REVISED

WESTERN RIVERSIDE COUNTY

MULTIPLE SPECIES HABITAT CONSERVATION PLAN

CONSISTENCY ANALYSIS

BGR 1800141

APNS 942-030-008 AND 942-030-009

LOCATION:

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

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REPORT DATE:

March 29, 2019

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INTRODUCTION

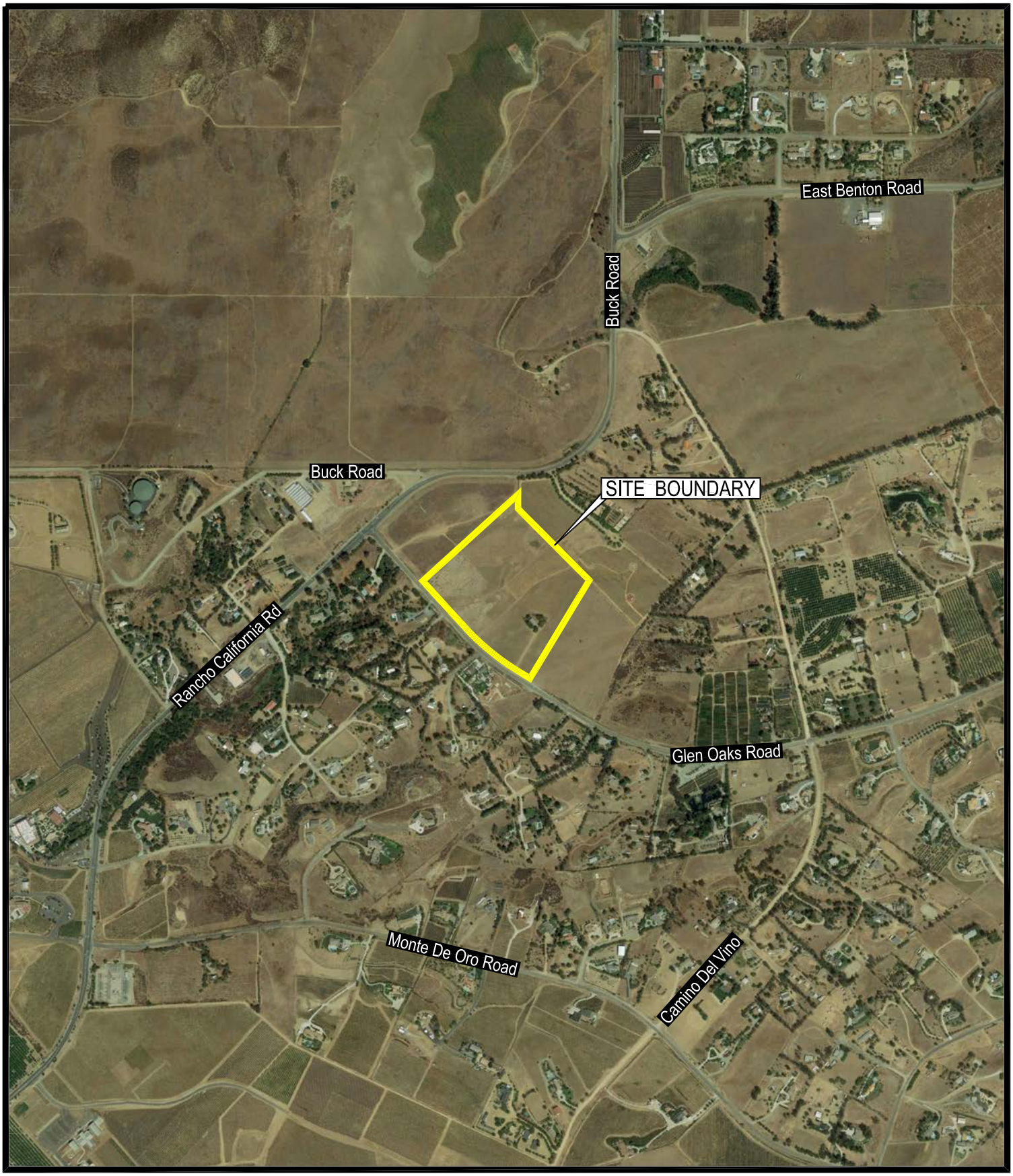
Principe and Associates was hired by Austin Vineyard LLC and Temecula Valley Winery Management to prepare a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis on 22.33 gross acres (21.18 net acres) of land located on the north side Glen Oaks Road, east of its intersection with Rancho California Road, in unincorporated Riverside County, California. **(Site Vicinity Map)**. The site's Assessor's Parcel Numbers are 942-030-008 and 942-030-009. The site is mapped in a portion of Section 24 RHO, Township 7 South and Range 2 West of the USGS Topographic Map, 7.5 Minute Series, Bachelor Mountain, California Quadrangle **(USGS Location Map)**.

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

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

SUMMARY

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



Source of Aerial Photo: Google Earth 2/2018

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SITE VICINITY MAP

BGR 1800141

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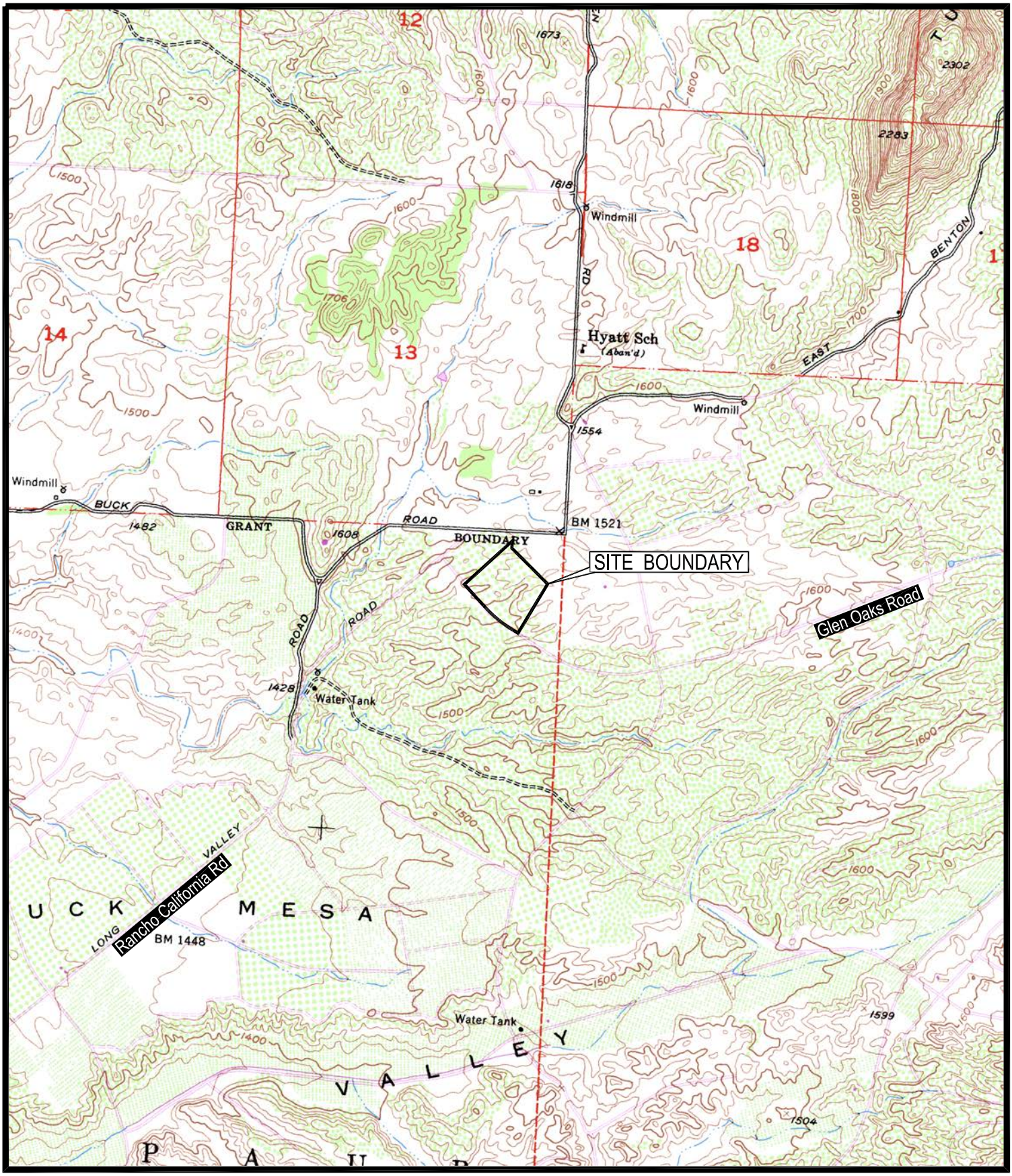

Base Map Source: USGS 7.5 Min.
Bachelor Mtn., Calif. Quad.

Feet

0 2000 4000

USGS LOCATION MAP

BGR 1800141

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SECTION 1. PROJECT AND SITE DESCRIPTIONS

1.1 Project Description

BGR 1800141 (BMP 1800135) is the rough grading of the site. All grading will conform to the 2016 California Building Code Chapter 17, 18, and Appendix J as amended by County Ordinance 457 **(see Appendix A, Grading Notes, attached)**. The Grading Notes list the requirements of the County Ordinance 457 that govern actual grading activities at the site and what is required at the completion of work. The notes also detail the Cut/Fill and Drainage and Erosion/Dust Control features and measures of the Rough Grading Plan that have been specifically designed and engineered for the project.

The proposed area to be disturbed is 9.26 acres of the 21.18-acre site. Earthwork quantities have been estimated to include 28,128 cubic yards of cut-grading and 24,867 cubic yards of fill. These quantities have been estimated based on a shrinkage factor of 12 percent, or 3,261 cubic yards. Export of earth materials is not anticipated.

