Appendix 5.3-1b Biology Addendum Report of Off-Site Parking Lot

Appendices

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January 27, 2022

Mr. Loren Williams
Universal Health Services, Inc.
367 South Gulph Road
King of Prussia, PA 19406

Reference: Addendum to the Inland Valley Medical Center Project Biological Technical Report and MSHCP Consistency Analysis, Wildomar, California (RECON Number 9790)

Dear Mr. Williams:

This letter describes the additional biological survey and analysis conducted for the proposed temporary off-site parking lot associated with the Inland Valley Medical Center Project (project). This letter is being submitted as an addendum to the Biological Technical Report prepared for this project (RECON Environmental, Inc. [RECON] 2021). The Biological Technical Report did not include an analysis of this temporary parking lot area, which was still being planned at the time it was prepared.

This report provides the necessary biological data and background information required for environmental analysis according to guidelines set forth in the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP; Western Riverside County Regional Conservation Authority [WRCRCA] 2003) and the California Environmental Quality Act (CEQA). This report also discusses the project's compliance with the requirements outlined in Volume I, Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the MSHCP (WRCRCA 2003).

1.0 Project Description and Location

The project is located in the city of Wildomar, within Section 6, Township 07 South, Range 03 West of the U.S. Geological Survey (USGS) 7.5-minute topographic map, Murrieta quadrangle (Figures 1 and 2; USGS 1979). It is situated immediately northeast of Interstate 15 and west of Inland Valley Drive (Figure 3). The proposed temporary parking lot occurs approximately 1,300 feet east of the project within an undeveloped lot at the corner of Yamas Drive and Prielipp Road (see Figure 3). The parking lot site will provide temporary off-site parking for hospital staff during construction activities associated with the project. Construction of this parking lot will include grading and compaction of the site, laying decomposed granite along the surface, and constructing a stormwater detention basin and associated culvert outfall to treat stormwater runoff. Construction of this parking lot is expected to take approximately three to four weeks to complete and would be used for the duration of project construction (approximately five years). After the parking lot is no longer in use (no longer a need for temporary off-site parking), the landowner plans to develop the site. All parking lot components will be removed for that construction to begin.

The survey area for this report includes the 5.35-acre parking lot site and a 100-foot buffer (Figure 4). This survey area is not located inside or adjacent to any Criteria Area, Criteria Cell, or Conservation Area identified for conservation potential by the MSHCP; however, the parking lot site and surrounding areas are located within a MSHCP burrowing owl (*Athene cunicularia*) survey area (WRCRCA 2003; see Figure 4).

Project Location

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FIGURE 1
Regional Location

Map Source: USGS 7.5 minute topographic map series, Murrieta quadrangle, 1979, T07S R03W

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FIGURE 2
Project Location on USGS Map

Image Source: NearMap (flown September 2021)

Parking Lot

Inland Valley Medical Center Project

FIGURE 3
Parking Lot Location in Relation to Project Site

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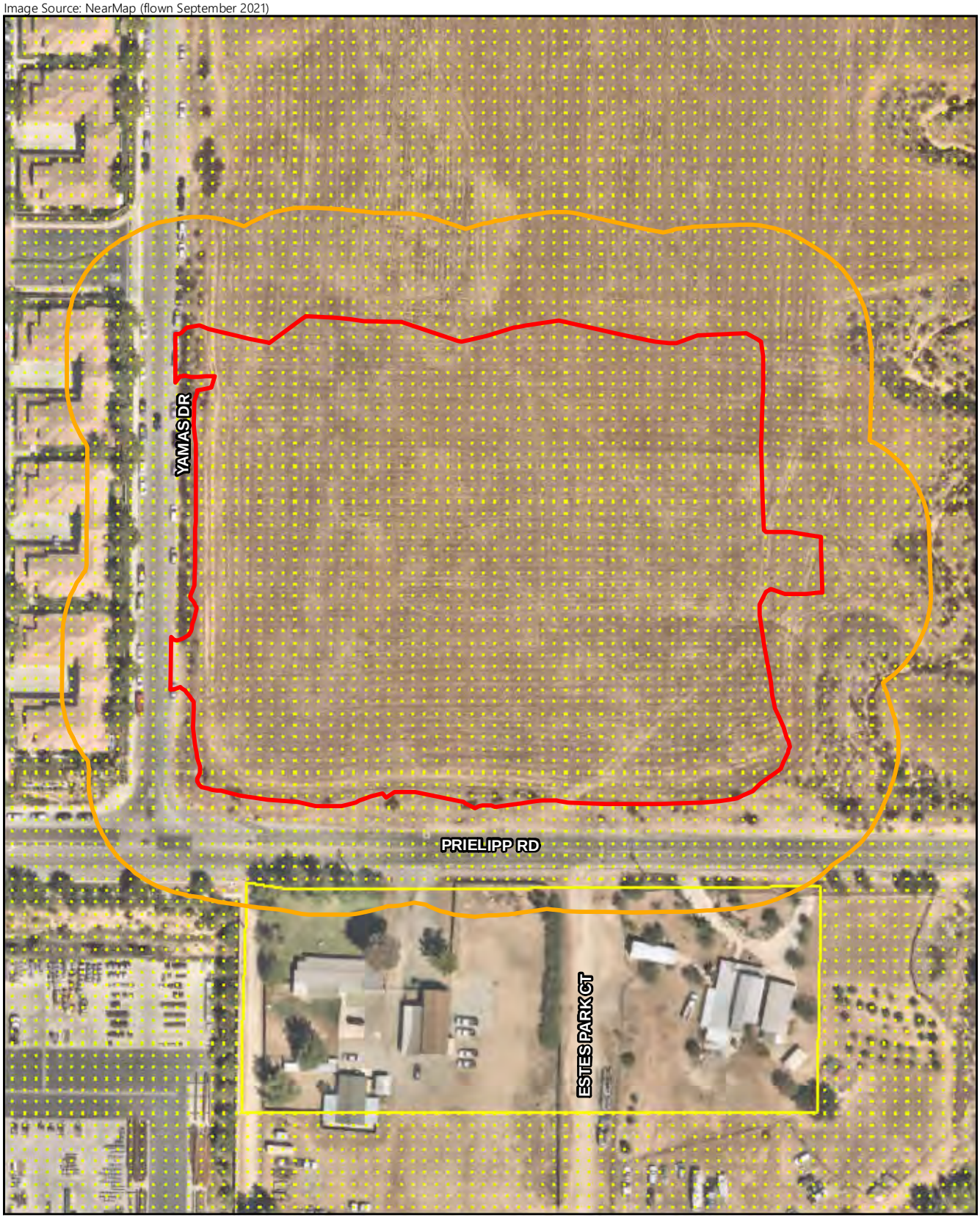
Image Source: NearMap (flown September 2021)



