient distance to have no adverse effects due to construction. It is the opinion of RCA Associates, Inc. that the project site does not have any effects on existing or proposed cores or linkages.

3.8 Project Relationship to Reserve Assembly

The subject property is not located within any Criteria Cells and according to the RCMSHCP Reserve Assembly, a RCA review is not required. The MSHCP established habitat assessment requirements for certain species of plants, birds, mammals, and amphibians. The MSHCP Conservation Areas (3.2.2) may be described in terms of bioregions, vegetation, soils, patch size, and edge affected lands. In regards to bioregions the site is located in a relatively developed area

of the City of Perris and is not within an area of public/quasi-public conserved lands or within any pre-existing conservation agreements. In addition, the site is not located within any lands that have been designated as American Indian Lands.

3.9 Public Quasi-Public Lands

According to the MSHCP in Section 3.2.1 (Figure 3-1, The MSHCP Plan Map), the site is not depicted as PQP land; furthermore, the project site is not located in an area designated as Rural Mountain Designation in the MSHCP Area, American Lands, Lake, Preexisting Conservation Agreements, or any wildlife areas. The project will therefore not have any impact on POP designated lands.

SECTION 4: EXISTING CONDITIONS

4.1 Environmental Setting

The property site has been moderately disturbed by past human activities and appears to have been cleared of some native vegetation in previous years (Appendix A, Figure 3). The property supports a mix of native and nonnative vegetation, and a gentle slope from north to south. A drainage swale crosses the site on its eastern boundary, going in a north to south direction. The project site is located within an area of the City of Perris that has been developed or disturbed over the last few decades. The property is bordered on the north, west, east and south by existing residential homes. (Figures 1 and 2).

4.2 Soils

According to the Soil Survey provided by the U.S. Department of Agriculture, the soil on the property consists of six varieties of soils: cieneba rocky sandy loam (CkF2), hanford coarse sandy loam (HcC), monserate sandy loam (MmB), monserate sandy loams, eroded (MmD2), vista coarse sandy loam (VsC), and vista coarse sandy loam, eroded (VsD2) (Figure 10).

- Cieneba rocky sandy loam (CkF2) - 8 to 15 percent slopes, medium runoff, moderate hazard of erosion, and rock outcrops covering 2 to 10 percent of soils surface.
- Hanford coarse sandy loam (HcC) - 2 to 8 percent slopes, occurs on alluvial fans, slow to medium runoff, moderately rapid permeability, water holding capacity of 5.0to7.5 inches, with a slight to moderate hazard of erosion.
- Monserate sandy loam (MmB) - 0 to5 percent slope, slow runoff, and hazard of erosion is slight.
- Monserate sandy loam, eroded (MmD2) - 8 to 15 percent slopes, medium runoff, and moderate hazard of erosion.
- Vista coarse sandy loam (VsC) - 2 to 8 percent slopes, slow runoff, slight hazard of erosion.
- Vista coarse sandy loam, eroded (VsD2) - 8 to 15 percent slopes, moderately rapid permeability, medium runoff, moderate hazard of erosion, root zone of 20-36 inches, natural fertility, and water holding capacity of 3.5-6.0 inches.

The soil is not listed as a hydric soil (U.S. Department of Agriculture [USDA] National List of Hydric Soils, 2020).

4.3 Plant Communities

The site has been moderately disturbed by past human activities and some clearing of native vegetation was removed in previous years (Appendix A, Figures 5 and 6). Various grass species, wild oat (*Avena fatua*), and foxtail brome (*Bromus madritensis*), were the dominant species. Other plants scattered throughout the site included dove weed (*Croton setigerus*), horseweed (*Erigeron canadensis*), fourwing saltbush (*Atriplex canescens*), common sunflower (*Helianthus annuus*), and California buckwheat (*Eriogonum fasciculatum*). The site also supports multiple species of trees such as Jerusalem thorn (*Parkinsonia aculeata*), tree of Heaven (*Ailanthus altissima*), tree tobacco (*Nicotiana glauca*), mulefat (*Baccharis salicifolia*), and red willow (*Salix laevigata*). A compendium of all plant species observed during the October 2020 survey is provided in Table 1.

4.4 Jurisdictional Waters

The United States Army Corps of Engineers (USACE) regulates discharges of dredged or fill material into waters of the United States, and the State of California also regulates waters of the State and streambeds under the preview of regional water quality boards and CDFW jurisdiction. These waters include wetlands and non-wetland bodies of water that meet specific criteria. No jurisdictional areas were observed on the site, nor was any riparian habitat observed during the October 2020 field investigations.

4.5 Nesting and Riparian Birds

The property contains marginal nesting bird habitat for avian species given the presence of few trees and shrubs along the southern and edges of the site. Nesting birds are protected under section 3503 of the CDFW code and/or the Migratory Bird Treaty Act (MBTA). A few common bird species were observed within the project area during the surveys included red tailed hawks (*buteo jamaicensis*), lesser goldfinches (*Spinus psaltria*), Cassin's kingbird (*Tyrannus vociferans*),

mourning dove (*Zenaida macroura*), and house sparrow (*Passer domesticus)*. All bird species observed are included in the faunal compendium in Appendix A, Table 2.

4.6 Burrowing Owl

The project site is located within the MSHCP Additional Survey Areas for Burrowing Owl. Several potential burrows were observed during the October 2020 field investigations but showed no sign of being inhabited. No feathers, white wash, or casting were found near the entrance to any burrow. Based on the field investigations and the MSHCP requirements a 30-day pre-construction survey may be required prior to the start of site clearing activities to ensure no owls have moved onto the site since the October 2020 field investigations.

4.7 Federal and State Listed Species

There are several special status wildlife species which have been documented in the region and those species occurring in the Perris Quadrangle and the surrounding eight quadrangles. The CNDDB tables for these quadrangles are provided in Appendix A and lists the Federal and State listed species, as well as other special status wildlife species.

There are twenty-two federal and/or State listed wildlife species which have been documented in the region including southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), southern California legless lizard (*Anniella stebbinsi*), orange-throated whiptail (*Aspidoscelis hyperythra*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), Stephen's kangaroo rat (*Dipodomys stephensii*), western yellow bat (*Lasiurus xanthinus*), Los Angeles pocket mouse (*Perognathus longimembris brevinasus*), coast horned lizard (*Phrynosoma blainvillii*), western spadefoot (*Spea hammondii*), tricolored blackbird (*Agelaius tricolor*), California glossy snake (*Arizona elegans occidentalis*), burrowing owl (*Athene cunicularia*), red-diamond rattlesnake (*Crotalus ruber*), western pond turtle (*Emys marmorata*), California horned lark (*Eremophila alpestris actia*), western mastiff bat (*Eumops perotis californicus*), San diego black-tailed jackrabbit (*Lepus californicus bennettii*), southern grasshopper mouse (*Onychomys torridus ramona*), coastal California gnatcatcher (*Polioptila californica californica*), American badger (*Taxidea taxus*), and least bell's vireo (*Vireo*

bellii pusillus). There is one federal and/or State listed invertebrate occuring in the region which is the crotch bumble bee (*Bombus crotchii*). Each of the above listed species has specific habitat requirements in order to support populations of the species, and the probability of the site supporting any of these species is discussed in Section 6.3.

