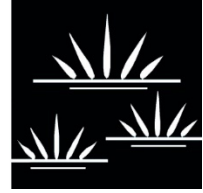


GLENN LUKOS ASSOCIATES

Regulatory Services



November 3, 2022

Nick Harris
Meritage Homes
5 Peters Canyon Road, Suite 310
Irvine, California 92606

SUBJECT: Summary of Pre-Construction Surveys Conducted for the Griswold Development Project, a 9.60-Acre Property Located in the Community of Covina, Los Angeles County, California

Dear Mr. Harris:

This letter serves as a summary report for pre-construction surveys conducted for the Griswold Development Project (Project site), an approximately 9.60-acre former school property located at 16209 East San Bernardino Road in the Community of Covina, Los Angeles County, California [Exhibit 1 – Regional Map]. The Project site is located north of East San Bernardino Road, east of a residential community, south of railroad tracks, and west of a residential community [Exhibit 2 – Vicinity Map]. The Project site is relatively flat and comprises vacant buildings in the southern portion of the Project site and a disturbed grass field in the northern portion of the site [Exhibit 3 – Aerial Map].

Between May 26 and July 5, 2022, Glenn Lukos Associates (GLA) biologists Jeff Ahrens, Stephanie Cashin, and David Smith conducted pre-construction bat and nesting bird surveys in compliance with the Project's biological mitigation measures, BIO-1, BIO-2, and BIO-3 [Biological Measures 1 and 2 were for roosting bats and Biological Condition 3 was for nesting birds]. During the pre-construction bat and nesting bird surveys, no roosting bats or nesting birds were detected on site. Each Project Mitigation Measure for which a pre-construction survey was conducted is excerpted in Section 1.0 below.

1.0 MITIGATION MONITORING CONDITIONS

Mitigation Measure BIO-1: Special-Status Roosting Bats

“To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in tree cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:

- a) To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled between October 1 and February 28, outside of the maternity roosting season.*
- b) If trees must be encroached during the maternity season (March 1 to September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.*
- c) Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the qualified bat specialist no greater than seven (7) days prior to tree disturbance or structure removal to more precisely determine the presence or absence of roosting bats.*
- d) If bats are not detected, but the bat specialist determines that roosting bats may be present at any times of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery.*

In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape.

Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.

- e) Maternity season lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure*

containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.

f) The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval."

Mitigation Measure BIO-2: Bat Relocation

If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.

a) In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by Los Angeles County Department of Regional Planning (DRP) and CDFW.

b) A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.

c) Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to Los Angeles County Department of Regional Planning and CDFW for five (5) years following relocation or until performance standards are met, whichever period is longer.

Mitigation Measure BIO-3: Nesting Birds

"Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) shall occur outside of the avian breeding season, which generally runs from February 1 – August 31 (as early as January 1 for some raptors), to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes

take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.

If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys should continue on a weekly basis with the last survey being conducted no more than three (3) days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the Department of Regional Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the Department of Regional Planning and, upon request, the CDFW. Based on the submitted information, the Department of Regional Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.

The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.”

2.0 METHODOLOGY

All areas of suitable habitat were thoroughly surveyed for the species addressed in the mitigation measures. Specific survey methodology for each species is discussed further below.

2.1 Pre-construction Nesting Bird Surveys

The pre-construction nesting bird surveys were conducted on May 26 by GLA biologist Jeff Ahrens and Stephanie Cashin and on June 3, June 26, June 28, and July 5, 2022 by GLA biologist David Smith. All potential suitable habitat (bare ground, vegetation, and structures) were inspected for the presence of nesting birds with the aid of binoculars. Evidence of nesting included (but was not limited to) the observation of nests, nest building, aggressive or territorial behavior, and diversion tactics, including feigning injury. All active nests (if detected) were identified to species and mapped using a Geographic Information System such as ArcGIS Collector.

In addition, all suitable habitat for the burrowing owl, including all suitable burrows, were surveyed for evidence of burrowing owl (*Athene cunicularia*) occupation and sign (e.g., the presence of cast pellets, preened feathers, nesting material, and/or vocalizations from within a suitable burrow).

2.2 Pre-construction Bat Surveys

On May 26, 2022, GLA biologists Jeff Ahrens and Stephanie Cashin conducted a diurnal (during daylight hours) inspection to identify potentially suitable bat roosting areas (trees and structures) within the Project site. The Project site was inspected for evidence of roosting including urine staining, suitable cavities, guano deposits, and bat vocalizations. Following the daytime roosting habitat inspection, a total of two pre-construction emergence/exit surveys were conducted. Two emergence/exit surveys were conducted by both Jeff Ahrens and Stephanie Cashin on May 26 and June 30, 2022. The pre-construction bat surveys were conducted from approximately 1800 hours to 2230 hours.