Parking Lot

Survey Area

MSHCP Western Burrowing Owl Survey Area

0 Feet 130

FIGURE 4
Parking Lot Location
on Aerial Photograph

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2.0 Survey Methodology

Prior to conducting field investigations, RECON conducted a review of the WRCRCA MSHCP Information Map (WRCRCA 2021) for information on required biological investigations for the project site. In addition, RECON performed a literature and database review for potentially occurring sensitive plant and animal species within two miles of the project site. Databases reviewed include the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CDFW 2021a), the U.S. Fish and Wildlife Service All Species Occurrences Database (2021), and the California Native Plant Society Online database (2021).

A site visit was conducted on November 24, 2021, by RECON biologists Andrew Smisek. The survey was conducted between 1:00 p.m. and 3:00 p.m. The air temperature was 73 degrees Fahrenheit, and wind speed ranged from two to six miles per hour. Cloud cover during the survey was zero percent. Vegetation communities were mapped on a 1-inch-equals-80-feet aerial photograph of the survey area. Animal species were observed directly or detected from calls, tracks, scat, nests, or other sign. As the survey was performed during the day, nocturnal animals were identified by sign. All plant species observed within the survey area were also noted, and plants that could not be identified in the field were identified later using taxonomic keys.

Limitations to the compilation of a comprehensive floral checklist were imposed by seasonal factors, since many spring-blooming annual plants would not have been visible at the time of the survey. Plant nomenclature follows the Jepson Online Interchange (University of California 2021). In instances where common names were not provided in this resource, common names were obtained from the U.S. Department of Agriculture (USDA; 2021) or the Sunset Western Garden Book (Brenzel 2001). All animal species observed directly or detected from calls, tracks, or other sign were recorded. Wildlife nomenclature follows the American Ornithological Society's Checklist (Chesser et al. 2021) for birds; for invertebrates with NatureServe 2021 and Evans 2008; for fish with NatureServe 2021; for reptiles and amphibians with Crother et. al (2017); and for mammals with Bradley et al. (2014) and American Society of Mammologists (2021).

Due to the fact that the project site is located in a burrowing owl survey area identified in the MSHCP, a habitat assessment was conducted throughout the entire project site plus a 500-foot buffer (Figure 5) in accordance with Step I of the guidelines developed by the County of Riverside (survey guidelines; WRCRCA 2006). The habitat assessment area was surveyed on foot, using binoculars to inspect areas on inaccessible private property.

Based on the presence of suitable habitat on the project site and surrounding 500 feet, a focused burrow survey was conducted immediately following the general biological survey and habitat assessment, in accordance with Step II, Part A of the survey guidelines (WRCRCA 2006). During the focused burrow survey, all accessible areas of suitable habitat identified during the habitat assessment were inspected on foot for the presence of suitable burrows. Mr. Smisek walked rough transects through the habitat and made notes of avian activity and searched for evidence of owls, natural burrows, or manufactured structures suitable for burrowing owl. Areas of private property that were not directly accessible were viewed from the project site or public rights-of-way with the use of binoculars. The results for the Step I habitat assessment and Step II, Part A focused burrow survey are included below as a part of this report.

3.0 Survey Results

The parking lot site is mostly flat, within only very minor changes in elevation. Soil disturbance has occurred recently throughout the site, appearing to be the result of soil tilling. A small area in the southeastern portion of the survey area contains sloped land leading down to an adjacent drainage occurring outside the survey area. This sloped land has not been recently disturbed. The parking lot site is also bordered by Yamas Drive to the west and Prielipp Road to the south.

Image Source: NearMap (flown September 2021)