There are eleven federal and/or State listed plants that have been documented in the region including chaparral sand-verbena (*Abronia villosa var. aurita*), Payson's jewelflower (*Caulanthus simulans*), smooth tarplant (*Centromadia pungens ssp. laevis*), San Jacinto Valley crownscale (*Atriplex coronata var. notatior*), Parish's brittescale (*Atriplex parishii*), Davidson's saltscale (*Atriplex sereaba var. davidsonii*), thread-leaved brodiaea (*Brodiaea filifolia*), long-spined spineflower (*Chorizanthe polygonoides var. longispina*), Coulter's goldfields (*Lasthenia glabrata ssp. coulteri*), spreading navarretia (*Navarretia fossalis*), and Wright's trichocoronis (*Trichocoronis wrightii var. wrightii*). The probability of any of these plants occurring on the site is discussed in Section 6.3.

4.8 Wildlife Species of Special Concern and Special Status Plants

Focused surveys were not conducted for any of the species of special concern given the very disturbed conditions throughout the site. In terms of the special status plants which have been documented in the region, these plants are unlikely to occur on the site given the past disturbances which have occurred during previous years (Appendix A, CNDDB table).

SECTION 5: WESTERN RIVERSIDE COUNTY MSHCP CONSISTENCY ANALYSIS

5.1 MSHCP Requirements

The purpose of this discussion is to provide an analysis of the proposed project with respect to compliance with biological aspects of the Western Riverside County MSHCP. Specifically, this analysis evaluates the proposed project with respect to the project's compliance with MSHCP Reserve Assembly Requirements (Section 6.1.1); Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (Section 6.1.2); Protection of Narrow Endemic Plant Species (Section 6.1.3); Guidelines Pertaining to the Urban/Wildlands Interface (Section 6.1.4), and Additional Survey Needs and Procedures (Section 6.3.2).

5.2 Project Relationship to Reserve Assembly

The subject property is not located within any Criteria Cells with the nearest Cell being in Subunit 4, and Quadrant Number (3377) (Appendix A, Figure 4). This cell is roughly 1.3 miles to the east of the project site shown in MSHCP section (3.3.10). According to the RCMSHCP Reserve Assembly, a RCA review is not required since the property is not located within a Criteria Cell.

The MSHCP established habitat assessment requirements for certain species of plants, birds, mammals, and amphibians. The MSHCP Conservation Areas (3.2.2) may be described in terms of bioregions, vegetation, soils, patch size, and edge affected lands. In regards to bioregions, the site is located in a developed area of the City of Perris and is not within an area of public/quasi-public conserved lands or within any pre-existing conservation agreements. In addition, the site is not located within any lands that have been designated as American Indian Lands, according to the MSHCP Geographical Map (MSHCP Figure 9-1).

5.3 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

None of the riparian/riverine species listed in Section 6.1.2 of the MSHCP were found on the property nor were any riparian plant species observed during the field investigations. In addition, there are no features on the site that meet the MSHCP definition of vernal pools. In order to be

considered a vernal pool under the MSHCP, a feature must be a wetland (based on the presence of hydrophytic vegetation, hydric soil, and wetland hydrology). The feature must also have a natural origin. No vernal pools were observed during the field investigations on the project site; consequently, the site does not support suitable habitat for fairy shrimp. The lack of suitable habitat for fairy shrimp is due to the soil that is made up of sandy loam soil which cannot hold water for a long enough duration to allow for the formation of vernal pools. Therefore, the site does not support any sensitive plants that are associated with wetland features. Other non-vernal pool features such as depressions, drainages, and road ruts, which may provide habitat for fairy shrimp, were absent from the site. It is RCA Associates' opinion that the site lacks suitable habitat for fairy shrimp. In addition, no riparian/riverine habitat is present on the site and plant species typically associated with riparian/riverine areas were not present on the property.

5.4 Jurisdictional Waters

No potential jurisdictional waters (i.e., streams, ponds, lakes, etc.) were observed on the site during the October 2020 field investigations.

5.5 Protection of Narrow Endemic Plant Species

The project site is not located within the MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA), the closest NEPSSA is Area 3 located 1.30 miles east of the site (MSHCP Figure 6-1). Therefore, focused plant surveys were not conducted for species identified under Section 6.1.3 of the MSHCP. In addition, the property has been disturbed by past human activities and is very unlikely to support any rare plants at the present time. No focused surveys for rare plants are required and the project is consistent with the Narrow Endemic Plant Species requirements of the MSHCP.

5.6 Guidelines Pertaining to the Urban/Wildland Interface

The MSHCP Urban/Wildland Interface Guidelines (6.1.4) are intended to address indirect effects associated with locating development in proximity to MSHCP Conservation Areas. The project

site is not located in any Criteria Cells, with the nearest cell, 3377, being 1.30 miles east, which is part of the San Jacinto river lower subunit 4 of the Mead Valley area plan.. There are several main biological issues for this area including: conserving willow, domino, and travers soils that support sensitive species, conserving vernal pool complexes associated with the San Jacinto River floodplain, maintain and provide continuous linkages west and east of the San Jacinto river, maintain floodplain habitat for mountain plovers, and determine presence of potential core area for Los Angeles pocket mouse along San Jacinto River east of the I-215.

Given the location of the site in a developed area, and past human disturbances which have occurred on the site, the proposed project is not expected to result in any significant indirect impacts to special-status biological resources. Implementation of Best Management Practices (BMPs) are only required if Conservation Areas are "in proximity" of the project site; however, no Conservations Areas are near the property.

5.7 Wildlife Habitat Linkage

According to the MSHCP (Figure 3-2: Schematic Cores and Linkages Map), there are no documented terrestrial migration corridors in the immediate vicinity of the project site. Furthermore, the project site is within a developed portion of the County and there are numerous existing residential and commercial developments in the immediate area. The site does not provide any wildlife corridors which are used for migration, movement or dispersal of wildlife.

5.8 Additional Survey Needs and Procedures

The project site is located within the MSHCP Additional Survey Areas for Burrowing Owl. Furthermore, no surveys will be required for amphibians, Criteria Area Species, mammals, or Special Linkage Areas (Figure 7).