A building pad is shown on the Rough Grading Plan. Except for the retaining walls in conjunction with this grading, all information associated with buildings (including setbacks and final floor grade elevations) is for reference only, and approval of the grading plan does not include any provisions associated with buildings. Access to the building pad will be taken from Glen Oaks Road, and consist of an all-weather fire (and vehicular) access driveway.

The Rough Grading Plan, Sheet G-1, displays the overall plan for grading at the site, notes that govern the work (*i.e.,* Grading, NPDES Compliance, Work within the Right-of-Way, Construction in Right-of-Way, Drainage, etc.) and specific design and engineering features that have been developed for the project site.

Rough Grading Plan, Sheet G-2, shows typical Concrete V-Drain details, All Weather Vehicular Access driveway section detail, Erosion Control section, typical berm detail, typical rip-rap installation, typical benching section, typical brow ditch/setback section, and typical pre-manufactured PVC catch basin.

Rough Grading Plan, Detention Basins, Sheet G-3, shows details of the two detention basins that have been designed for the project. Detention Basin “A” will be located in the southwest corner of the site, while Detention Basin “B” will be located in the southeast corner of the area to be graded. Sheet G-3 details include detention basin grading, basin outlet pipe, slope protection, and the Jensen precast 24” x 24” drain inlet with Drop Inlet, Frame and Grate, and Extension specifications.

1.2 Site Description

The site was historically developed as a citrus grove. An aerial photograph from 1996 shows the entire site had been planted with citrus trees. It also shows that a single-family residence had previously been constructed in the eastern portion of the site, and remains

there today. It is completely surrounded by trees and shrubs (*e.g.,* western sycamores, pines, citrus, oleanders, ornamentals, etc.) and enclosed by chain-link fencing. Since 2018, the entire grove was removed. The grove trees were cleared and removed, but the site surface in the western half of the site is still bare ground littered with branches and piles of wood chips. This was done by Agricultural Grading/Clearing Certificate Exemption obtained on March 13, 2018 (BFE 1800024). Per the certificate, the citrus trees growing on the entire site were removed, then the soil present on the land located in the eastern half of the site was prepared (slightly blended) for the planting of wine grapes by Stage Ranch Farm Management, LLC. The majority of the eastern half of the site has since been developed as a vineyard with a 2-wire trellis system, drip irrigation lines, metal stained wire fence supports and braced wooded posts. Irrigation water is provided by RCWD. More recently, a few trenches appear to have been dug to conduct geotechnical tests. They remain on the site today. To date, the property owner has obtained partial grant funding for crop replacement, "CropSWAP", with the Rancho California Water District (RCWD).

SECTION 2. ENVIRONMENTAL SETTING

2.1 Topography

Site topography is characterized by relatively gentle hill and valley contours. The site has been altered in the past to develop a citrus grove, and appears to have been contour graded for the most part. The site slopes downward in a general north-to-south direction, with a 30-foot change in elevation between the site's north and south property lines (1530 feet→1500 feet). The majority of the hills are situated between the 1530- and 1520-foot contours, while the valleys are situated between the 1520- and 1510-foot contours. Along the site's south property line, the topography is either approximately ten feet higher than the elevation of Glen Oaks Road, or approximately ten feet lower than the elevation of Glen Oaks Road. There are no natural topographic profiles or rock and boulder outcrops on the site surface.

2.2 Hydrography and Drainage

Perennial or intermittent blueline streams have not been mapped on the site (USGS Topographic Map, 7.5 Minute Series, Bachelor Mountain, California Quadrangle). Also, natural watercourses such as ephemeral or dryland streams are not present on this site.

The site contains a number of drainage features. Based on hydrologic characteristics, they are best defined as upland swales. One main upland swale is present on the site. It is located in the eastern portion of the site and trends continuously between the site's north and south property lines. It enters the site via two culverts placed on the slope of the existing vineyard present to the north. The upland swale located in the western portion of the site also enters the site from the existing vineyard present to the north. This upland swale meanders off the site in the northwest corner of the site, and an upland swale originating on the site also meanders off the site approximately half way between

the site's north and south property lines. A branching upland swale is present in the central portion of the site and originates on the site, while another originates off the site on the vacant/undeveloped property located to the east.

Upland swales do not normally have definable bed or bank features, or ordinary high-water marks. Most are topographic features that vary in shape and length, and branch in typical alluvial fashion. These upland swales were formed by low volume, infrequent and short duration flows that only occur after precipitation events. However, the heavy rainstorms experienced in the local area in January and February 2019 have scoured numerous temporary channels through the site from the increased volumes and forces of the stormwater runoff.

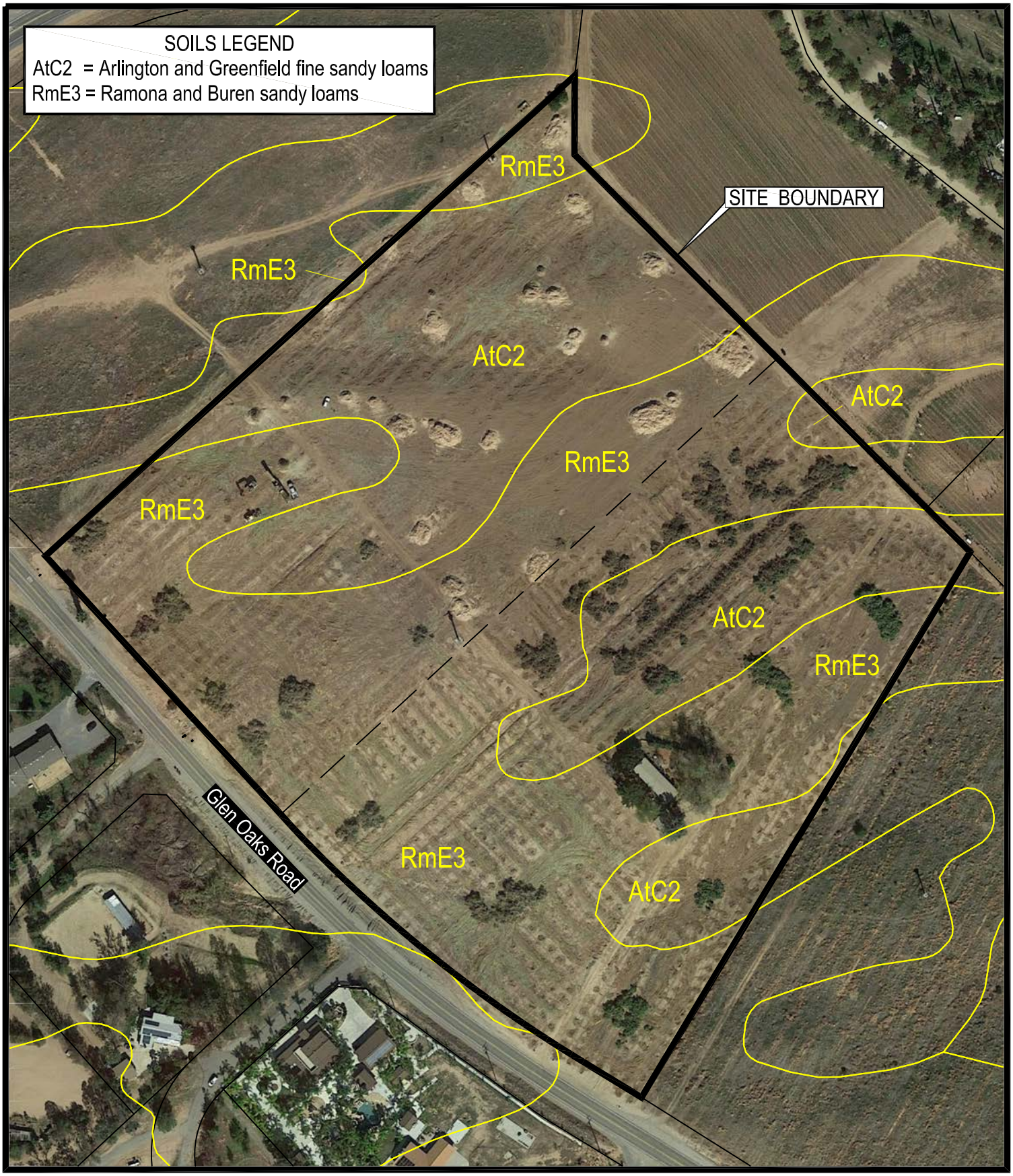
Any evidence that the upland swales that meander through the site once extended off the site to the north has been removed by the various developments at Don Fernando's Hideaway, an operational vineyard, rental retreat (AirBnB) and plant nursery. The western portion of the vineyard development began in 2007, and the eastern portion had been completed prior to 2016. The drainage feature that originates on the higher elevated land located east of the site has recently scoured a channel through the vineyard present on the site as a result of the recent heavy rainstorms.

Drainage on the site is by overland flow or downslope movement of storm water runoff originating on the higher elevated areas located in the northerly and easterly portions of the site. The amount of stormwater runoff flowing during average precipitation events is not great enough to incise channels or flow off the site and onto Glen Oaks Road. Stormwater runoff flows downslope in a general north→south direction and into two existing 18-inch Corrugated Metal Pipe culverts placed beneath Glen Oaks Road in the central and western portions of the site. The 30-foot change in elevation between the site's north and south property lines appears to be great enough for the upland swales to drain into the culverts without ponding anywhere along the flowlines. In lower than average precipitation events, flows along the upland swales are reduced to a trickle then quickly percolate into the highly permeable sandy loams before reaching the culverts. Where the topography is approximately ten feet higher than the elevation of Glen Oaks Road along the site's south property line, these areas also drain downslope and into these culverts.

2.3 Soils

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

- AtC2 – Arlington and Greenfield fine sandy loams, 2 to 8 percent slopes, eroded
- RmE3 – Ramona and Buren sandy loams, 15 to 25 percent slopes, severely eroded



Source of Aerial Photo: Google Earth 2/2018

Scale: 1"= 180'

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SOILS MAP

BGR 1800141

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2.4 Vegetation Association and Species Composition

Based on the Habitat Accounts described in Volume 2 of the MSHCP, the Vegetation Association occurring on the site is classified as Field Croplands. The Field Croplands occurring on the site can be divided into two distinct areas: one area has been developed into a vineyard, and one area is basically bare ground that has been invaded by Ruderal Vegetation **(Biological Resources Map)**.