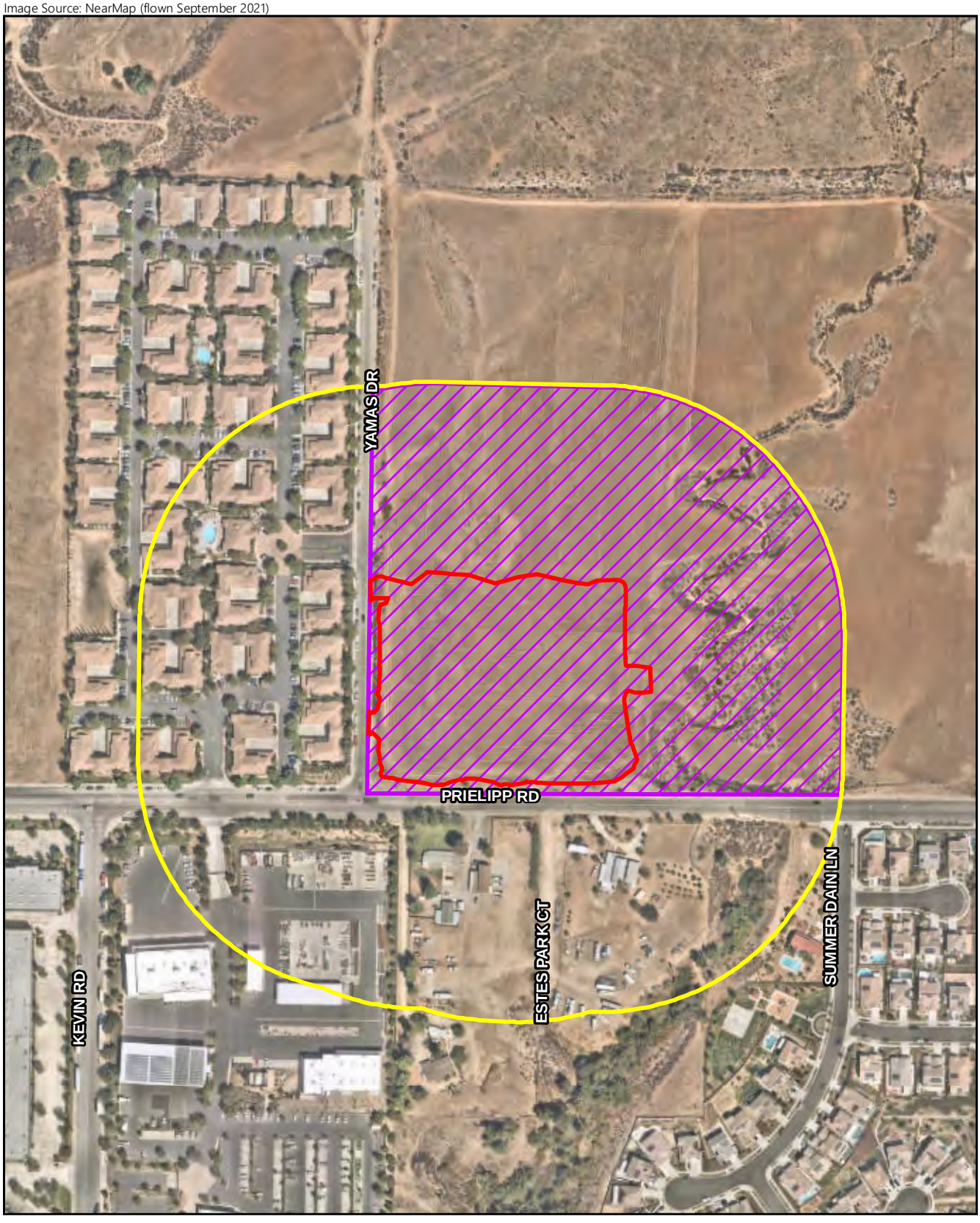

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FIGURE 5
Western Burrowing Owl Survey Map

One soil series, Ramona and Buren loams, has been mapped throughout the survey area. The majority of the site is mapped as this soil type with 5 to 15 percent slopes, eroded, and only a small eastern portion of the survey area is mapped as this soil type with 5 to 25 percent slopes, severely eroded (USDA 1971). The Ramona and Buren loams soil type typically consists of about 50 to 55 percent Ramona loam and about 35 percent Buren loam, with the remaining 10 to 15 percent consisting of either more or less eroded versions of these soils as well as Hanford soils in drainageways (USDA 1971).

The vegetation communities observed within the survey area include Riversidean sage scrub, disturbed land, and developed land. Table 1 and Figure 6 summarize the vegetation communities and land cover types that occur within the survey area. Plant species observed are presented in Attachment 1.

Table 1
Vegetation Communities within the Survey Area

Vegetation Type (Holland Code as modified by Oberbauer)	Acres
Riversidean sage scrub (32700)	0.45
Disturbed land (11000)	8.03
Developed land (12000)	2.23
Total	**10.71**

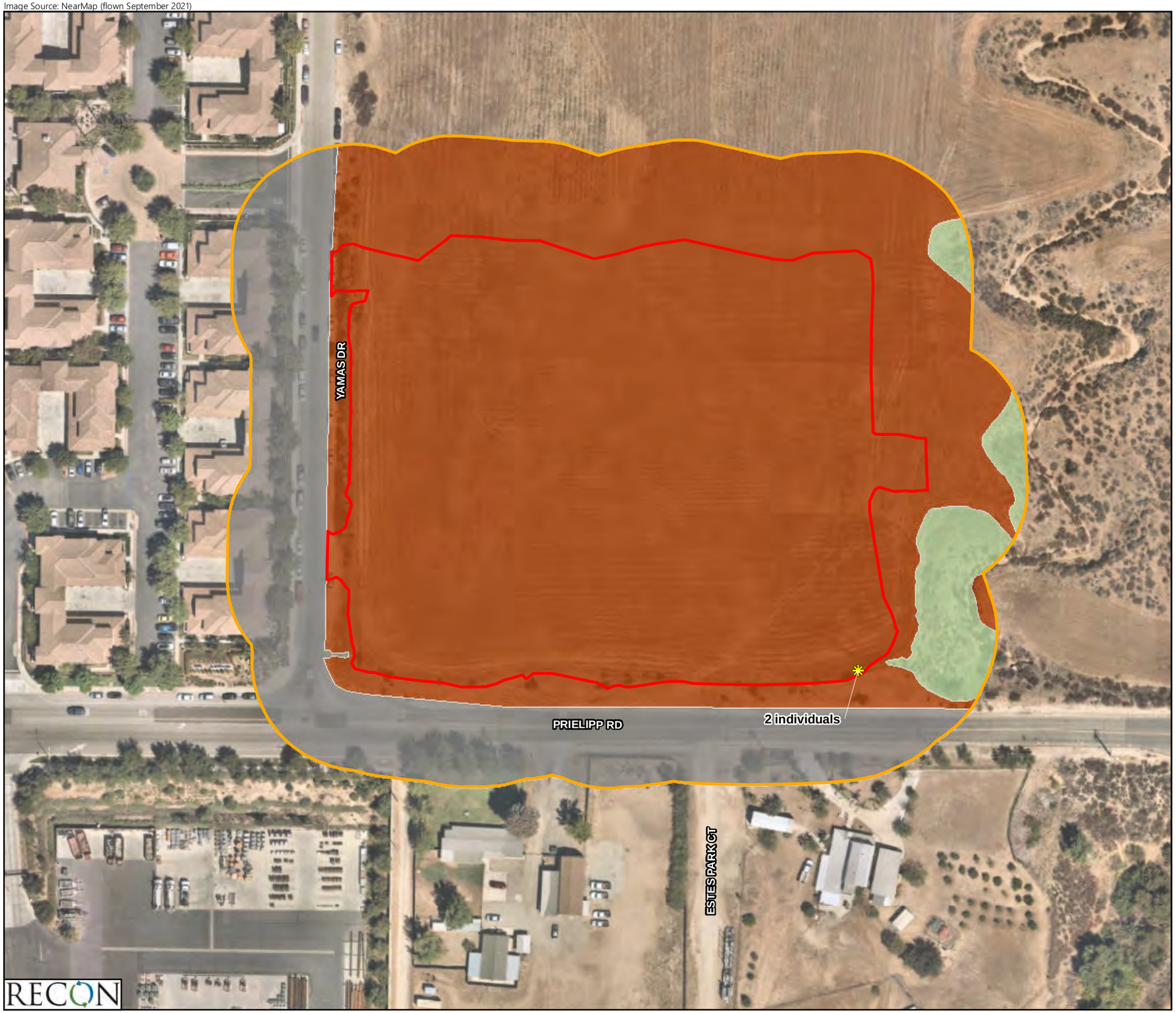
Riversidean sage scrub occurs in the eastern portions of the survey area, outside the parking lot boundary. Within this area, this vegetation community is dominated by California buckwheat (*Eriogonum fasciculatum*) and California sagebrush (*Artemisia californica*) occurring at a combined shrub cover of approximately 25 percent. The understory and inter-shrub spaces are comprised of mostly non-native annual species, including red brome (*Bromus rubens*), short-pod mustard (*Hirschfeldia incana*), and tocalote (*Centaurea melitensis*). The Riversidean sage scrub within the survey area occurs as part of a larger, linear area of this habitat that occurs on slopes adjacent to the nearby drainage. It is considered moderate-quality habitat due to its dominance of native shrubs but occurrence within a large expanse of mostly disturbed or developed land.