SECTION 6: PROJECT IMPACTS AND MITIGATION

6.1 Impacts Per Plant Community

The proposed project will impact approximately 39.36-acres of ruderal vegetation. Loss of the existing disturbed vegetation would also affect some wildlife species; although, the number of species that would be impacted is relatively low given the already disturbed small parcel and the absence of any extensive areas of native vegetation.

6.2 Nesting Birds

There is relatively low potential for nesting birds to utilize the few trees and shrubs on the site. Potential impacts to nesting birds can be eliminated or significantly reduced if vegetation suitable for nesting birds is removed outside of the nesting bird season. The nesting season for birds typically occurs from February 15th to August 31st. Therefore, vegetation removal activities should be conducted outside of the nesting bird season, if possible. If grading and clearing activities must occur during the nesting season, a nesting bird survey should be conducted within seven days prior to the start of any ground disturbing activities to determine if any nesting birds occur within the project site. If nesting birds are not found within the project site, no further actions will be required. If nesting birds are observed, no impacts shall occur within 250 feet (500 feet for raptors) of any active nests. Also, construction activity may only occur within 250 feet of an active nest at the discretion of the project's biological monitor.

6.3 Federal and State Listed Species and Special Status Species

Based on the disturbed conditions of the 39.36-acre site, and the lack of evidence, no focused surveys were deemed necessary for any federal or State listed species or any special status species.

6.4 Habitat Fragmentation and Wildlife Movement

As previously discussed, the property is located in an area where habitat has been fragmented due to past development activities, agricultural activities, and on-going developments in the surrounding region. Therefore, the incremental loss of wildlife habitat associated with the

proposed development is expected to be negligible. There are no wildlife corridors present on the site and the proposed project will not impede regional wildlife movement or impact any MSHCP-designated corridors or habitat linkages. Therefore, the proposed project is not expected to have any significant impacts in regard to habitat fragmentation and regional wildlife movement.

6.5 Riparian/Riverine Habitat, Vernal Pools and Jurisdictional Waters

The site does not support any riparian or riverine habitats. In addition, no depressions or areas where water would pool were observed within the project site which would be classified as vernal pools. Consequently, the site does not support suitable habitat for fairy shrimp. None of the riparian/riverine species listed in Section 6.1.2 of the MSHCP were found within the project site during the October 2020 field investigations, nor were any sensitive plants identified during the field investigations. Furthermore, no areas were observed which may be considered jurisdictional waters.

6.6 Local Policies and Ordinances

The proposed project will not conflict with or have any adverse impact on any local policies or ordinances.

SECTION 7: CONCLUSIONS

No listed or special status plant or wildlife species or sensitive habitats were observed within the project site during the field investigations conducted on October 21, 2020. The property does not contain any vernal pools or Urban/Wildlands interface areas. If any sensitive species are observed on the property during future activities, CDFW and USFWS (as applicable) should be contacted to discuss specific mitigation measures which may be required for the individual species. The RCMSHCP does allow for the "take" of covered species that have been adequately conserved as outlined in Section 9.2 of the MSHCP.

SECTION 8: CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits, present the data and information required for this biological evaluation and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. Fieldwork conducted for this assessment was performed by me or other biologists under my direct supervision. I certify that I have not signed a non-disclosure or consultant confidentiality agreement with the project applicant or applicant's representative and that I have no financial interest in the project.

Date: December 8, 2020 Signed: Randall Arnold

Work Performed By:

Randall Arnold
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Ryan Hunter
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SECTION 9: REFERENCES

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Appendix A

Figures and Tables

FIGURE 1: REGIONAL EXHIBIT

RCA ASSOCIATES, INC.
SOURCE: GOOGLE EARTH

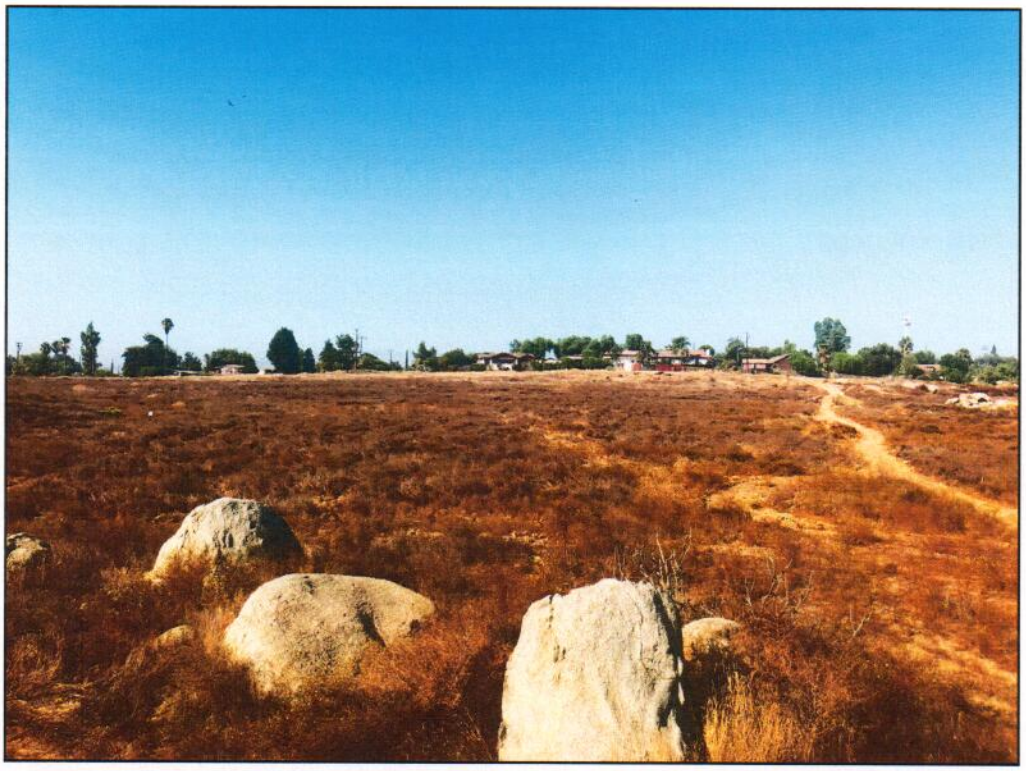
RCA
ASSOCIATES, INC.

FIGURE 2: VICINITY EXHIBIT

RCA ASSOCIATES, INC.
SOURCE: GOOGLE EARTH

RCA ASSOCIATES, INC.