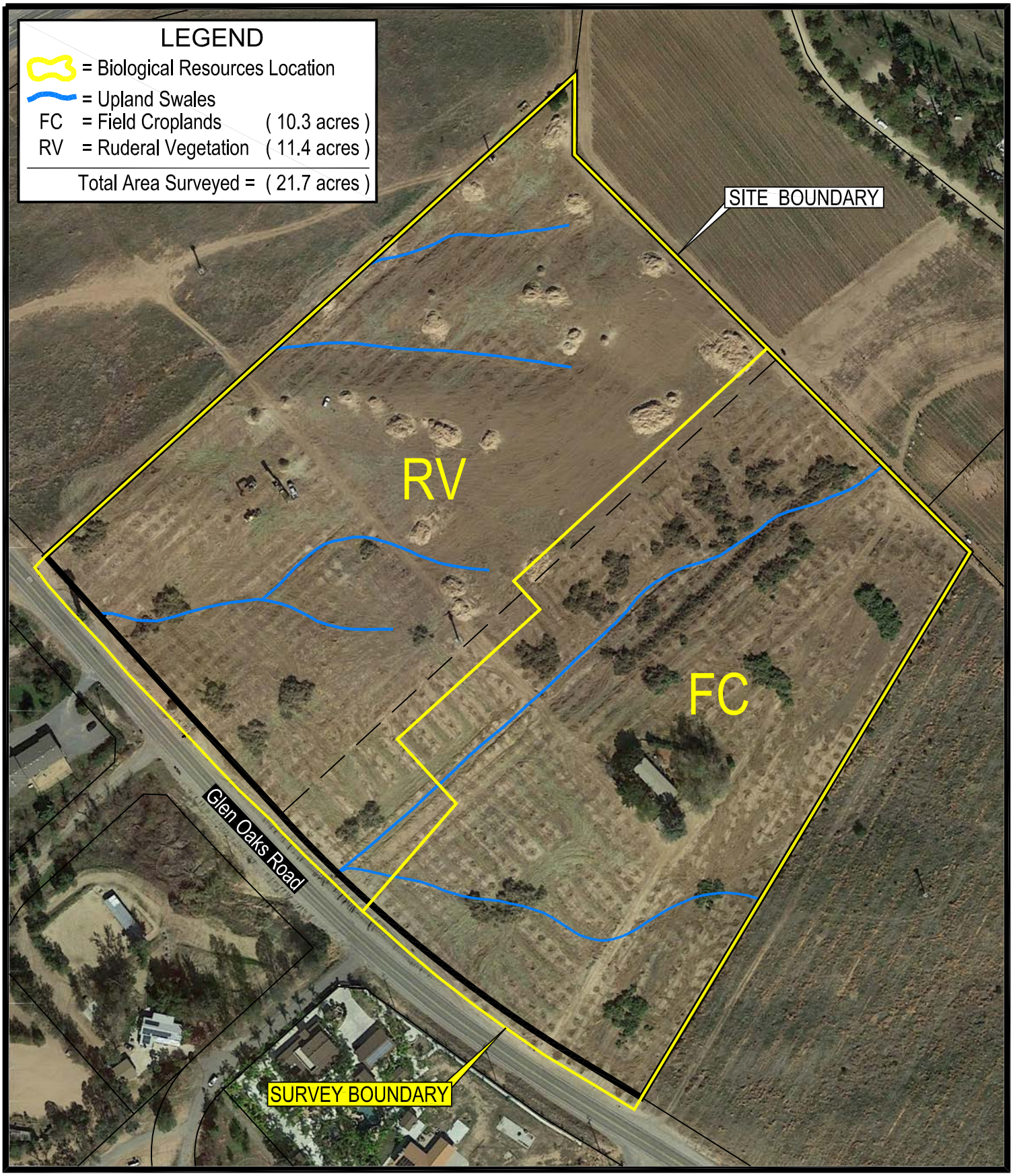
Field croplands are mapped extensively throughout the Plan Area. The largest areas are located around State Route-371 in the vicinity of Anza, in an east-west strip from Murrieta Hot Springs through French Valley, Antelope Valley, Paloma Valley, Menifee Valley, Winchester, Domenigoni Valley, West Hemet, the Diamond Valley area, and in Eastvale.

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

Grapes** ***(Vitis vinifera) are increasingly being grown in Riverside County. It was the second largest agricultural commodity in the past. Recent aerial photographs (2016 and 2018) show that the citrus grove previously growing on the entire site was cleared and the majority of the eastern half of the site was planted with grapevines and developed as a vineyard. The western half of the site surface remains as bare ground littered with branches and piles of wood chips. With the 2018-2019 precipitation experienced in the local area, the site has been invaded by common and widespread non-native annual grass and weed species.

Weed communities are common in agricultural areas, and often become established in abandoned citrus groves. These areas are known to support **Ruderal Vegetation**. Ruderal Vegetation is the first to colonize disturbed lands. The disturbance may be natural or due to human influence (i.e., construction, agricultural, mining, etc.). It occupies roadsides and waste areas, often on heavily compacted soils with little available oxygen. Ruderal Vegetation typically dominates a disturbed area for a few years, and then gradually loses competition to native species. However under certain circumstances, Ruderal Vegetation may have such a competitive advantage over natural species that it permanently prevents a disturbed area from returning to its original state. The weed flora in California represents one-sixth of all plant species.

Spring annuals have begun to take root on the site. The vegetation is sparse, and the species are not abundant nor diverse. They include mostly invasive, non-native species, but a few native species were identified. This vegetation does not possess the species composition nor the habitat characteristics to be classified as belonging to a Grasslands Vegetation Association. Species include common fiddleneck *(Amsinckia menziesii* var. *intermedia),* *cultivated oat *(Avena sativa),* *shortpod mustard *(Brassica geniculata),* *ripgut



Source of Aerial Photo: Google Earth 2/2018

Scale: 1"= 180'

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BIOLOGICAL RESOURCES MAP

BGR 1800141

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brome (*Bromus diandrus),* *lemon *(Citrus × limon*), *orange *(Citrus × sinensis*), doveweed *(Croton setiger),* common cryptantha *(Cryptantha intermedia)*, *Bermuda grass *(Cynodon dactylon),* *crab grass *(Digitaria sanguinalis),* *African daisy *(Dimorphotheca sinuata),* *filarees *(Erodium botrys* and *E. cicutarium),* telegraph weed (*Heterotheca grandiflora*), miniature lupine *(Lupinus bicolor),* collar lupine *(Lupinus truncatus),* *cheeseweed *(Malva parviflora),* *oleander *(Nerium oleander),* *tree tobacco *(Nicotiana glauca),* *annual bluegrass *(Poa annua),* *Russian thistle *(Salsola tragus),* *Mediterranean schismus *(Schismus barbatus),* *common groundsel (*Senecio vulgaris),* *London rocket (*Sisymbrium irio*) *prickly sow-thistle *(Sonchus asper),* *common sow-thistle *(Sonchus oleraceus),* *rattail fescue *(Vulpia myuros* var. *myuros),* and California fan palm *(Washingtonia filifera).*

2.5 Wildlife Species Observed

Due to the lack of viable native habitats, only a very low abundance and diversity of wildlife species are expected to occur at this site. Field surveys were conducted at the site on January 15 and 22, February 6, 24 and 26, and March 1, 2019. The species composition consists of common and opportunistic species that are adapted to exploit available habitats or resources in close proximity to man. Species observed include the mourning dove *(Zenaida macroura),* killdeer *(Charadrius vociferus),* Ann's hummingbird *(Calypte anna),* Say's phoebe *(Sayornis saya),* American crow *(Corvus brachyrhynchos),* and chipping sparrow *(Spizella passerina).* Hundreds of painted lady butterflies *(Vanessa ssp.)* were observed migrating through the area.

Diagnostic animal signs were very limited on the site (*e.g.,* burrows, mounds, nests, tracks, trails, etc.), and indicated the presence of Botta's pocket gophers *(Thomomys bottae)* and the coyote *(Canis latrans)*.

2.6 Wildlife Movement Corridors

Wildlife movement corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, by human disturbance, or by the encroachment of urban development. The fragmentation of natural habitat creates isolated 'islands' of vegetation that may not provide sufficient area to accommodate sustainable populations and can adversely impact genetic and species diversity. Wildlife movement corridors can often mitigate the effects of fragmentation by (1) allowing animals to move between remaining habitats, thereby allowing depleted populations to be replenished, (2) providing escape routes from fire, predators and human disturbances, thus reducing the risk that catastrophic events such as fire or disease will result in population or local species extinction and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs.

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

Wildlife movement activities usually fall into one of three categories: (1) dispersal (defined as juvenile animals moving from natal areas and individuals extending range distributions), (2) seasonal migration and (3) movements related to home range activities such as foraging for food or water, defending territories or searching for mates, breeding areas or cover. A number of terms have been used in various wildlife movement studies, such as wildlife corridor, travel route, habitat linkage, and wildlife crossing, to refer to areas in which wildlife move from one area to another.

Wildlife Movement on the site

The site is not providing a wildlife movement corridor for migrations, foraging movements and/or for finding a mate through this portion of Rancho California. Also, the site does not connect two or more larger core habitat areas that would otherwise be fragmented or isolated from one another. It does not contain suitable cover, food or water for species to survive at the site and facilitate movement within a corridor. Therefore, future development at the site will not interfere with the movements of native wildlife species, established native wildlife corridors or uses of native wildlife nursery sites.