Disturbed land occurs throughout majority of the survey area as mostly flat land that has been recently tilled. Due to the recent disturbance, the soils were loose in this area and vegetation cover was minimal, at approximately 5 percent. Common plant species observed within the disturbed land include short-pod mustard, red brome, and ripgut grass (*Bromus diandrus*). This vegetation community is considered low-quality habitat due to an abundance of disturbance and lack of ecological diversity.

Developed land within the survey area occurs as the paved roadways, building structures, developed residential lots, and associated ornamental landscaping. Due to their lack of ecological resources, these areas are considered low-quality habitat.

Very few wildlife species were observed during the survey, likely due to the disturbed nature of the site. The most common species observed include western meadowlark (*Sturnella neglecta*) and white-crowned sparrow (*Zonotrichia leucophrys*). Attachment 2 provides a complete list of wildlife species observed within the survey area.

Image Source: NearMap (flown September 2021)



Parking Lot
Survey Area

Sensitive Plant Observation

Paniculate Tarplant
(*Deinandra paniculata*)

Vegetation Community/Land Cover

Riversidean Sage Scrub
Disturbed Habitat
Urban/Developed

0 Feet 100

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FIGURE 6
Existing Biological Resources

4.0 Special Status Species

A number of state and federal regulations or policies apply to the biological resources within and/or adjacent to the survey area. This includes the federal Endangered Species Act, the Migratory Bird Treaty Act, CEQA, the California Endangered Species Act, Section 3503 of the California Fish and Game Code (CFGC), and the Western Riverside MSHCP. More detail regarding these regulations and policies, as well as the criteria used to determine the sensitivity of species status species, can be found in the Biological Technical Report (RECON 2021).

One sensitive plant species, paniculate tarplant (*Deinandra paniculata*; California Rare Plant Rank 4.2) was detected during the survey. Two individuals of this species were observed in the southeastern corner of the survey area outside the parking lot boundary (see Figure 6). No other sensitive plant species were observed or are expected to occur. The previously disturbed nature of the site eliminates the site's ability to support most rare plant species. Attachment 3 contains a list of sensitive plant species evaluated for their potential to occur within the survey area.

No sensitive wildlife species were detected during the survey. However, two species–California horned lark (*Eremophila alpestris actia*) and burrowing owl–have moderate potential to occur on-site. These species are described in detail below and additional sensitive wildlife species evaluated for their potential to occur within the survey area are listed in Attachment 4. No other sensitive biological resources, such as wildlife movement corridors or rookery/roosting sites, occur within the survey area.

California horned lark. The California horned lark is a CDFW watch list species and a covered species under the MSHCP. The disturbed land within the survey area provides suitable nesting and foraging habitat for this species due to the presence of bare ground and low-growing vegetative cover.

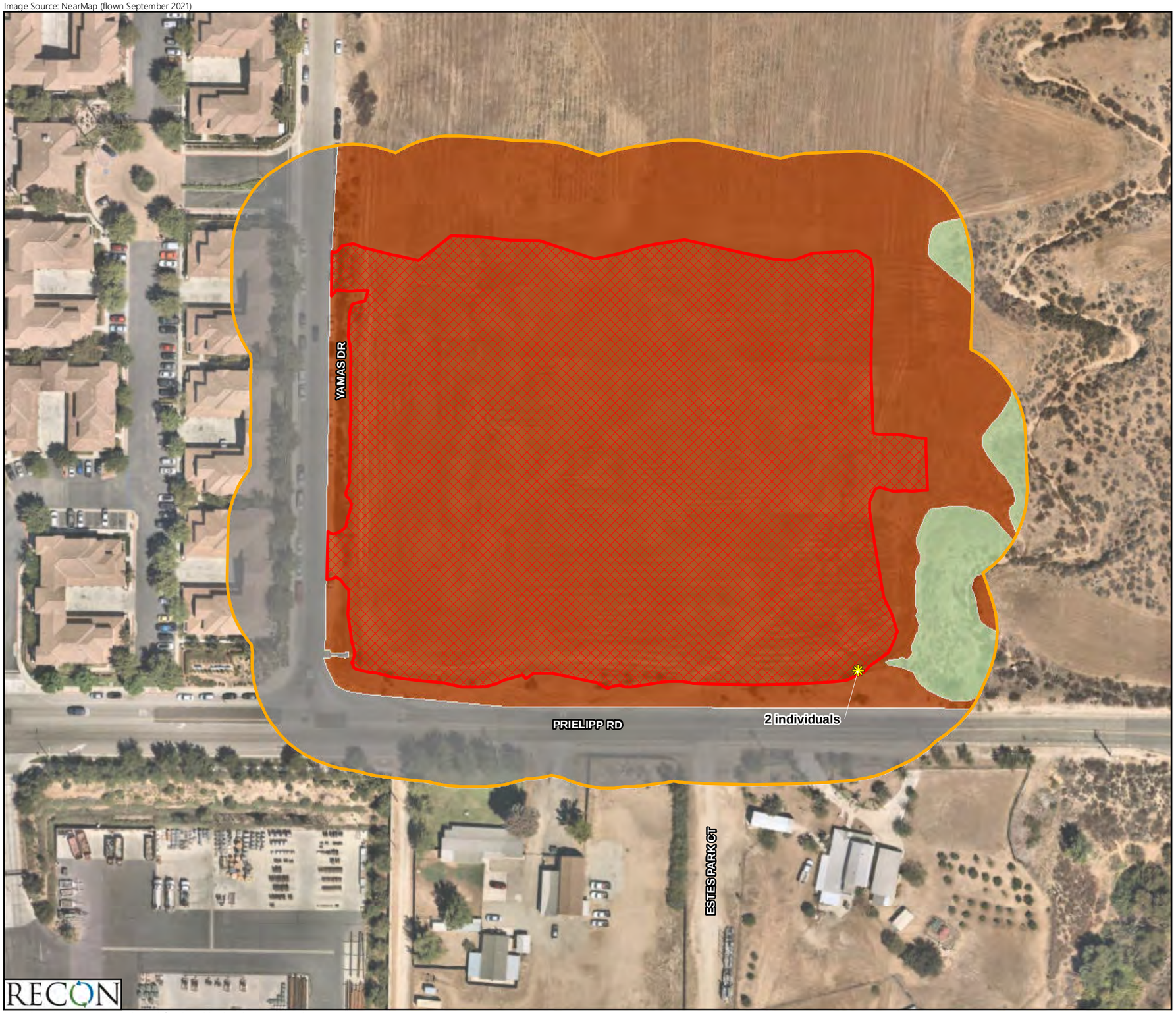
Burrowing owl. The burrowing owl is a CDFW species of special concern and a covered species under the MSHCP. A habitat assessment and subsequent focused burrow survey were conducted on November 24, 2021, in accordance with Step I and Step II Part A of the survey guidelines (WRCRCA 2006). During the habitat assessment, it was determined that all undeveloped areas within the project site and 500-foot buffer provide potentially suitable habitat for burrowing owl due to the sparse and low-lying nature of the undeveloped areas on-site (Figure 5). Small-mammal burrows, likely those of California ground squirrel (*Otopermophilus beecheyi*), were observed within the parking lot site and surrounding burrowing owl survey area. These burrows average on four to six inches in diameter, large enough to be suitable for burrowing owl. However, no burrowing owls were observed during the surveys and no sign of owls (e.g., whitewash, feathers, pellets, or bones) was observed. There is a moderate potential for this species to both forage and breed on-site. Focused surveys would be required to determine presence or absence in accordance with the survey guidelines (WRCRCA 2006). There are no records of this species within two miles (CDFW 2021a).