Bat surveys incorporated a combination of equipment including (1) Two Pettersson M500-385 microphones attached to two Microsoft Surface Pros running Sonobat Live recording software used for active detection; (2) Wildlife Acoustics Echo Meter Touch 2 Pro microphones attached to Apple iPhone and iPads used for active detection; (3) Seek Compact Pro thermal imager attached to an Apple iPad; (4) spotlights to aid in visual observation of bats; and (5) Sonobat 4.2.2 bat analysis software installed on a Microsoft Surface Pro to process acoustic files. All acoustic data were recorded in full spectrum and analyzed with Sonobat 4.2.2 bat call analysis software using the California Southwest classifier. All acoustic calls were manually reviewed

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and vetted using multiple Sonobat acoustic reference libraries and reference materials including Echolocation Call Characteristics of California Bats (Humboldt State University, 2018) and Echolocation Call Characteristics of Western U.S. Bats (Humboldt State University, 2018).

3.0 SURVEY RESULTS

The pre-construction survey results are discussed below.

3.1 Nesting Birds

No active nesting was detected on site during the pre-construction nesting bird surveys. In addition, no burrowing owls including evidence of occupation (i.e., whitewash at burrow, cast pellets, feathers, etc.) were detected during the pre-construction surveys.

3.2 Bats

No bat roosting or evidence of bat roosting was detected on site during the pre-construction bat surveys. Bat species detected flying over the Project site included the Mexican free-tailed bat (*Tadarida brasiliensis*), which is a non-sensitive bat species.

If you have any questions, please call me at (949) 340-2521.

Sincerely,

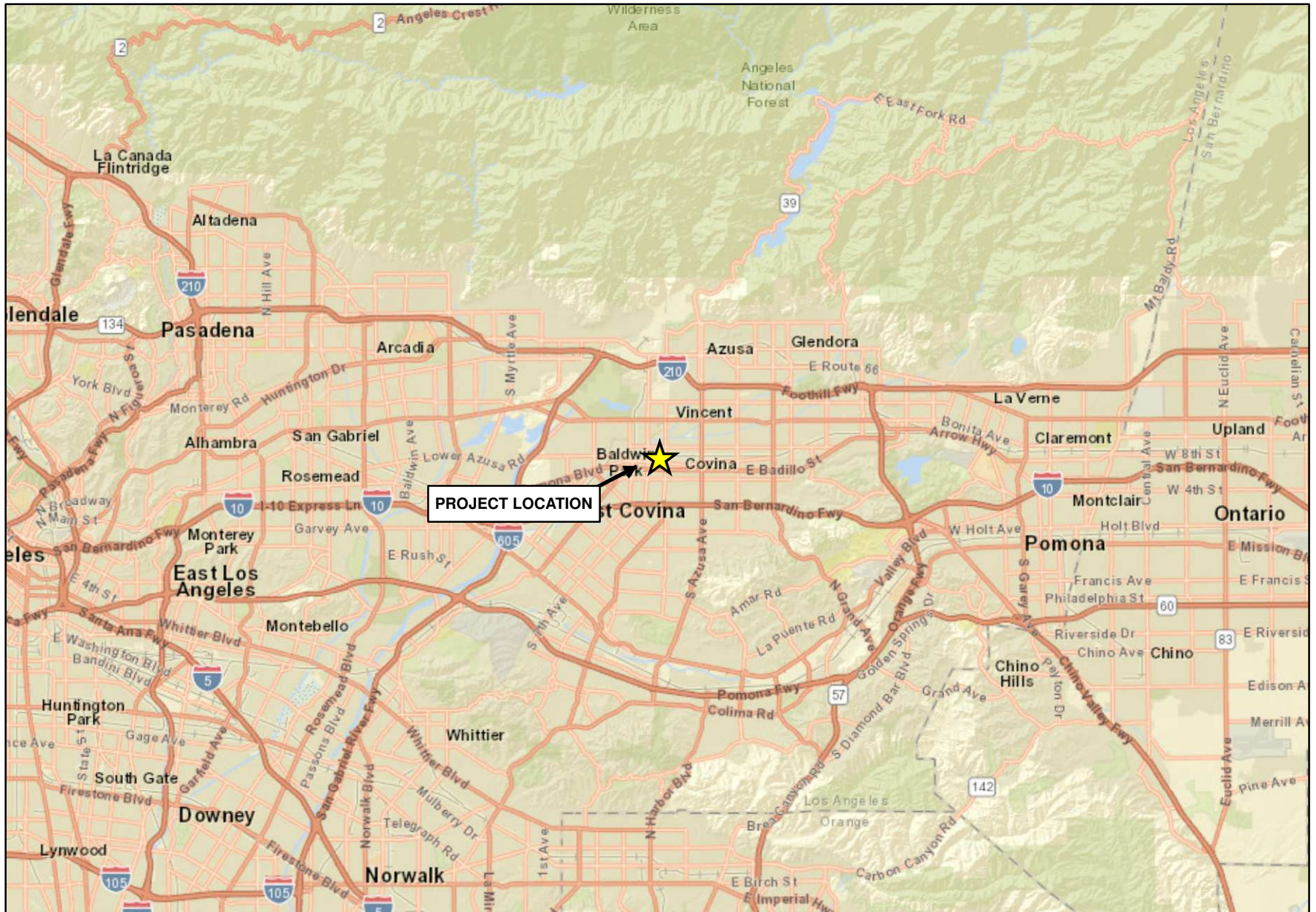
GLENN LUKOS ASSOCIATES, INC.