CENTER OF SITE LOOKING NORTH



CENTER OF SITE LOOKING WEST

FIGURE 3
PHOTOGRAPHS OF SITE

CENTER OF SITE LOOKING SOUTH

CENTER OF SITE LOOKING EAST

FIGURE 3, cont.
PHOTOGRAPHS OF SITE

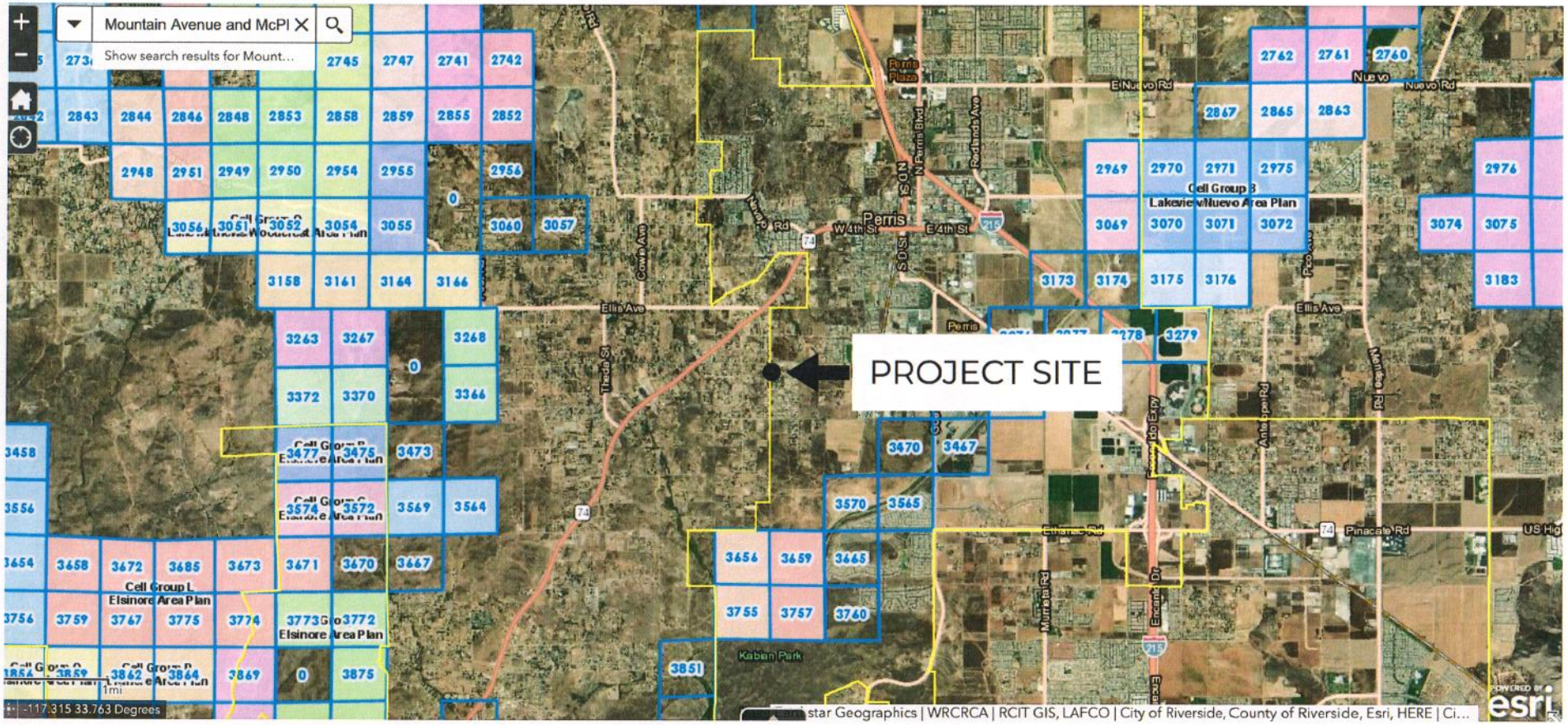


FIGURE 4: Proximity to Cell Groups & Criteria Cells of the Riverside MSHCP

SOURCE: RIVERSIDE MSHCP MAP

RCA ASSOCIATES, INC.

FIGURE 5: BIOLOGICAL RESOURCES EXHIBIT

RCA ASSOCIATES, INC.

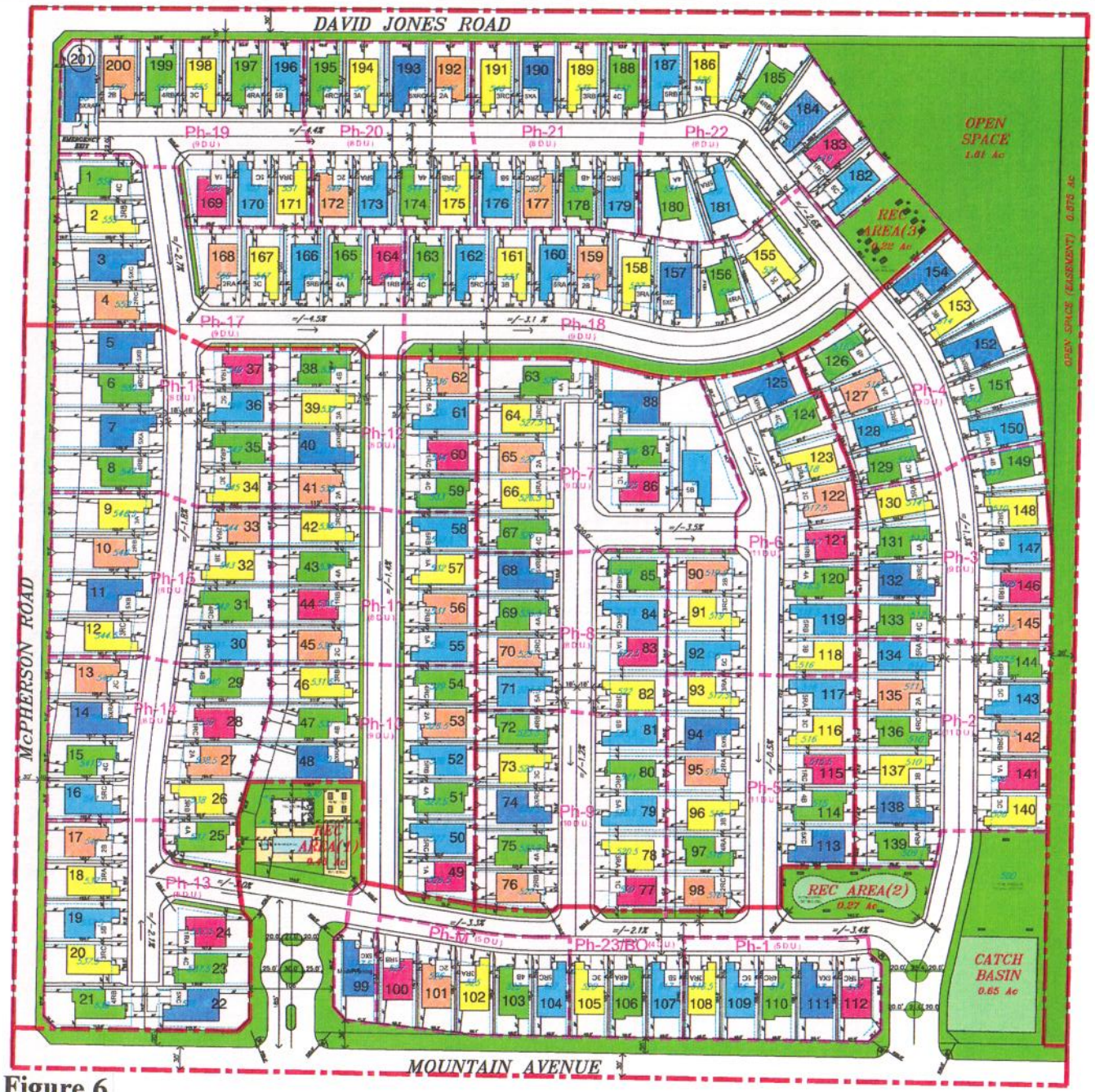
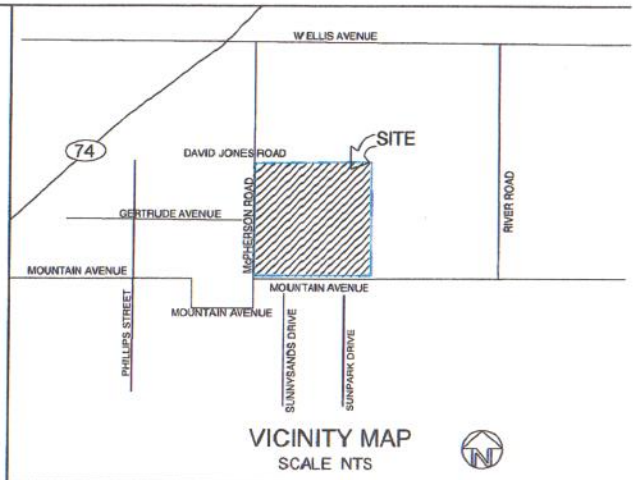