5.0 Impacts

Construction of the parking lot would cause direct impacts to 5.35 acres of disturbed land (Figure 7 and Table 2). Per the MSHCP, impacts to disturbed land would not require mitigation.

Indirect impacts could include construction-related dust, noise, runoff, and erosion. The project will include the use of best management practices and other erosion control measures during construction to reduce these indirect impacts below a level of significance.

Image Source: NearMap (flown September 2021)



Parking Lot Impacts

Survey Area

Sensitive Plant Observation

Paniculate Tarplant (*Deinandra paniculata*)

Vegetation Community/Land Cover

Riversidean Sage Scrub

Disturbed Habitat

Urban/Developed

0 Feet 100

FIGURE 7
Impacts to Biological Resources

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Table 2 Parking Lot Impacts to Vegetation Communities		
Vegetation Type (Holland Code as modified by Oberbauer)	Existing within Survey Area (acres)	Parking Lot Impacts (acres)
Riversidean sage scrub (32700)	0.45	0.00
Disturbed land (11000)	8.03	5.35
Developed land (12000)	2.23	0.00
Total	**10.71**	**5.35**

Under Section 3503 of the CFGC, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. Direct impacts to nesting birds, including potentially occurring California horned lark, using the site could occur if construction activities disrupt breeding activities or inadvertently kill birds and/or destroy nests. The Migratory Bird Treaty Act provides more protection, on a federal level, against unlawful destruction of bird nests and from take and harassment of, specifically, migratory birds and their breeding activities. Impacts to migratory or nesting birds could be considered significant.

The disturbed land within the project site provides suitable nesting and foraging habitat for burrowing owl. Any impacts to this species would be considered significant.

6.0 Avoidance and Mitigation Measures

Mitigation is required for project impacts that are considered significant under the CEQA and the MSHCP (WRCRCA 2003), including impacts to sensitive or listed species and sensitive vegetation communities. Mitigation is intended to reduce the impacts to a level of less than significant.

Burrowing owl. Suitable foraging and breeding habitat is present on site. Therefore, pre-construction surveys would be required in accordance with the survey guidelines (WRCRCA 2006). The pre-construction survey shall be conducted on the 5.35-acre patch of suitable habitat within the impact footprint and the 500-foot buffer 30 days prior to ground disturbance to avoid direct take of burrowing owls.

If burrowing owl is found to be active using the parking lot site, the following measures will be implemented in accordance with Section 6.3.2 of the MSHCP:

> If the site contains or is part of an area supporting less than 35 acres of suitable habitat or the survey reveals that the site and the surrounding area supports fewer than three pairs of burrowing owls, then the on-site burrowing owls will be passively or actively relocated following accepted protocols.
>
> If the site (including adjacent areas) supports three or more pairs of burrowing owls, supports greater than 35 acres of suitable Habitat and is non-contiguous with MSHCP Conservation Area lands, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved on-site.

Migratory and Nesting Birds. To remain in compliance with the CFGC Sections 3503 and 3503.5, no direct impacts shall occur to any nesting birds, their eggs, chicks, or nests during the breeding season (February 1 to September 15) as mentioned above. If vegetation removal activities must occur during the bird breeding season, then a pre-construction nest survey would be necessary to confirm the presence or absence of breeding birds within the

project site. If nests or breeding activities are located on-site, then an appropriate buffer area around the nesting site shall be maintained until the young have fledged. The width of the buffer would be determined by a qualified biologist and biological monitoring would be required during construction. If no nesting birds are detected during the pre-construction nest survey, no mitigation would be required.

7.0 MSHCP Consistency

This section demonstrates the compliance of the project with respect to biological aspects of the MSHCP. More specifically, the project was evaluated with respect to Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and Section 6.3.2 (Additional Survey Needs and Procedures) of the MSHCP. This analysis is discussed further below.

7.1 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (Section 6.1.2)

The survey area does not support riparian/riverine areas, vernal pools, or vernal pool associated species. Therefore, the project is consistent with the MSHCP riparian/riverine policies under Section 6.1.2. of the MSHCP.