SECTION 3. MSHCP CONSISTENCY ANALYSIS

3.1 Western Riverside County MSHCP

Based on the final MSHCP (adopted June 17, 2003), the subject parcels of land are 'Not A Part' of proposed MSHCP Conservation Planning Criteria Areas. The parcels are not then located within a designated Cell, Cell Group or Sub Unit of the Southwest Area Plan **(see RCA MSHCP Parcel Information attached)**. In addition, the site is not located within or along the boundaries of Western Riverside County Regional Conservation Agency (RCA) Conserved Lands or MSHCP Public/Quasi-public Conserved Lands. It is located approximately 0.9 miles south of MSHCP Public/Quasi-public Conserved Lands that include the Lake Skinner Recreation Area (south end of Existing Core J).

The site is located approximately 0.6 miles south of the most proximate land with cell criteria under the MSHCP - Cell #6088 of an Independent Cell Group of the Cactus Valley/SWRC-MSR/Johnson Ranch Sub Unit (4) of the Southwest Area Plan:

Cell #6088:

> "Conservation within this Cell will contribute to assembly of Proposed Extension of Existing Core 6. Conservation within this Cell will focus on grassland and coastal sage scrub habitat. Areas conserved within this Cell will be connected to grassland and coastal sage scrub habitat proposed for conservation in Cell Group I to the west and in Cell #5992 to the north. Conservation within this Cell will range from 25%-35% of the Cell focusing in the northwestern portion of the Cell."

3.2 Project Site Relationship to MSHCP Reserve Assembly

As stated above, the site is not located within a designated Cell, Cell Group or Sub Unit of the Southwest Area Plan. The most proximate Core or Linkage within the MSHCP Conservation Area to the site is Proposed Extension of Existing Core 6:

> "Proposed Extension of Existing Core 6 consists of upland Habitat immediately southwest of Core Areas in Lake Skinner and Johnson Ranch. This extension is contiguous with Core Area to the north in Lake Skinner and to west in Johnson Ranch. This Extension of Existing Core would contribute to Conservation of species occurring within the Core Areas in Diamond Valley Lake, Lake Skinner, and Johnson Ranch, including mountain lion, bobcat, coastal California gnatcatcher, Quino checkerspot butterfly and Stephens' kangaroo rat. It would also broaden the connection between Johnson Ranch and Lake Skinner. Maintenance of habitat quality and contiguity with adjacent Core Areas is important for these species. In addition to indirect effects of adjacent land uses described in *Section 6.0* of this document, runoff and the use of toxics associated with agricultural planned land use located adjacent to MSHCP Conservation Areas may adversely affect species noted in the table below.
>
> The proposed widening improvements to major Covered Activities, including Borel Road and Buck Road, may directly affect Habitat or result in habitat fragmentation."

The site is located approximately 0.8 miles southeast of the northwestern portion of the Cell #6088 where conservation will contribute to the assembly of Proposed Extension of Existing Core 6. The site has no direct physical connection to the land designated for the Proposed Extension of Existing Core 6. Therefore, the project site has no relationship to MSHCP Reserve Assembly. Future development at the site will not conflict with the provisions of the MSHCP.

3.3 MSHCP Implementation Structure

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

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

Again, the site is not located within a designated Cell, Cell Group or Sub Unit of the Southwest Area Plan. The site is not then located within an area that has been identified in the MSHCP as an area where conservation potentially needs to occur. A HANS

Application will not then have to be submitted and reviewed by the Riverside County Planning Department, Environmental Programs Division pursuant to the MSHCP and the County's General Plan. Conservation has not been described for this site.

The project is consistent with Section 6.1.1 of the MSHCP.

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

No evidence of riparian vegetation or habitat associated with the upland swales present on the site were discovered there. In fact, there is no vegetation and habitat associated with the upland swales. Therefore, there are no resources present on the site that meet the first part of the MSHCP definition of Riparian/Riverine Areas: "lands which contain Habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source." By definition, **Riparian Areas** are not present on the site. Therefore, the biological functions and values of onsite Riparian Areas do not exist. Suitable riparian habitats for the plant and animal species listed under 'Purpose' in Volume 1, Section 6.1.2 of the MSHCP are not present on the site.

As Riparian Areas do not exist on the site, suitable habitats for MSHCP-covered riparian birds including least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus)*, and western yellow-billed cuckoo *(Coccyzus americanus occidentalis*) are not present there.

The onsite upland swales however meet the second part of the MSHCP definition of **Riverine Areas**: "areas with fresh water flow during all or a portion of the year". By definition, Riverine Areas are present on the site. However, the biological functions and values of onsite Riverine Areas do not exist. Suitable riverine habitats for the aquatic plant and animal species listed under 'Purpose' in Volume 1, Section 6.1.2 of the MSHCP are not present on the site.

Riverine Areas were mapped after the precipitation events that occurred between January 31 and February 22, 2019 **(see Biological Resources Map on Page 9)**. By February 22, 2019, the weather station located in the Redhawk area of the City of Temecula had recorded 16.82 inches of precipitation (1.37 times the average seasonal precipitation of 12.26 inches).

Based on topography and drainage patterns, the 30-foot change in elevation between the site's north and south property lines is apparently great enough for the upland swales to drain by overland flow of stormwater runoff into the existing culverts located adjacent to Glen Oaks Road without ponding anywhere along the flowlines. The upland swales are not marked with depressions or other structures that pond water. In lower than average precipitation events, flows along the upland swales are reduced to a trickle, then percolate into the permeable soils before reaching the culverts. The soil textures of the Arlington and Greenfield fine sandy loams and Ramona and Buren sandy loams present on the site

are well-drained and moderately well-drained with high percolation rates that do not retain and pond water. Also, there is no vegetation associated with the upland swales that would slow down the percolation rates of the soils.

The proposed grading will result in impacts to portions of the upland swales. However, the upland swales present on this site are not providing habitat for any of the conserved aquatic species within the MSHCP Conservation Area. As mentioned above, there is no riparian habitat associated with these upland swales, and they drain by into the existing culverts without ponding anywhere along the flowlines. These upland swales clearly do not possess viable functions and values of habitat that could be used by Covered Species,

The two existing culverts located beneath Glen Oaks Road do provide a connection between the upland swales present on the site and existing riparian/riverine habitat located downstream of the site. As such, the freshwater flow from the upland swales discharging into these culverts provides biological functions and values to Covered Species potentially occupying the existing downstream habitat.

Unavoidable impacts to Riverine Areas will be mitigated on the site. With the project, excess or concentrated drainage will be contained on the site or directed to one of the two approved detention basins that have been designed for the project. All existing drainage courses and storm drain facilities will continue to function. Protective measures and temporary drainage provisions will be used to protect adjoining properties during grading operations. Importantly, the excess stormwater accumulating in the basins will drain into the two existing culverts located beneath Glen Oaks Road as they did before the project. Because the freshwater flow to downstream habitat will not change, there will be no lost functions and values of habitat as it relates to Covered Species.

Naturally-occurring or manmade aquatic features that could provide suitable habitats for **endangered and threatened species of fairy shrimp** are not present on the site (*e.g.,* wetlands, vernal pools and swales, vernal pool-like ephemeral ponds, stock ponds, other human-modified depressions, tire ruts, etc.). By definition, fairy shrimp habitat is not present on the site. Therefore, the biological functions and values of onsite fairy shrimp habitat do not exist. Suitable habitats for the invertebrate-crustacean species listed under the heading “Purpose” in this section of the MSHCP are not present there.

As mentioned above, the 30-foot change in elevation between the site’s north and south property lines is apparently great enough for the upland swales to drain by overland flow of stormwater runoff into the existing culverts located adjacent to Glen Oaks Road without ponding anywhere along the flowlines. The upland swales are not marked with depressions or other structures that pond water. In lower than average precipitation events, flows along the upland swales are reduced to a trickle, then percolate into the permeable soils before reaching the culverts. The soil textures of the Arlington and Greenfield fine sandy loams and Ramona and Buren sandy loams present on the site are well-drained and moderately well-drained with high percolation rates that do not retain and pond water. Also, there is no vegetation associated with the upland swales that would slow down the percolation rates of the soils.

In conclusion, when the riverine areas were being mapped between January and February 2019, no standing water in wetlands or vernal pools and swales or sign of other areas that pond water like human-modified depressions were observed anywhere on the site. Based on existing drainage patterns and soil characteristics, no features are present on the site that would provide aquatic habitats that support fairy shrimp. Also, there was no evidence of seasonal features that would support fairy shrimp had existed on the site before the riverine areas were being mapped.

The upland swales were evaluated for their potential to be classified as **federally protected wetlands**. Overall, they do not exhibit indicators of hydrophytic vegetation, hydric soils and/or wetland hydrology. No vegetation is growing within the upland swales. Hydric soils were not identified in the onsite upland swales. The soils present in the upland swales are mainly fine sandy loams and sandy loams with no organic streaking or sulfidic odor. The upland swales do not meet the criteria for wetland hydrology (*e.g.,* areas inundated for at least 7 consecutive days during the growing season in most years, and areas saturated at or near the surface for at least 14 consecutive days during the growing season in most years) and there is an absence of hydrology field indicators (*e.g.,* observations of inundation and soil saturation, water marks, drift lines, sediment deposits, and drainage patterns in wetlands). The site does not then have a relationship to existing wetland regulations.

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

The project is consistent with Section 6.1.2 of the MSHCP.

Section 6.1.3 - Protection of Narrow Endemic Plant Species

Based on the **RCA MSHCP Parcel Information for Rough Step 6**, the site is not located in a Narrow Endemic Plant Survey Area where additional surveys are needed for certain species in conjunction with MSHCP implementation in order to achieve coverage for these species **(see attached)**.

The project is consistent with Section 6.1.3 of the MSHCP.