Figure 6

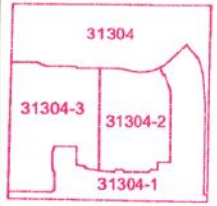


VICINITY MAP
SCALE NTS

T.37904 Pacific Emerald vs Perris 2020/4/20

Plan	Plan 1	Plan 2	Plan 3	Plan 4	Plan 5	Plan 5K		
Living Area	1624 sf	1733 sf	1776 sf	1855 sf	1939 sf	2147 sf		
Elevation	A/B/C	A/B/C	A/B/C	A/B/C	A/B/C	A/B/C		
Plan / Tract							D.U.	Tract + D.U.
Model	1	1	1	1	1		5	
Ph - 1	1		1	1	1	1	5	(39 D.U.) of T.37904-1
Ph - 2	1	2	2	3	2	1	11	
Ph - 3	1	1	2	3	1	1	9	
Ph - 4		1	1	3	2	2	9	
Ph - 5	1	2	3	2	1	2	11	
Ph - 6	1	2	3	2	2	1	11	(49 D.U.) of T.37904-2
Ph - 7	1	1	2	3	1	1	9	
Ph - 8	1	1	1	2	2	1	8	
Ph - 9	1	1	2	3	2	1	10	
Ph - 10	1	1	1	3	2	1	9	
Ph - 11	1	2	2	1	2		8	
Ph - 12	1	2	1	2	1	1	8	(58 D.U.) of T.37904-3
Ph - 13	1	1	2	2	1	1	8	
Ph - 14	1	2	1	3	1	1	9	
Ph - 15		2	3	1	1	1	8	
Ph - 16	1		1	3	1	2	8	
Ph - 17	1	2	2	2	1	1	9	
Ph - 18		1	3	2	2	1	9	
Ph - 19	1	1	2	2	2	1	9	(51 D.U.) of T.37904
Ph - 20		2	2	2	1	1	8	
Ph - 21		1	2	2	2	1	8	
Ph - 22	1		1	2	3	1	8	
Ph - 23/BO			1	1	1	1	4	(4 D.U.) of T.37904-1
TOTAL	18	29	42	51	38	25	201	
%	9%	14%	21%	25%	18%	12%	100%	

PLAN TYPES
CONSTRUCTION PHASING



KEY MAP
TRACT PHASING

GENERAL INFO

Total Acreage:	40.40 Acre
Total Residential Unit:	201 D.U.
Rec Building:	1 D.U.
Building Coverage:	10.60 Acre
Density:	4.98/ Acre
Green Belt:	1.95 Acre
Open Space:	1.61 Acre
Easement Space:	0.86 Acre
Catch Basin:	0.65 Acre
Rec Area 1:	0.45 Acre
Rec Area 2:	0.27 Acre
Rec Area 3:	0.22 Acre

* NOTE: SITE PLAN ARE CONCEPTUAL AND ROADS ARE INDICATIVE. ENGINEER SHALL DESIGN THE FINAL ROAD LAYOUT BASED ON CITY'S STANDARD.

DEVELOPER:
Pacific Communities Builder, Inc.
ADDRESS: 1000 Dove Street, Suite 300, Newport Beach, CA 92660
TEL: (949) 660-8988