7.2 Protection of Narrow Endemic Plant Species (Section 6.1.3)

The survey area is not located within a MSHCP Narrow Endemic Plant Survey Area. Therefore, site-specific surveys for Narrow Endemic Plants Species were not required as per Volume I, Section 6.1.3 of the MSHCP, and the project is in compliance with requirements for the Protection of Narrow Endemic Plant Species.

7.3 Guidelines Pertaining to the Urban/Wildland Interface (Section 6.1.4)

The MSHCP Urban/Wildland Interface Guidelines are intended to address indirect effects associated with development located in proximity to the MSHCP Conservation Area. As the project is not located within or adjacent to any of these areas, it would be in compliance with Section 6.1.4 of the MSHCP.

7.4 Additional Survey Needs and Procedures (Section 6.3.2)

In addition to the requirements listed under Section 6.1.3 of the MSHCP for narrow endemic plant species, additional surveys may be needed for certain plant and wildlife species in order to achieve coverage for these species (WRCRCA 2003). The survey area is not located within the MSHCP Additional Survey Areas for amphibians, mammals, or within any Special Linkage Areas but is within the Survey Area for the burrowing owl. Therefore, a burrowing owl habitat assessment (Step I) and focused burrow survey (Step II, Part A) were conducted pursuant to the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (WRCRCA 2006). Suitable habitat was detected during the habitat assessment and suitable burrows were detected on-site. Therefore, additional focused surveys are required.

These focused burrowing owl surveys will consist of site visits on four separate days in accordance with Step II, Part B of the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (WRCRCA 2006). A final report shall be submitted to the Riverside County Environmental Programs Department and the Riverside County Regional Conservation Authority Monitoring Program Administrator, which discusses the survey methodology, transect width, duration, conditions, and results of the Part B survey effort.

Additionally, and as mentioned in Section 6.0 above, a pre-construction burrowing owl survey will be conducted within 30 days prior to work within the areas of suitable habitat. This survey will utilize the results of the four focused

surveys mentioned above to target the inspection of burrows that may be actively being used by burrowing owl. Any observed sign of owls (e.g., whitewash, feathers, pellets, bones) may necessitate further investigation and/or additional surveys prior to construction to determine the status of burrowing owl use within the parking lot site and avoid any direct impacts to this species. In conducting this pre-construction survey, the project will be consistent with MSHCP Volume I, Section 6.3.2. Construction of the parking lot is scheduled to begin in May 2022. Therefore, the four protocol burrowing owl surveys and one pre-construction survey will be scheduled prior this date.

If you have any questions, please do not hesitate to contact me via phone at (619) 308-9333 ext. 158 or via email at asmisek@reconenvironmental.com.

Sincerely,

Andrew Smisek
Associate Biologist

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ATTACHMENTS

ATTACHMENT 1

Plant Species Observed

Attachment 1 Plant Species Observed			
Scientific Name	Common Name	Habitat	Origin
ANGIOSPERMS: MONOCOTS			
POACEAE (GRAMINEAE)	GRASS FAMILY		
Bromus diandrus	ripgut grass	RSS	I
Bromus rubens [=*Bromus madritensis* ssp. *rubens*]	red brome	RSS, DH	I
ANGIOSPERMS: EUDICOTS			
ASTERACEAE	SUNFLOWER FAMILY		
Artemisia californica	California sagebrush	RSS	N
Centaurea melitensis	tocalote, Maltese star-thistle	RSS, DH	I
Corethrogyne filaginifolia var. *filaginifolia*	California sand-aster	RSS	N
Logfia [=*Filago*] *gallica*	daggerleaf cottonrose	DH	I
BRASSICACEAE (CRUCIFERAE)	MUSTARD FAMILY		
Hirschfeldia incana	short-pod mustard	RSS, DH	I
LAMIACEAE	MINT FAMILY		
Salvia apiana	white sage	RSS	N
POLYGONACEAE	BUCKWHEAT FAMILY		
Eriogonum fasciculatum	California buckwheat	RSS, DH	N

Notes: Scientific and common names were primarily derived from Jepson eFlora (Jepson Flora Project 2021). In instances where common names were not provided in this resource, common names were obtained from the USDA maintained database (USDA 2021) or the *Sunset Western Garden Book* (Brenzel 2001) for ornamental/horticultural plants.

HABITATS
DH = Disturbed habitat
RSS = Riversidean sage scrub

ORIGIN
N = Native to locality
I = Introduced species from outside locality

ATTACHMENT 2

Wildlife Species Observed

Attachment 2 Wildlife Species Observed				
Scientific Name	Common Name	Occupied Habitat	On-Site Abundance/ Seasonality (Birds Only)	Evidence of Occurrence
BIRDS				
COLUMBIDAE	**PIGEONS & DOVES**			
Zenaida macroura	mourning dove	DH	F / Y	O, V
PASSERELLIDAE	**NEW WORLD PASSERINES**			
Melozone [=*Pipilo*] *crissalis*	California towhee	RSS	F / Y	O
Zonotrichia leucophrys	white-crowned sparrow	DH	C / W	O, V
ICTERIDAE	**BLACKBIRDS & NEW WORLD ORIOLES**			
Sturnella neglecta	western meadowlark	DH	C / Y	O, V
MAMMALS				
SCIURIDAE	**SQUIRRELS & CHIPMUNKS**			
Otopermophilus [=*Spermophilus*] *beecheyi*	California ground squirrel	DH		B
GEOMYIDAE	**POCKET GOPHERS**			
Thomomys bottae	Botta's pocket gopher	DH		B

HABITATS
DH = Disturbed habitat
RSS = Riversidean sage scrub

ABUNDANCE
C = Common to abundant; almost always encountered in proper habitat, usually in moderate to large numbers
F = Fairly common; usually encountered in proper habitat, generally not in large numbers

SEASONALITY (birds only)
W = Winter visitor; does not breed locally
Y = Year-round resident; probable breeder on-site or in vicinity