Section 6.1.4 - Guidelines Pertaining to the Urban/Wildlands Interface

As previously mentioned, the site is located approximately 0.8 miles southeast of a proposed MSHCP Conservation Area. Therefore, the project will not result in Edge Effects that will adversely affect habitat quality within the area designated for the Proposed Extension of Existing Core 6 nor its contiguity with adjacent Core Areas. The site is not located within the 250-foot buffer used in the MSHCP to complete an edge analysis for indirect effects of land uses located adjacent to a MSHCP Conservation Area. In addition, the project will not result in indirect effects such as runoff and the use of toxics

associated with agricultural land use that may adversely affect Planning Species noted for the Proposed Extension of Existing Core 6. Therefore, the project will not be subject to the Guidelines Pertaining to the Urban/Wildlands Interface for the treatment and management of edge conditions such as lighting, urban runoff, toxics, and domestic predators as presented in *Section 6.1.4 of the MSHCP, Volume 1, The Plan.*

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

The project is consistent with Section 6.1.4 of the MSHCP.

Section 6.3.2 - Additional Survey Needs and Procedures

Based on the **RCA MSHCP Parcel Information for Rough Step 6**, the site is not located in an Amphibian Survey Area, Criteria Area Species Survey Area, or Mammal Survey Area where additional surveys are needed for certain species in conjunction with MSHCP implementation in order to achieve coverage for these species **(see attached)**. Also, the site is not located in a Special Linkage Area.

The site is however located within the Burrowing Owl Survey Area. Based on the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area, an independent assessment was made of the presence or absence of burrowing owl habitats on the site and in a 150-meter buffer zone around the project boundary.

The **burrowing owl** *(Athene cunicularia hypugaea)* is perhaps the easiest owl to identify. It is commonly seen perching on a fence post or standing at the entrance to its nesting burrow. The long, exposed “stilt” legs and the characteristic “bobbing” behavior that is displayed when an individual is approached or otherwise disturbed quickly distinguishes this species. The burrowing owl is a year-long resident of the lowlands over much of the southern California region. The burrowing owl is primarily a diurnal species with crepuscular hunting habits. They hunt by using short flights, running along the ground, hovering, or by using an elevated perch. They are a relatively opportunistic forager, dieting on a variety of foods including deer or white-footed mice, meadow voles and beetles. Although they eat mostly insects and small mammals, they also take reptiles, birds and carrion.

The burrowing owl usually nests in an abandoned burrow of a ground squirrel or other small mammal, but may also use the burrows of badgers and marmots. The mammal burrows are modified and enlarged. It may dig its own burrow in soft soils. One burrow is typically selected for use as the nest, however satellite burrows are usually found in the immediate vicinity of the nest burrow within the defended territory of the owl. Pipes, culverts, nest boxes, and other manmade structures are used where burrows are scarce. Their home range may vary from 0.1 to 4.0 acres (mean 2.0 acres), with average distance of 436 feet between burrows. This species is semi-colonial, and is probably the most gregarious owl in North America.

Burrowing owl habitat can be found in shortgrass prairies, annual and perennial grasslands, lowland scrub, agricultural lands and rangelands, prairies, coastal dunes, deserts, scrublands characterized by low-growing vegetation, and some artificial areas (i.e., golf courses, cemeteries, irrigation ditches, etc.). Suitable owl habitat may also include trees and shrubs if the canopy covers less than 30 percent of the ground surface, and they may also occur in forb and open stages of pinyon-juniper and ponderosa pine habitats. They require large open expanses of sparsely vegetated areas on gentle rolling or level terrain with an abundance of active small mammal burrows. As a required habitat feature, they must use rodent or other burrows for roosting and nesting. Burrows are the essential component of burrowing owl habitat. Both natural and artificial burrows provide protection, shelter and nests for burrowing owls. Burrowing owls may use a site for breeding, wintering, foraging, and/or migration stopovers.

Occupancy of suitable burrowing owl habitat can be verified at a site by an observation of at least one burrowing owl, or, alternatively, its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance. Burrowing owls exhibit high site fidelity, reusing burrows year after year. A site should be assumed occupied if at least one burrowing owl has been observed occupying a burrow there within the last three years.

Pursuant to the Burrowing Owl Survey Instructions for MSHCP Area (March 29, 2006), walk-over surveys were conducted on January 15 and 22, 2019 to identify the presence or absence of burrowing owl habitat on the site and in a 150-meter (500 feet) buffer zone around the project boundary (Step I of the Survey Instructions: Habitat Assessment). The initial surveys determined that the site and buffer zone were not occupied by the burrowing owl, and were not providing suitable habitats for this species. Burrowing owls were not observed during the survey, and are not expected to occur at that location. Large open expanses of sparsely vegetated areas on gentle rolling or level terrain with an abundance of active small mammal burrows are not present on the site or in the buffer zone. Importantly, abandoned burrows of ground squirrels with openings 4-inches or greater or crevices in rock outcrops capable of being used for roosting and nesting by burrowing owls were not discovered on the site or in the buffer zone.

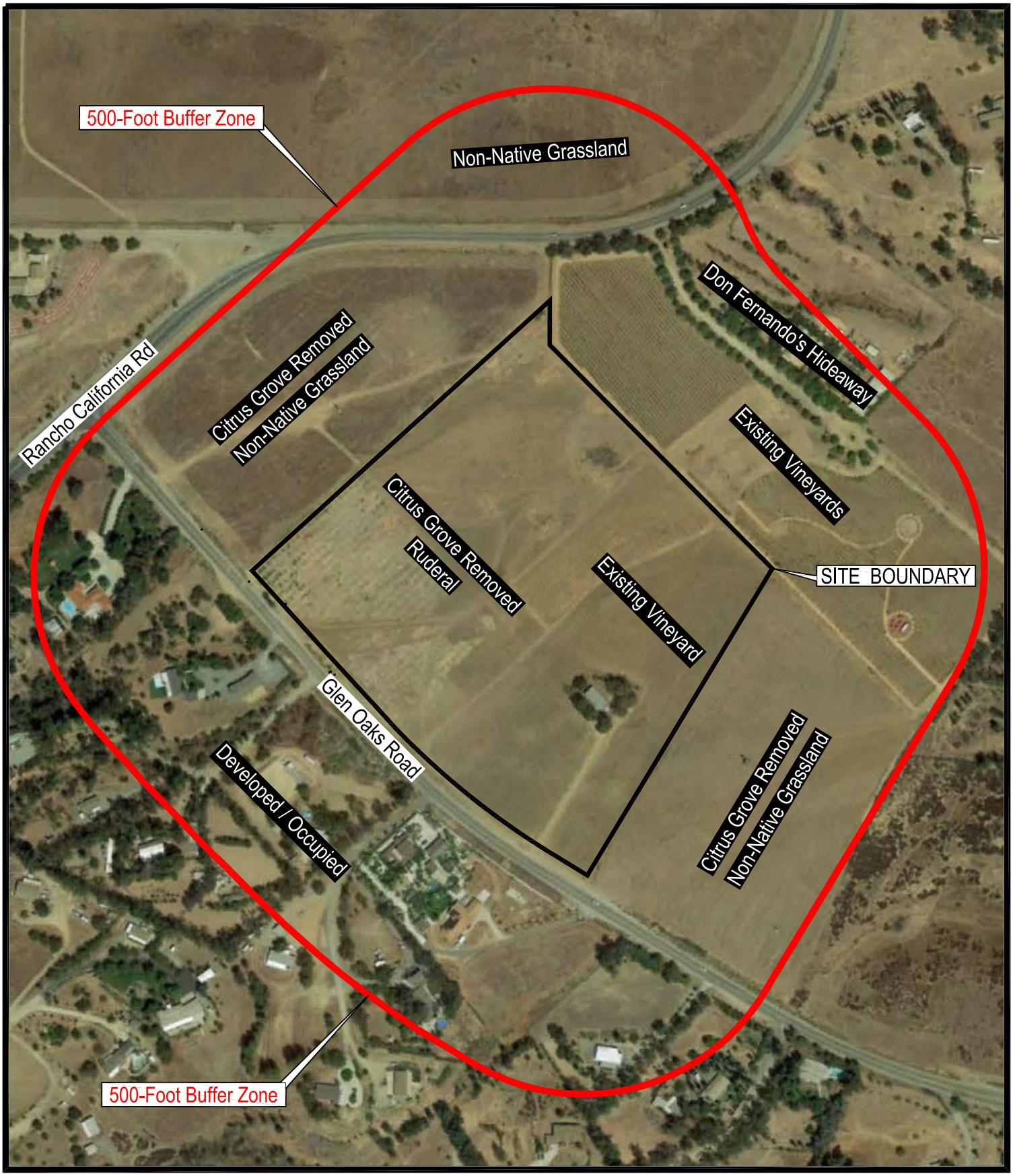
As previously mentioned, the site is partially developed with a vineyard. The remainder of the site is mostly bare ground void of any vegetation or habitat. In the buffer zone, Don Fernando's Hideaway is located north of the site, and the area located to the south across

Glen Oaks Road is developed and occupied. Open non-native grasslands are confined to relatively small areas located east and west of the site. The approximately ten acres of open non-native grasslands located east of the site is confined between Glen Oaks Road and Don Fernando's Hideaway. It was one of the four parcels that were developed as a citrus grove that extended east of the intersection of Rancho California and Glen Oaks Roads and included the subject site. A 2016 aerial photograph shows that the grove had been removed from that portion of the grove. That site is in the final stages of obtaining approval to be graded. The approximately ten acres of open annual grassland located west of the site is bounded by the intersection of Rancho California and Glen Oaks Roads and Rancho California Road and Don Fernando's Hideaway. It was also one of the four parcels that were developed as a citrus grove that extended east of the intersection of Rancho California and Glen Oaks Roads and included the subject site. A 2007 aerial photograph shows that the grove had been removed from that portion of the grove. The portion of the buffer zone located west of Rancho California Road is overgrown with non-native grasses and weeds. The dense grown cover was not providing suitable burrowing owl habitat, but was also surveyed (**Burrowing Owl Habitat Map)**.