CITY OF PERRIS

PACIFIC EMERALD
TR 37904
Conceptual Site Plan - Scheme A

SCALE: 1 = 60'
DESIGNED:NC
DRAWN: FVG,RC
SHEET NO.
1 OF 1
2020/4/20

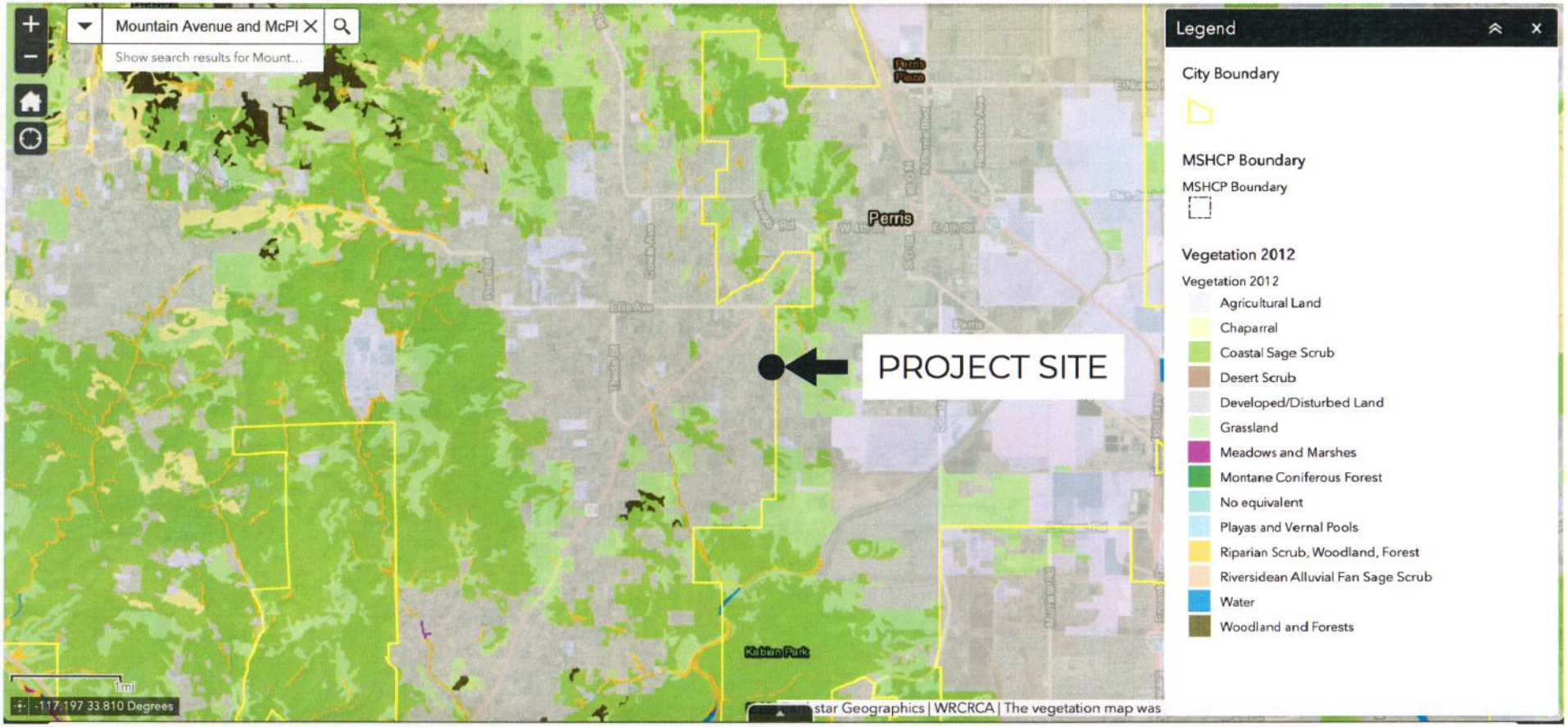


FIGURE 7: Community Vegetation Map

SOURCE: RIVERSIDE MSHCP MAP

RCA ASSOCIATES, INC.

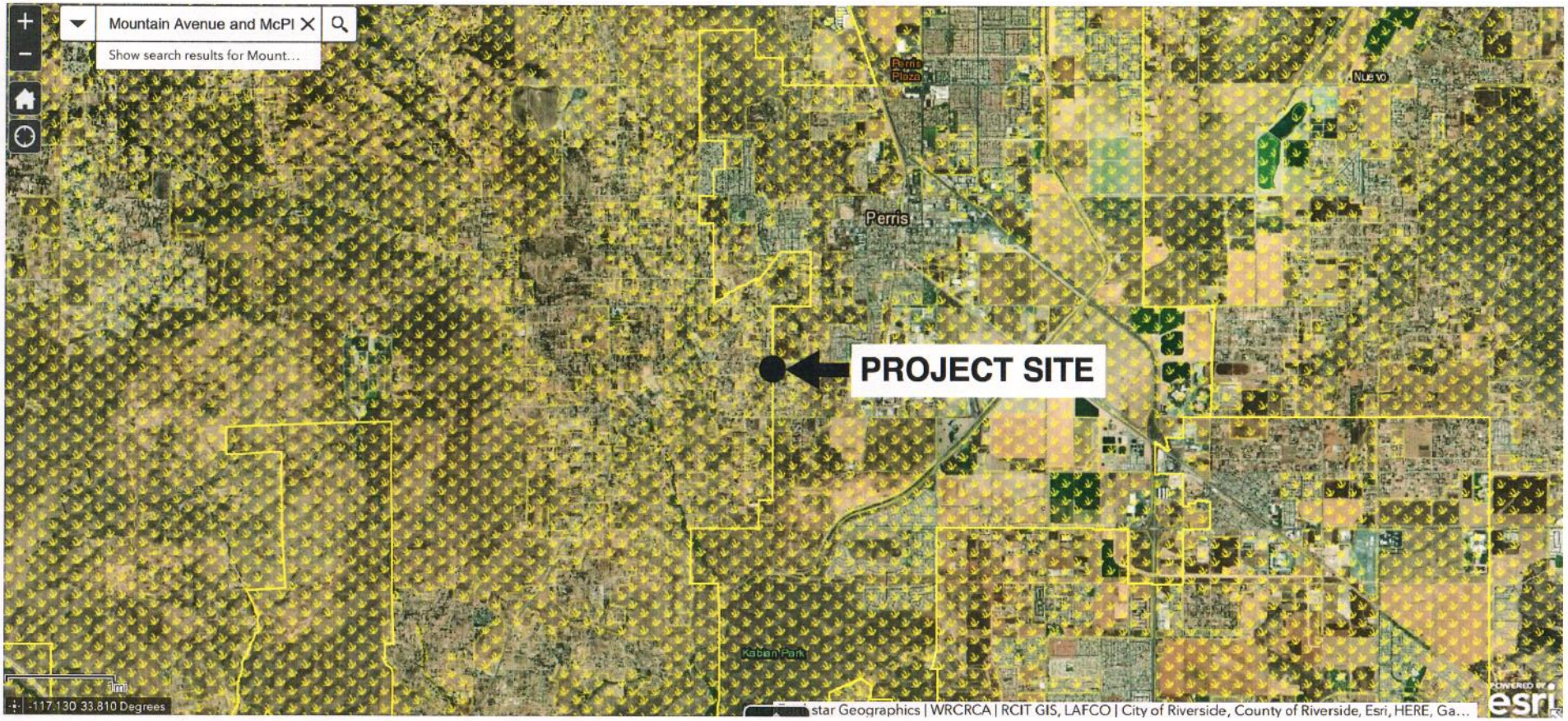


FIGURE 8: Riverside MSHCP Burrowing Owl Survey

SOURCE: RIVERSIDE MSHCP MAP

Burrowing Owl Survey Area

RCA ASSOCIATES, INC.