EVIDENCE OF OCCURRENCE
B = Burrow
O = Observed
V = Vocalization

ATTACHMENT 3

Sensitive Plant Species Observed or with the Potential to Occur

Attachment 3 Sensitive Plant Species Observed or with the Potential to Occur							
Scientific Name Common Name	Sensitivity Code & Status State/Federal Status	 CNPS Rank	 MSHCP	Habitat Preference/ Requirements	Detected On-Site Yes/No	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
ANGIOSPERMS: DICOTS							
ASTERACEAE SUNFLOWER FAMILY							
Centromadia [=*Hemizonia*] *pungens* ssp. *laevis* smooth tarplant	–/–	1B.1	Covered	Annual herb; chenopod scrub, meadow and seeps, playas, riparian woodland, valley and foothill grasslands; alkaline soils; blooms April–September; elevation less than 2,100 feet. California endemic. Known from San Diego, Riverside, and San Bernardino counties.	No	Not expected	No suitable habitat occurs on-site. All records of this species within two miles are within grassland or meadow habitat along Murrieta Creek, approximately 1.0–1.5 miles to the southwest (CDFW 2021a).
Deinandra [=*Hemizonia*] *paniculata* Paniculate tarplant	+–/–	4.2	–	Annual herb; coastal scrub, valley and foothill grassland, vernal pools; blooms (March) April–November; elevation 80–3,100 feet.	Yes	Observed	Two individuals of this species were observed within the southeastern portion of the survey area, outside the parking lot footprint.
Lasthenia glabrata ssp. *coulteri* Coulter's goldfields	–/–	1B.1	Covered	Annual herb; coastal salt marsh, vernal pools, playas; blooms February–June; elevation less than 4,000 feet.	No	Not expected	No suitable salt marsh or vernal pool habitat occurs on-site.

Attachment 3 Sensitive Plant Species Observed or with the Potential to Occur							
Scientific Name Common Name	Sensitivity Code & Status			Habitat Preference/ Requirements	Detected On-Site Yes/No	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
	State/Federal Status	CNPS Rank	MSHCP				
Pseudognaphalium leucocephalum white rabbit-tobacco	–/–	2B.2	–	Short-lived perennial herb; riparian woodland, cismontane woodland, coastal scrub, chaparral; found in sandy or gravelly streambeds and canyon bottoms; blooms July–October; elevation below 1,500 feet.	No	Not Expected	The coastal scrub habitat on-site is limited and the understory is dominated by non-natives, which reduce the potential for this species. However, there is potentially suitable habitat along the sandy drainage just east of the survey area. The only nearby record is a 1995 observation on Cole Creek approximately 2 miles to the southwest (CDFW 2021a).
POLEMONIACEAE PHLOX FAMILY							
Navarretia fossalis spreading navarretia [=prostrate navarretia]	–/FT	1B.1	Covered	Annual herb; vernal pools, marshes and swamps, chenopod scrub; blooms April–June; elevation 100–4,300 feet.	No	Not expected	The survey area lacks suitable vernal pool habitat. The nearest records of this species are from a site less than a mile to the east that was extirpated by development, and a habitat restoration site approximately one mile to the northeast (CDFW 2021a)

Attachment 3 Sensitive Plant Species Observed or with the Potential to Occur							
Scientific Name Common Name	Sensitivity Code & Status State/Federal Status	 CNPS Rank	 MSHCP	Habitat Preference/ Requirements	Detected On-Site Yes/No	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
POLYGONACEAE BUCKWHEAT FAMILY							
Chorizanthe parryi Parry's spineflower	–/–	1B.1	Covered	Annual herb; occurs on dry sandy soils in coastal scrub, chaparral, and grasslands, especially in ecotones between two habitats. blooms May–June. Found at elevations between 300 and 4,000 feet.	No	Not expected	Soils within the project site are too disturbed to support this species. The nearest records of this species are from observations in an undeveloped open space approximately two miles to the northeast and along Interstate 15, two miles to the northwest (CDFW 2021a).
Chorizanthe polygonoides var. *longispina* long-spined spineflower	–/–	1B.2	Covered	Annual herb; clay soils; openings in chaparral, coastal sage scrub, near vernal pools and montane meadows, April–July; elevation 100–5,000 feet.	No	Not expected	The project site lacks clay soils and no vernal pools or meadows are present. The nearest record of this species is from a 2012 in an open space approximately two miles to the northeast (CDFW 2021a).

FEDERAL CANDIDATES AND LISTED PLANTS

FT = Federally listed threatened

CALIFORNIA NATIVE PLANT SOCIETY (CNPS): CALIFORNIA RARE PLANT RANKS (CRPR)

1B = Species rare, threatened, or endangered in California and elsewhere. These species are eligible for state listing.
2B = Species rare, threatened, or endangered in California but more common elsewhere. These species are eligible for state listing.
4 = A watch list of species of limited distribution. These species need to be monitored for changes in the status of their populations.
.1 = Species seriously threatened in California (over 80% of occurrences threatened; high degree and immediacy of threat).
.2 = Species fairly threatened in California (20-80% occurrences threatened; moderate degree and immediacy of threat).

POTENTIAL TO OCCUR ON-SITE

L = Low
M = Medium
H = High
U = Unexpected

ATTACHMENT 4

Sensitive Wildlife Species Occurring or with the Potential to Occur

Attachment 4 Sensitive Wildlife Species Occurring or with the Potential to Occur					
Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
AMPHIBIANS (Nomenclature from Crother et al. 2017 and CDFW 2021b)					
SALAMANDRIDAE **NEWTS**					
California newt *Taricha torosa*	SSC	Under rocks, in or under logs, in rodent burrows. In or near streams, ponds, and reservoirs.	No	Not expected	Although a small drainage occurs nearby, its floodplain is likely too small to support this species and no suitable habitat occurs within the survey area. The nearest record of this species is a 2001 observation at Cole Canyon Park, approximately 2 miles to the southwest (CDFW 2021a).
PELOBATIDAE **SPADEFOOT TOADS**					
Western spadefoot *Spea hammondii*	SSC, MSHCP	Vernal pools, floodplains, and alkali flats within areas of open vegetation.	No	Low	Although a small drainage occurs nearby, its floodplain is likely too small to support this species. This species has low potential to occur on-site due to lack of suitable habitat and highly disturbed nature of the site. The nearest recent records of this species are from vernal pools in an open space preserve approximately one mile to the northeast (CDFW 2021a).