A few culverts are present on the site and in the buffer zone. On and off the site, two corrugated metal culverts were crushed and filled with debris, and one plastic culvert was placed vertically into the ground. In those conditions, they are not potential nesting habitat for burrowing owls. Two plastic culverts are present on the slope located between the site and the property located to the north. They are present along a rather narrow dirt access road that is situated between two existing vineyards. However, it appears that these culverts are too concealed to be easily detected by burrowing owls looking for a place to nest, and would likely be overlooked. The same determination was made for three small drainage pipes placed beneath the dirt driveway that is used to access the single-family residence. The narrow driveway is located within the existing vineyard. It also appears that these pipes are too concealed to be easily detected by burrowing owls looking for a place to nest, and would likely be overlooked.

As mentioned above, culverts are used where burrows are scarce. The site is located in close proximity to a number of the larger known populations of burrowing owls located within Western Riverside County (*e.g.,* east and south of Lake Skinner, Southwestern Riverside County Multi-Species Reserve/Johnson Ranch, Rancho California (Long Canyon and De Portola Road), and etc.). In fact, there are suitable burrowing owl habitats with an abundance of natural burrows on RCA Conserved Lands and MSHCP Public/Quasi-public Conserved Lands located less the two miles from this site. A corrugated metal culvert is present in the area of the buffer zone that is located west of the site and a few feet from the intersection of Rancho California and Glen Oaks Roads. Due to the constant volume of traffic at this intersection with the risk of being strike by a vehicle, this location is not potential nesting habitat for burrowing owls.

Step I of the Survey Instructions also states that the lack of identifying burrows during the habitat assessment does not negate the need for the systematic search for burrows included as part of the Step II survey instructions. As such, additional surveys were conducted on the site and in the buffer zone on February 6, 24 and 26, 2019. The three



Source of Aerial Photo: Google Earth 2/2018

Scale: 1"= 320'

0 320 640 Feet

BURROWING OWL HABITAT MAP

BGR 1800141

PRINCIPE AND ASSOCIATES

surveys were conducted in different portions of the site on those three days. They were conducted at random times of the day, and did not follow standard transect routes. They were narrowly spaced to provide confidence that any existing burrows were not overlooked.

Two additional surveys were conducted during the breeding season following Step II - Part A of the survey instructions. The first was conducted on March 1, 2019, between 3:50 and 5:25 PM PDT. Sunset was at 5:45 PM PDT. At the beginning of the survey, weather conditions included cloudy skies, a temperature of 66° Fahrenheit (F) and 1-2 miles per hour (mph) winds. At the end of the survey, weather conditions included cloudy skies, a temperature of 60° F and 2-3 mph winds. Visibility was unlimited. The second was conducted on March 18, 2019, between 5:00 and 6:30 PM PDT. Sunset was at 6:58 PM PDT. At the beginning of the survey, weather conditions included mostly clear skies, a temperature of 71° F and 7-8 mph winds. At the end of the survey, weather conditions included mostly clear skies, a temperature of 67° F and 5-6 mph winds. Visibility was unlimited.

The survey transects were spaced to allow 100 percent visual coverage of the ground surface, and were reduced to approximately 15 meters (50 feet) to provide confidence that any existing burrows were not overlooked **(Survey Transects Map)**. The two breeding season surveys were conducted during weather that was conducive to observing owls outside their burrows and detecting burrowing owl sign. The surveys were not conducted during rain, high winds (> 20 mph), dense fog, or temperatures over 90 °F. The surveys were not conducted within 5 days following rain.

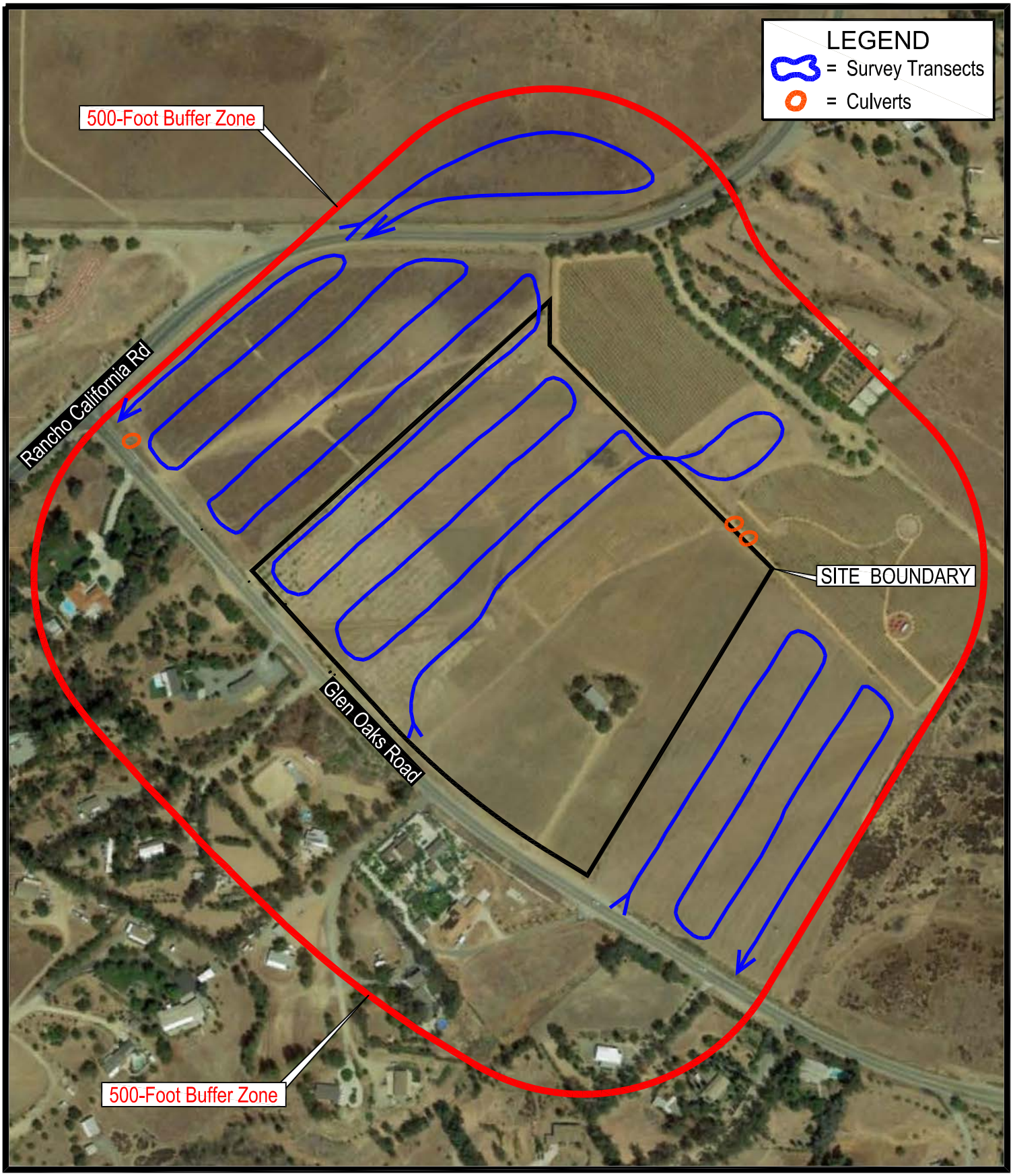
Once again, abandoned burrows of ground squirrels with openings 4-inches or greater or crevices in rock outcrops capable of being used for roosting and nesting by burrowing owls were not discovered on the site or in the buffer zone.

In summary, the site and buffer zone are not occupied by the burrowing owl and also do not provide suitable or required habitats for this species. For these reasons, focused surveys are not recommended at this site (Step II of the Survey Guidelines: Locating Burrows and Burrowing Owls). There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last three years.

With completion of this habitat assessment, the proposed project site is consistent with Species Conservation Objective 5 of the MSHCP that was developed for the burrowing owl.

As a Grading Permit will be issued for this project in March or April, this Habitat The proposed project is the rough grading of the undeveloped portion of the site per Grading Permit 1800141. As this permit is expected to be issued in March or April 2019, this Habitat Assessment for the Burrowing Owl is also expected to be used as the MSHCP 30-Day Pre-Construction Burrowing Owl Survey report. The proposed project would then be consistent with Species Conservation Objective 6 of the MSHCP.

The project is consistent with Section 6.3.2 of the MSHCP.



Source of Aerial Photo: Google Earth 2/2018

Scale: 1"= 320'

0 320 640 Feet

SURVEY TRANSECT MAP

BGR 1800141

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Section 6.4 - Fuels Management

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

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

The project is consistent with Section 6.4 of the MSHCP.

SECTION 4. THRESHOLDS OF SIGNIFICANCE

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

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

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

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

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

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

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

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

Answer: No Impact

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

On this site, the bare ground with sparse Ruderal Vegetation and newly planted vineyard do not provide suitable habitats for any plant and wildlife species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by CDFW or USFWS such as the burrowing owl.

The trees present around the single-family residence provide nesting habitats for migratory birds on this site. However, as those trees will not be removed by the project, it will not then have a substantial adverse effect, either directly or through habitat modifications, on migratory bird species.

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

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

Answer: No Impact

Riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS are not present on this site.

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

Answer: No Impact

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

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

Answer: No Impact

The site is not providing a wildlife movement corridor for migrations, foraging movements and/or for finding a mate through this portion of Rancho California. Also, the site does not connect two or more larger core habitat areas that would otherwise be fragmented or isolated from one another. It does not contain suitable cover, food or water for species to survive at the site and facilitate movement within a corridor. Therefore, future development at the site will not interfere with the movements of native wildlife species, established native wildlife corridors or uses of native wildlife nursery sites.

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

Answer: No Impact

Riverside County land use-based conservation goals and policies are in place to protect:

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

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

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

Answer: No Impact

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

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

The site is located approximately 0.8 miles southeast of the most proximate land where conservation has been designated to contribute to the assembly of Proposed Extension of Existing Core 6. The site has no direct physical connection to this land. Therefore, the project site has no relationship to MSHCP Reserve Assembly. Future development at the site will not conflict with the provisions of the MSHCP.