FIGURE 9: RIVERSIDE MSCHP STEPHEN'S KANGAROO RAT FEE AREA

STEPHEN'S KANGAROO RAT PLAN & FEE AREA

RCA ASSOCIATES, INC.

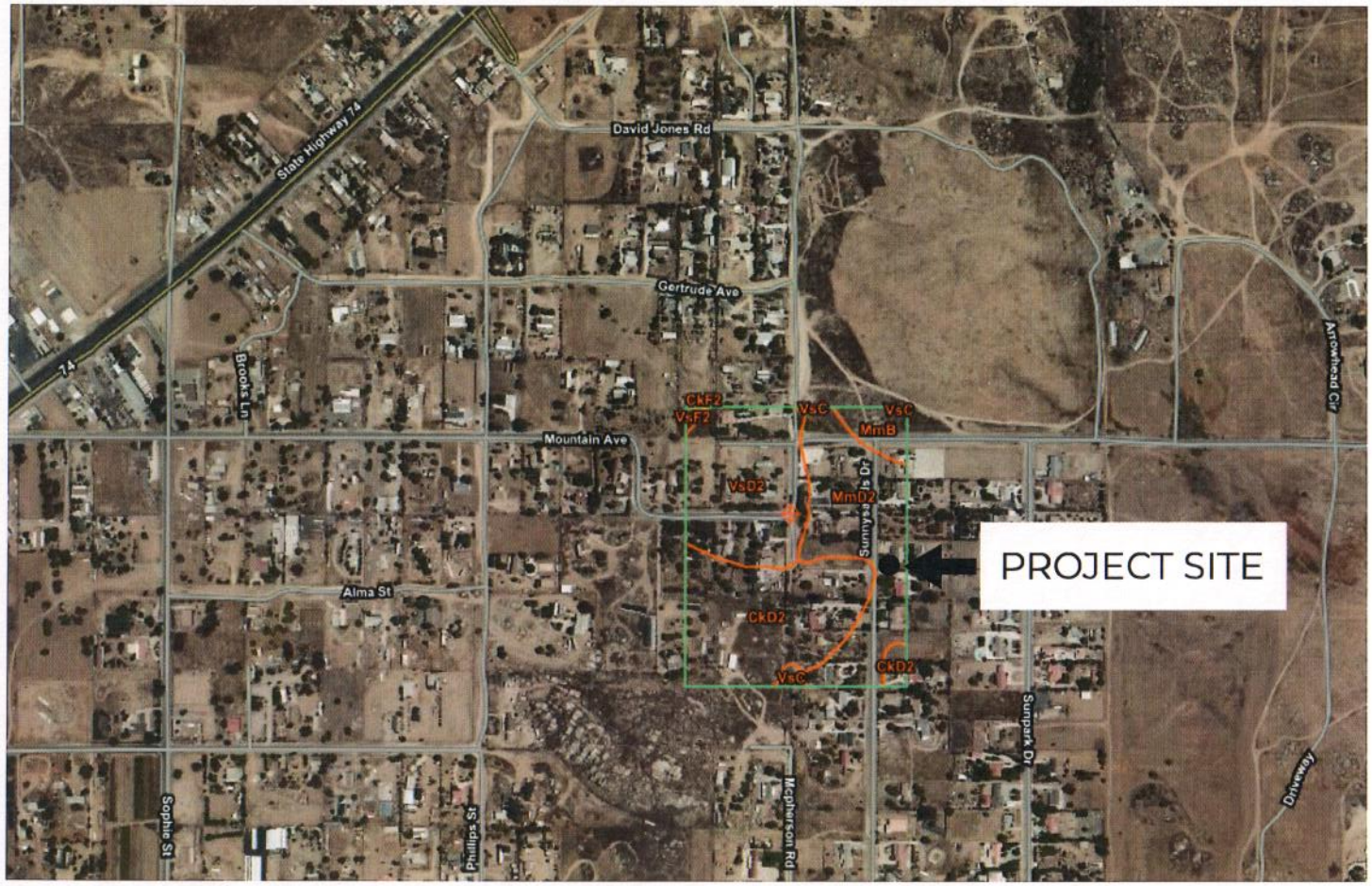


FIGURE 10: USDA SOIL MAP

SOURCE: USDA WEB SOIL SURVEY

Western Riverside Area, California (CA679)

Western Riverside Area, California (CA679)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CkD2	Cieneba rocky sandy loam, 8 to 15 percent slopes, eroded	8.8	34.4%
CkF2	Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded	0.0	0.0%
MmB	Monserate sandy loam, 0 to 5 percent slopes	1.1	4.2%
MmD2	Monserate sandy loam, 8 to 15 percent slopes, eroded	7.9	30.6%
VsC	Vista coarse sandy loam, 2 to 8 percent slopes	0.3	1.0%
VsD2	Vista coarse sandy loam, 8 to 15 percent slopes,	7.5	29.3%
VsF2	Vista coarse sandy loam, 15 to 35 percent slopes, eroded	0.1	0.5%
Totals for Area of Interest		**25.7**	**100.0%**

RCA ASSOCIATES, INC.

Table 1 - Plants observed on the site and known to occur in the area.

Note: The following Tables are not comprehensive lists of every plant or animal species which may occur in the area, but are a list of those common species which have been identified on the site or in the region by biologists from RCA Associates, Inc.

Common Name	Scientific Name	Comments
Doveweed	*Croton setigerus*	Observed on-site
Common tarweed	*Deinandra fasciculata*	Observed on-site
Telegraph weed	*Heterotheca grandiflora*	Observed on-site
Fiddleneck	*Ansickia tessellata*	Observed on-site
Horseweed	*Erigeron canadensis*	Observed on-site
Wild Oat	*Avena fatua*	Observed on-site
Red Brome	*Bromus rubens*	Observed on-site
Common sunflower	*Helianthus annuus*	Observed on-site
Tree of Heaven	*Ailanthus altissima*	Observed on-site
Tumbleweed	*Kali tragus ssp. tragus*	Observed on-site
Jerusalem thorn	*Parkinsonia aculeata*	Observed on-site
Red willow	*Salix laevigata*	Observed on-site
Western jimson weed	*Datura wrightii*	Observed on-site
Salt heliotrope	*Heliotropium curassavicum*	Observed on-site
Tree tobacco	*Nicotiana glauca*	Observed on-site
California buckwheat	*Eriogonum fasciculatum*	Observed on-site
White brittlebush	*Encelia farinosa*	Observed on-site
Mulefat	*Baccharis salicifolia*	Observed on-site
Gander's cholla	*Cylindropuntia ganderi*	Observed on-site
Fourwing saltbush	*Atriplex canescens*	Observed on-site
Vinegarweed	*Trichostema lanceolatum*	Observed on-site
Stinknet	*Oncosiphon pilulifer*	Observed on-site

Table 2 - Wildlife observed on the site and those species expected to the area.