Jeff Ahrens
Biologist

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Source: ESRI World Street Map



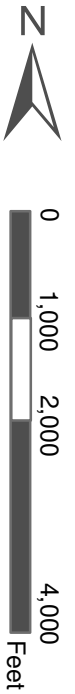
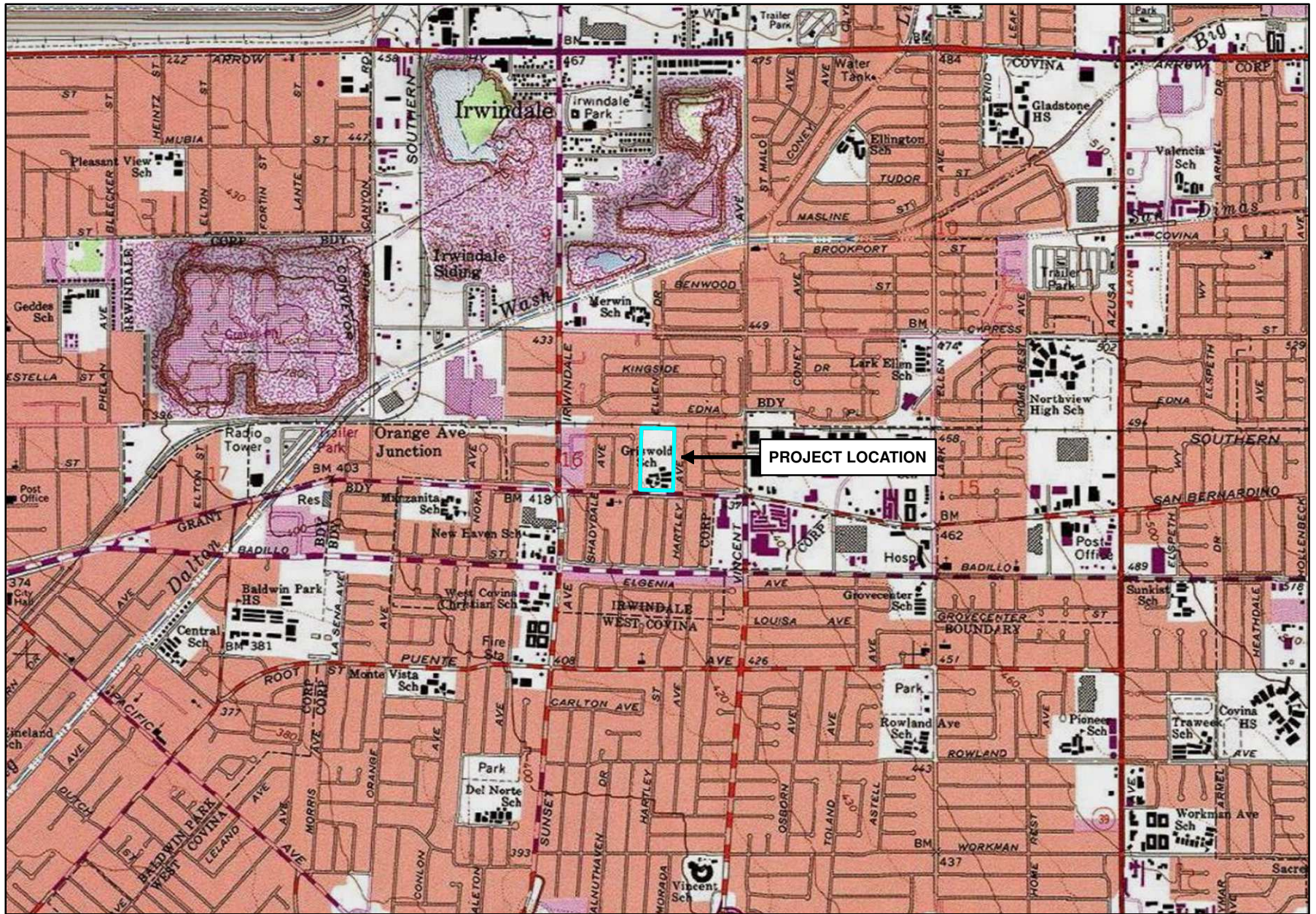
GRISWOLD PROPERTY
Regional Map

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Exhibit 1

Adapted from USGS Baldwin Park, CA quadrangle



GRISWOLD PROPERTY
Vicinity Map

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Exhibit 2



N Walthaven Drive

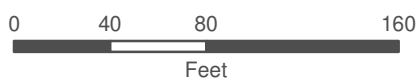
N Hartley Avenue

E San Bernardino Road



Coordinate System: State Plane 6 NAD 83
Projection: Lambert Conformal Conic
Datum: NAD 1983 2011
Map Prepared by: K. Kartunen, GLA
Date Prepared: November 3, 2022

 LA County Parcel



1 inch = 80 feet

GRISWOLD PROPERTY

Aerial Map

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Exhibit 3