The site is not located within an area that has been identified in the MSHCP as an area where conservation potentially needs to occur. A HANS Application will not then have to be submitted and reviewed by Riverside County Planning Department, Environmental Programs Division pursuant to the MSHCP and the County's General Plan.

The biological functions and values of onsite Riparian Areas do not exist. Suitable riparian habitats for the plant and animal species listed under 'Purpose' in Volume 1, Section 6.1.2 of the MSHCP are not present on the site.

By definition, Riverine Areas are present on the site. However, the biological functions and values of onsite Riverine Areas do not exist. Suitable riverine habitats for the aquatic plant and animal species listed under 'Purpose' in Volume 1, Section 6.1.2 of the MSHCP are not present on the site. There is no riparian habitat associated with the onsite Riverine Areas, and they drain by into the existing culverts without ponding anywhere along the flowlines. The onsite Riverine Areas do not possess viable functions and values of habitat that could be used by Covered Species,

The two existing culverts located beneath Glen Oaks Road do provide a connection between the Riverine Areas present on the site and existing riparian/riverine habitat located downstream of the site. As such, the freshwater flow from the Riverine Areas discharging into these culverts provides biological functions and values to Covered Species potentially occupying the existing downstream habitat. With the project, excess stormwater accumulating in the basins will drain into the two existing culverts located beneath Glen Oaks Road. Because the freshwater flow to downstream habitat will not change, there will be no lost functions and values of habitat as it relates to Covered Species.

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

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

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

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

The site is located approximately 0.8 miles south of a proposed MSHCP Conservation Area. Therefore, the project will not result in Edge Effects that will adversely affect habitat quality within the area designated for the Proposed Extension of Existing Core 6 nor its contiguity with adjacent Core Areas. The site is not located within the 250-foot buffer used in the MSHCP to complete an edge analysis for indirect effects of land uses located adjacent to a MSHCP Conservation Area. In addition, the project will not result in indirect effects such as runoff and the use of toxics associated with agricultural land use that may adversely affect Planning Species noted for the Proposed Extension of Existing Core 6. Therefore, the project will not be subject to the Guidelines Pertaining to the Urban/Wildlands Interface for the treatment and management of edge conditions such as lighting, urban runoff, toxics, and domestic predators as presented in *Section 6.1.4 of the MSHCP, Volume 1, The Plan.*

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

The site is located within the Burrowing Owl Survey Area. As such, a Habitat Assessment for the Burrowing Owl was prepared. Surveys were conducted on the site and in the buffer zone on February 6, 24 and 26, 2019. Two additional surveys were conducted during the breeding season on March 1 and 18, 2019. Abandoned burrows of ground squirrels with openings 4-inches or greater or crevices in rock outcrops capable of being used for roosting and nesting by burrowing owls were not discovered on the site or in the buffer zone. On the basis of observations, it was determined that the site and buffer zone are not occupied by the burrowing owl and also do not provide suitable or required habitats for this species. For these reasons, focused surveys are not recommended at this site (Step II of the Survey Guidelines: Locating Burrows and Burrowing Owls). There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last three years.

With completion of this habitat assessment, the proposed project site is consistent with Species Conservation Objective 5 of the MSHCP that was developed for the burrowing owl.

The proposed project is the rough grading of the undeveloped portion of the site per Grading Permit 1800141. As this permit is expected to be issued in March or April 2019, this Habitat Assessment for the Burrowing Owl is also expected to be used as the MSHCP 30-Day Pre-Construction Burrowing Owl Survey report. The proposed project would then be consistent with Species Conservation Objective 6 of the MSHCP.

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

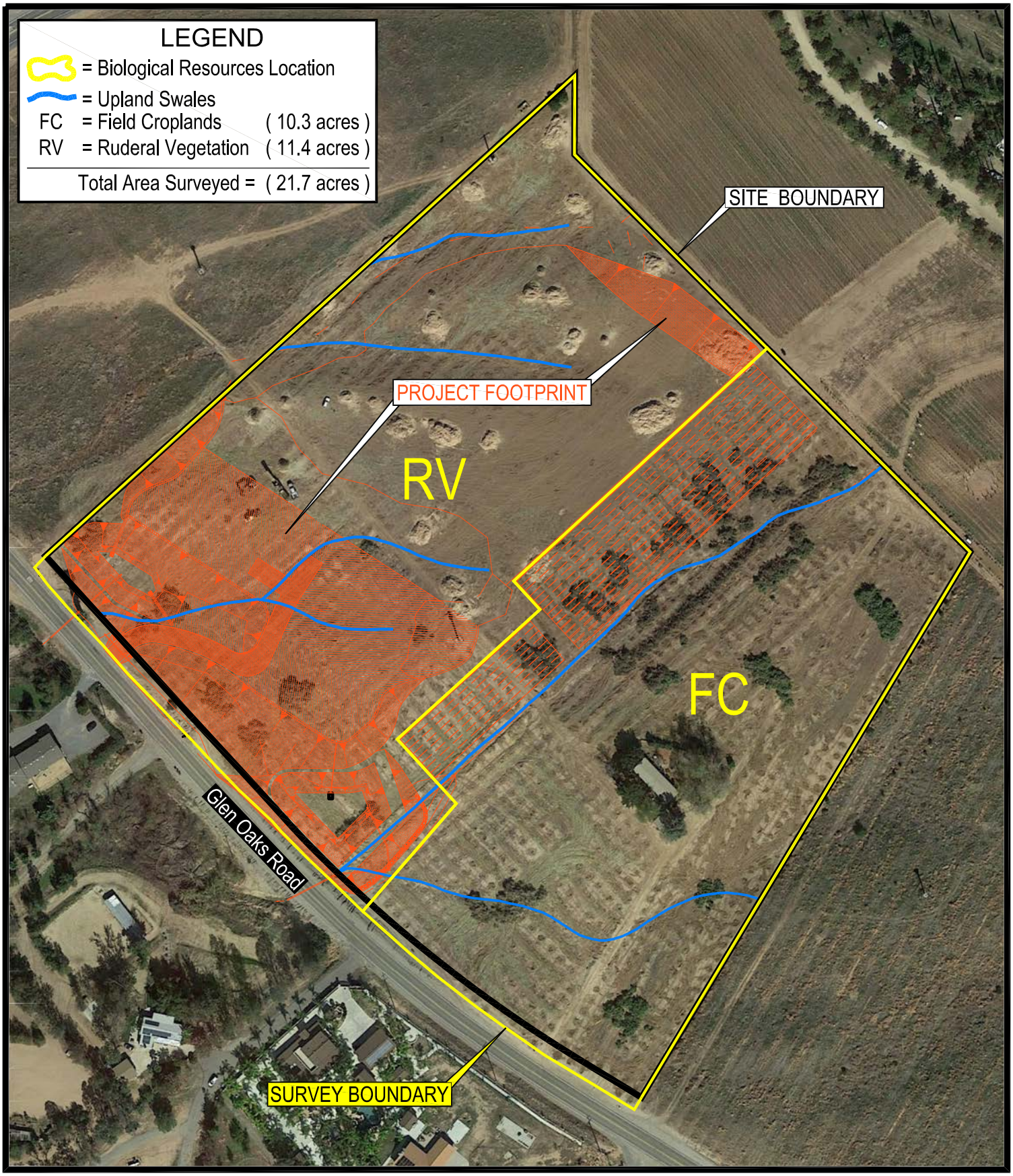
The proposed rough grading project has been determined to be consistent with Sections 6.1.1, 6.1.2, 6.1.3, 6.1.4, 6.3.2, and 6.4 of the MSHCP. Based on the analyses of impacts on biological resources resulting from the proposed project, Austin Vineyard LLC agrees to project design features that will avoid any significant effect on biological resources, and will mitigate potential significant effects to a point where clearly no significant effect on biological resources will occur (**Biological Resources /Project Footprint Map)**.

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

Project Design Features

The project will also consider and comply with the National Pollution Discharge Elimination System (NPDES). Austin Vineyard LLC will comply by developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) in order to receive NPDES Permit coverage. The project-specific SWPPP will be used to ensure that siltation and erosion are minimized during construction and will be incorporated as part of the project grading and erosion control plans. After construction, project-specific Best Management Practices (BMPS) will manage sediment and pollutants to ensure that water quality is not degraded. The Rough Grading Plan lists the NPDES BMPS for projects that disturb more than one acre **(see Appendix B attached)**. Also see Appendix A for the Grading Notes that detail the Cut/Fill and Drainage and Erosion/Dust Control features and measures of the Rough Grading Plan that have been specifically designed and engineered for the Austin Vineyard project. The Grading Notes also list the requirements of the 2016 California Building Code Chapter 17, 18, and Appendix J as amended by County Ordinance 457 that govern actual grading activities at the site and what is required at the completion of work.

SWPPP responsibility for this project:
QSP/QSD: Joe Castenada #21364
WDID#: 9 33C385097
RISK LEVEL: 1



Source of Project Footprint: CAD file of BGR 1800141 from Oz Bratene 2-13-2019

Scale: 1"= 180'

0 180 360 Feet

BIOLOGICAL RESOURCES / PROJECT FOOTPRINT MAP

BGR 1800141

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Mitigation Measures

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

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

- In order to implement the goals and objectives of the MSHCP and to mitigate the impacts caused by new development in the unincorporated area of Riverside County, lands supporting species covered by the MSHCP must be acquired and conserved. A development fee is necessary in order to supplement the financing of the acquisition of lands supporting species covered by the MSHCP and to pay for new development's fair share of this cost. The appropriate funding source to pay the costs associated with mitigating the impacts of new development to the natural ecosystems and covered species is a fee for residential, commercial and industrial development. The amount of the fee is determined by the nature and extent of the impacts from the development to the identified natural ecosystems and the relative cost of mitigating such impacts. Austin Vineyard LLC will pay the Western Riverside County MSHCP Mitigation Fee for the development of the project or portions thereof to be constructed within the County (Riverside County Ordinance 810.2).