Common Name	Scientific Name	Comments
Mammals		
Cottontail	*Sylvilagus auduboni*	Observed on-site and surrounding areas.
California ground squirrel	*Spermophilus beecheyi*	Observed on-site and surrounding areas.
Coyote	*Canis latrans*	Scat found
Jackrabbit	*Lepus californicus*	Observed on site
Birds		
American Kestrel	*Falco sparverius*	Observed on-site and surrounding areas.
American Crow	*C. brachyrhynchos*	"
Northern mockingbird	*Mimus polyglottus*	"
Red-tail Hawk	*Buteo jamaicensis*	"
Rock pigeon	*Columba livia*	"
Eurasian collared dove	*Streptopelia decaocto*	"
Song sparrow	*Melospiza melodia*	"
California towhee	*Melozone crissalis*	"
House sparrow	*Passer domesticus*	"
Cassin's kingbird	*Tyrannus vociferans*	"
Anna's hummingbird	*Calypte amna*	"
Mourning dove	*Zenaida macroura*	"
Lesser goldfinch	*Spinus psaltria*	"
White-crowned sparrow	*Zonotrichia leucophrys*	"
House finch	*Carpodacus mexicanis*	"
Reptiles and Amphibians		
Side-blotched lizard	*Uta stansburiana*	Seen on site
Western fence lizard	*Sceloprus occidentalis*	Seen on site

SOURCES:

(1) Blair, W.F. 1968. Vertebrates of the United States. McGraw-Hill, Inc. New York. 616 pp.

(2) Whitaker, J. O. 1980. The Audubon Society Field Guide to North American Mammals. A. A. Knopf, New York. 745 pp.

(3) NGS. 1987. Field Guide to the Birds of North America. The National Geographic Society. 464 pp.

Appendix B

Regulatory Background

REGULATORY BACKGROUND

Special status species are native species that have been afforded special legal or management protection because of concern for their continued existence. There are several categories of protection at both federal and State levels, depending on the magnitude of the threat to continued existence and existing knowledge of population levels.

CEQA GUIDELINES SECTION 15380

Although threatened and endangered species are protected by specific federal and state statutes, CEQA Guidelines Section 15380(b) provides that a species not listed on the federal or state list of protected species may be considered rare or endangered if the species can be shown to meet certain specified criteria. These criteria have been modeled after the definition in FESA and the section of the California Fish and Game Code dealing with rare or endangered plants or animals. This section was included in CEQA primarily to deal with situations in which a public agency is reviewing a project that may have a significant effect on, for example, a candidate species that has not been listed by either USFWS or CDFW. Thus, CEQA provides an agency with the ability to protect a species from the potential impacts of a project until the respective government agencies have an opportunity to designate the species as protected if warranted. CEQA also calls for the protection of other locally or regionally significant resources, including natural communities. Although natural communities do not at present have legal protection of any kind, CEQA calls for an assessment of whether any such resources would be affected and requires findings of significance if there would be substantial losses. Natural communities listed by CNDDB as sensitive are considered by CDFW to be significant resources and fall under the CEQA Guidelines for addressing impacts. Local planning documents such as general plans often identify these resources as well.

FEDERAL ENDANGERED SPECIES ACT

The U.S. Fish and Wildlife Service (USFWS) administers the federal Endangered Species Act (FESA) that provides a process for listing species as either threatened or endangered and the methods of protecting listed species. The FESA defines as "endangered" any plant or animal species that is in danger of extinction throughout all or a significant portion of its range. A "threatened" species is a species that is likely to become endangered in the near future. A

"proposed" species is one that has been officially proposed by USFWS in addition to the federal threatened and endangered species list.

Section 9 of the FESA prohibits "take" of threatened or endangered species. The term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in such conduct. The presence of any federally threatened or endangered species that are in a project area generally imposes severe constraints on development, particularly if the development would result in "take" of the species or its habitat. Under the regulations of the FESA, the USFWS may authorize "take" when it is incidental to, but not the purpose of, an otherwise lawful act.

CALIFORNIA ENDANGERED SPECIES ACT

The CDFW administers the California Endangered Species Act (CESA). The State of California considers an endangered species as one whose prospects of survival and reproduction are in immediate jeopardy. A threatened species is considered as one present in such small numbers throughout its range that it is likely to become an endangered species in the near future in the absence of special protection or management. A rare species is one that is considered present in such small numbers throughout its range that it may become endangered if its present environment worsens. State threatened and endangered species are fully protected against taking, as defined above.

SECTION 3503 AND 3511 OF CALIFORNIA FISH AND WILDLIFE CODE

The CDFW administers the California Fish and Wildlife Code. There are particular sections of the Code that are applicable to natural resource management. For example, section 3503 of the Code states it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3511 of the Code lists fully protected bird species, where the CDFW is unable to authorize the issuance of permits or licenses to take these species.

CALIFORNIA NATIVE PLANT PROTECTION ACT

The California Native Plant Protection Act (CNPPA) of 1977 (Fish and Wildlife Code Sections 1900–1913) is intended to preserve, protect, and enhance endangered or rare native plants in California and gives the CDFW authority to designate state endangered, threatened, and rare plants

and provides specific protection measures for identified populations. The Act also directs the California Fish and Game Commission to adopt regulations governing taking, possessing, propagation, and sale of any endangered or rare native plant.

Vascular plants listed as rare or endangered by the California Native Plant Society (2011), but which have no designated status or protection under federal or state endangered species legislation, are defined as follows:

- Rank 1A: Plants Believed Extinct.
- Rank 1B: Plants Rare, Threatened, or Endangered in California and elsewhere.
- Rank 2: Plants Rare, Threatened, or Endangered in California, but more numerous elsewhere.
- Rank 3: Plants About Which More Information is Needed - A Review List.
- Rank 4: Plants of Limited Distribution - A Watch List.

NATURAL COMMUNITY CONSERVATION PLANNING PROGRAM

The Natural Community Conservation Program (NCCP) Act, Sections 2800-2840 of the state Fish and Game Code, authorized the preparation of NCCPs to protect natural communities and species while allowing a reasonable amount of economic development. The MSHCP, adopted by the County of Riverside on June 17, 2003, serves as a Habitat Conservation Plan (HCP) pursuant to the NCCP Act and pursuant to Section 10 (a)(1)(B) of the FESA.