Attachment 4 Sensitive Wildlife Species Occurring or with the Potential to Occur					
Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
REPTILES (Nomenclature from Crother et al. 2017 and CDFW 2021b)					
IGUANIDAE **IGUANID LIZARDS**					
Blainville's [=Coast] horned lizard *Phrynosoma blainvillii* [= *P. coronatum blainvillii*]	SSC, MSHCP, *	Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage.	No	Not expected	This species is not expected to occur due to the highly disturbed nature of the site and lack of large areas of suitable habitat. The nearest recent record of this species is from a large open space approximately 2 miles to the northeast (CDFW 2021a).
TEIIDAE **WHIPTAIL LIZARDS**					
Belding's orange-throated whiptail *Aspidoscelis hyperythra beldingi* [=*Cnemidophorus hyperythrus beldingi*]	WL, MSHCP	Chaparral, coastal sage scrub with coarse sandy soils and scattered brush.	No	Low	Riversidean sage scrub on-site is limited and occurs adjacent to a substantially disturbed area. The nearest records of this species are from 1998: one was made on a property that has since been developed, and the other was in riparian and chaparral habitat approximately 1.5 miles to the northeast (CDFW 2021a).
San Diegan tiger whiptail *Aspidoscelis tigris stejnegeri*	SSC, MSHCP	Coastal sage scrub, chaparral, woodlands, and streamsides where plants are sparsely distributed.	No	Low	Riversidean sage scrub on-site is limited and occurs adjacent to a substantially disturbed area.

Attachment 4 Sensitive Wildlife Species Occurring or with the Potential to Occur					
Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
COLUBRIDAE **COLUBRID SNAKES**					
California glossy snake *Arizona elegans occidentalis*	SSC	Scrub and grassland habitats, often with loose or sandy soils.	No	Low	The Riversidean sage scrub in the survey area is limited and occurs adjacent to a highly disturbed area. The only records of this species within two miles of the project site are from 1946 records citing "Wildomar" and "Murrieta" as the locations (CDFW 2021a).
BIRDS (Nomenclature from Chesser et al. 2019 and CDFW 2021b)					
STRIGIDAE **TYPICAL OWLS**					
Burrowing owl (burrow sites) *Athene cunicularia*	SSC, MSHCP	Grassland, agricultural land, coastal dunes. Require rodent burrows. Declining resident.	No	Moderate – foraging and breeding	Although no signs of burrowing owl were detected during the survey, potentially suitable burrows were observed and the disturbed habitat within the survey area and surrounding land is potentially suitable to support this species. Focused surveys would be required to determine presence or absence. There are no records of this species within two miles (CDFW 2021a).

Attachment 4 Sensitive Wildlife Species Occurring or with the Potential to Occur					
Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
ALAUDIDAE LARKS					
California horned lark *Eremophila alpestris actia*	WL, MSHCP	Sandy shores, mesas, disturbed areas, grasslands, agricultural lands, sparse creosote bush scrub.	No	High	The site contains suitably open habitat to support this species, including the disturbed habitat and Riversidean sage scrub. All records of this species within two miles date to 1998 and may have been extirpated (CDFW 2020a).
POLIOPTILIDAE GNATCATCHERS					
Coastal California gnatcatcher *Polioptila californica californica*	FT, SSC, MSHCP	Coastal sage scrub, maritime succulent scrub. Resident.	No	Low	This species has a low potential to occur due to the limited and sparse nature of the on-site Riversidean sage scrub and abundance of disturbed habitat. There are three records of this species in undeveloped locations within two miles of the survey area, all of which are in a large swath of Riversidean sage scrub beginning approximately one mile to the northeast (CDFW 2021a).

Attachment 4 Sensitive Wildlife Species Occurring or with the Potential to Occur					
Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
PASSERELLIDAE **NEW WORLD PASSERINES**					
Southern California rufous-crowned sparrow *Aimophila ruficeps canescens*	WL, MSHCP	Coastal sage scrub, chaparral, grassland. Resident.	No	Low	This species has a low potential to occur due to the limited and sparse nature of the on-site Riversidean sage scrub and abundance of disturbed habitat. The nearest record of this species is from a large swath of open space beginning approximately one mile to the northeast (CDFW 2021a).
MAMMALS (Nomenclature from Bradley et al. 2014, CDFW 2021b)					
LEPORIDAE **RABBITS & HARES**					
San Diego black-tailed jackrabbit *Lepus californicus bennettii*	SSC, MSHCP	Open areas of scrub, grasslands, agricultural fields.	No	Low	The survey area contains very limited areas of open scrub habitat and large areas of unsuitable disturbed habitat. There are several records of this species within two miles of the project site (CDFW 2021a).

Attachment 4 Sensitive Wildlife Species Occurring or with the Potential to Occur					
Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
HETEROMYIDAE POCKET MICE & KANGAROO RATS					
Northwestern San Diego pocket mouse *Chaetodipus fallax fallax*	SSC, MSHCP	San Diego County west of mountains in sparse, disturbed coastal sage scrub or grasslands with sandy soils.	No	Low	No grassland occurs within the survey area, which contains mostly unsuitable disturbed habitat. The Riversidean sage scrub could be suitable but is likely too limited in extent to support this species. There are no records of this species within two miles of the project site (CDFW 2021a).
Stephens' kangaroo rat *Dipodomys stephensi*	FE, CT, MSHCP	Grassland, open areas.	No	Not expected	No grassland occurs within the survey area, which contains mostly unsuitable disturbed habitat. The Riversidean sage scrub is too limited in extent to support this species. There are two records of this species from 1998 within a large swath of undeveloped land approximately two miles to the northeast (CDFW 2021a).
MURIDAE OLD WORLD MICE & RATS					
San Diego desert woodrat *Neotoma lepida intermedia*	SSC, MSHCP	Coastal sage scrub and chaparral.	No	Not expected	The Riversidean sage scrub is too sparse to support this species and no middens were observed. There are no records of this species within two miles of the project site (CDFW 2021a).

Attachment 4 Sensitive Wildlife Species Occurring or with the Potential to Occur					
Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site	Basis for Determination of Occurrence Potential

STATUS CODES

Listed/Proposed

FE = Listed as endangered by the federal government
FT = Listed as threatened by the federal government
CT = Listed as threatened by the state of California

Other

SSC = California Department of Fish and Wildlife species of special concern
WL = California Department of Fish and Wildlife watch list species
MSHCP = Multiple Species Habitat Conservation Program covered species
* = Taxa listed with an asterisk fall into one or more of the following categories:

- Taxa considered endangered or rare under Section 15380(d) of CEQA guidelines
- Taxa that are biologically rare, very restricted in distribution, or declining throughout their range
- Population(s) in California that may be peripheral to the major portion of a taxon's range but which are threatened with extirpation within California
- Taxa closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forests, desert aquatic systems, native grasslands)