- As the site is located within the Stephens' Kangaroo Rat Mitigation Fee Area, Austin Vineyard LLC will also pay the Stephens' Kangaroo Rat Mitigation Fee (Riverside County Ordinance 663.10).

SECTION 6. CERTIFICATION STATEMENT

Report Date: March 4, 2019
Revised Report Date: March 29, 2019

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

Paul A. Principe

PRINCIPE AND ASSOCIATES
Paul A. Principe
Principal

View of the southeast corner of the site. This photograph shows the vineyard that was recently developed in the eastern portion of the site. Looking south-to-north from the Glen Oaks Road easement.

SITE PHOTOGRAPH 1

BGR 1800141

PRINCIPE AND ASSOCIATES

View of the northeast corner of the site. This photograph also shows the vineyard. Looking east-to-west down the access road present along the site's north property line. Don Fernando's Hideaway is located north of the site.

SITE PHOTOGRAPH 2

BGR 1800141

PRINCIPE AND ASSOCIATES

View of the northwest corner of the site. A citrus grove was recently cleared and removed from the western portion of the site where the rough grading project will take place. The surface remains as bare ground scattered with wood chips. Looking north-to-south towards Glen Oaks Road.

SITE PHOTOGRAPH 3

BGR 1800141

PRINCIPE AND ASSOCIATES

View of the southwest corner of the site showing where one of the two detention basins will be constructed. The existing 18-inch culvert located adjacent to the fan palm tree will remain in place. Looking west-to-east from the Glen Oaks Road easement.

SITE PHOTOGRAPH 4

BGR 1800141

PRINCIPE AND ASSOCIATES

View of the area where the second detention basin will be constructed. An 18-inch culvert was previously placed beneath Glen Oaks Road at this location. This existing culvert will remain in place. Looking east-to-west from the Glen Oaks Road easement.

SITE PHOTOGRAPH 5

BGR 1800141

PRINCIPE AND ASSOCIATES

View of the area located in the west central portion of the site where most of the rough grading project will occur. Ruderal Vegetation is in the process of invading this area, but is not providing viable wildlife habitat.

SITE PHOTOGRAPH 6

BGR 1800141

PRINCIPE AND ASSOCIATES

View of the single-family residence present on the site. The vineyard has been developed around the structures. Driveway access is taken from Glen Oaks Road. Looking south-to-north from the Glen Oaks Road easement.

SITE PHOTOGRAPH 7

BGR 1800141

PRINCIPE AND ASSOCIATES

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APPENDIX A

GRADING NOTES

GENERAL:

1. All grading will conform to the 2016 California Building Code Chapter 17, 18, and Appendix J as amended by Riverside County Ordinance 457.

2. All property corners, grading boundaries and all conservation areas/least sensitive areas (LAS) determined by Riverside County Planning Department, Environmental Programs Division (EPD) will be clearly delineated and staked in the field prior to the commencement of any construction/grading.

3. All work under the grading permit will be limited to work within the property lines. All work within the right-of-way will require plans and a separate review/approval (Permit) from the Riverside County Transportation Department.

4. All grading will be done under the supervision of a Soils Engineer in conformance with the recommendation of the preliminary soils investigation by Engen Corp. dated Dec. 10, 2018.

5. Compacted fill to support any structures will comply with Section 1803.5.8. projects without preliminary reports will have detailed specifications in accordance with Sections 1803.2 AND 1803.5 prepared by the engineer of record.

6. The contractor will notify the Riverside County Building and Safety Department at least 24 hours in advance to request finish lot grade and drainage inspection. The inspection must be approved prior to building permit final inspection for each lot.

7. The contractor will notify Underground Service Alert, two days before digging at 1-800-422-4133.

8. Prior to grading, a meeting will be scheduled with a Riverside County Environmental Compliance Inspector prior to commencement of grading operations.

CUT/FILL:

9. Maximum cut and fill slope = 2:1 (Horizontal to Vertical).

10. No fill will be placed on existing ground until the ground has been cleared of weeds, debris, topsoil, and other deleterious material. Fills should be placed in thin lifts (8-inch max or as recommended in soils report), compacted and tested throughout the grading process until final grades are attained. All fills on slopes steeper than 5:1 (H/V) and height greater than 5 feet will be keyed and benched into firm natural soil for full support. The bench under the toe must be 10 feet wide min.

11. The slope stability for cut and fill slopes over 30' in Vertical Height, or cut slopes steeper than 2:1 have been verified with a factor of safety of at least 1.5.

12. No rock or similar irreducible material with a maximum dimension greater than12 inches will be buried or placed in fills closer than10 feet to the finished grade.

DRAINAGE & EROSION/DUST CONTROL:

13. Drainage across the property lines will not exceed that which existed prior to grading. Excess or concentrated drainage will be contained on site or directed to approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices.

14. Provide a paved slope interceptor drain along the top of cut slopes where the drainage path is greater than 40 feet towards the cut slope.

15. Provide 5' wide by 1' high berm along the top of all fill slopes steeper than 3:1 (Horizontal to Vertical).

16. The ground surface immediately adjacent to the building foundation will be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the foundation.

17. No obstruction of natural water courses will be permitted

18. During the grading operations and prior to construction of permanent drainage structures, temporary damage control (Best Management Practices, BMPS) will be provided to prevent ponding water and drainage to adjacent properties.

19. Dust will be controlled by watering or other approved methods.

20. Fugitive dust control: Construction sites subject to PM10 fugitive dust mitigation shall comply with Air Quality Management District Rule 403.1.

21. All existing drainage courses and storm drain facilities will continue to function. Protective measures and temporary drainage provisions must be used to protect adjoining properties during grading operations.

22. For all slopes steeper than 4 to 1 (H/V):
All slopes equal to or greater than 3' in vertical height are required to be planted with an approved drought-tolerant ground cover at a minimum spacing of 12" on center or as approved by the engineer of record or the registered landscape architect and drought-tolerant shrubs spaced at no more than 10' on center. Slopes exceeding 15' in vertical height will be planted with approved shrubs and trees not to exceed 10' on center, or trees spaced not to exceed 20' on center, or a combination of shrubs and trees not to

exceed 15' in addition to the grass or ground cover. Slopes that require planting will be provided with an in-ground irrigation system equipped with an appropriate back-flow device per C.P.C. CHAPTER 6. The slope planting and irrigation system will be installed as soon as possible upon completion of rough grading. All permanent slope planting will be established and in good condition prior to scheduling precise grade inspection.

COMPLETION OF WORK:

23. A registered civil engineer will prepare final compaction report/grading report and it will be submitted to the Riverside County Department of Building and Safety for review and approval. The report will include building foundation design parameters (Allowable soil pressures, etc.), expansion index (and design alternatives if EI>20), water soluble sulfate content, corrosivity and remedial measures if necessary.

24. Expect for non-tract single residential lot grading, the compaction report will include the special inspection verifications listed in Table 1705.6 of 2016 CBC.

25. The County of Riverside requires a licensed professional engineer to submit a wet signed and stamped rough grading certification which includes pad elevations prior to requesting inspections and issuance of the building permit.

26. Rough grade only permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only will provide by vegetative coverage (100 percent) or other means of site stabilization approved by the Riverside County Environmental Compliance Division, prior to receiving a rough grade permit final.

27. A registered civil engineer will submit to the Riverside County Building and Safety Department written Certification of Completion of Grading in accordance with the approved grading plan prior to the request of precise grading inspection.

APPENDIX B

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM
BEST MANAGEMENT PRACTICES
PROJECTS THAT DISTURB ONE ACRE OR MORE

1. Construction site Best Management Practices (BMPS) for the management of storm water and nonstormwater discharges will be documented on the Grading Plan. Arrangements will be made by the developer to retain a Storm Water Pollution Prevention Plan (SWPPP) on the jobsite throughout the time of construction. The implementation and maintenance of the site's BMPS is required to minimize jobsite erosion and sedimentation. Arrangements will be made by the developer to maintain those BMPS throughout the time of construction.

2. Erosion control BMPS will be implemented and maintained to prevent and/or minimize the entrapment of soil in runoff from disturbed soil areas on construction sites.

3. Sediment control BMPS will be implemented and maintained to prevent and/or minimize the transport of soil from the construction site.

4. Grading will be phased to limit the amount of disturbed areas exposed to the extent feasible.

5. Areas that are cleared and graded will be limited to only the portion of the site that is necessary for construction. The site will be managed to minimize the exposure time of disturbed soil areas through phasing and scheduling of grading and the use of temporary and permanent soil stabilization.

6. Once disturbed, slopes (temporary or permanent) will be stabilized if they will not be worked within 21 days. During the storm season. all slopes will be stabilized prior to predicted storm events. Construction sites will be revegetated as early as feasible after soil disturbance.

7. Stockpiles of soil will be properly contained to eliminate or reduce sediment transport from the site or streets, drainage facilities or adjacent properties via runoff, vehicle tracking or wind.

8. Construction sites will be maintained in such a condition that a storm does not carry wastes or pollutants off the site. Discharges other than stormwater (non-stormwater discharges) are prohibited, except as authorized by an individual National Pollutant Discharge Elimination System (NPDES) Permit, the Statewide General Permit - Construction Activity. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints stains, sealants, solvents, detergents, glues, lime, pesticides, herbicides, fertilizers, wood preservatives, and asbestos fibers, paint flakes, or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator, or battery fluids; concrete and related cutting or curing residues; floatable wastes; wastes from engine/equipment steam cleaning or chemical degreasing; wastes from street cleaning;

and, super-chlorinated potable water from line flushing and testing. During construction, disposal of such materials should occur in a specified and controlled temporary area on the site that is physically separate from potential stormwater runoff, with ultimate disposal in accordance with local, State and Federal requirements.

9. Runoff from equipment and vehicle washing will be contained at the construction site, and must not be discharged to receiving waters or local storm drain systems.

10. Appropriate BMPS for construction-related materials, wastes, spills or residues will be implemented to eliminate or reduce transport from the site to streets, drainage facilities or adjoining properties by wind or runoff.

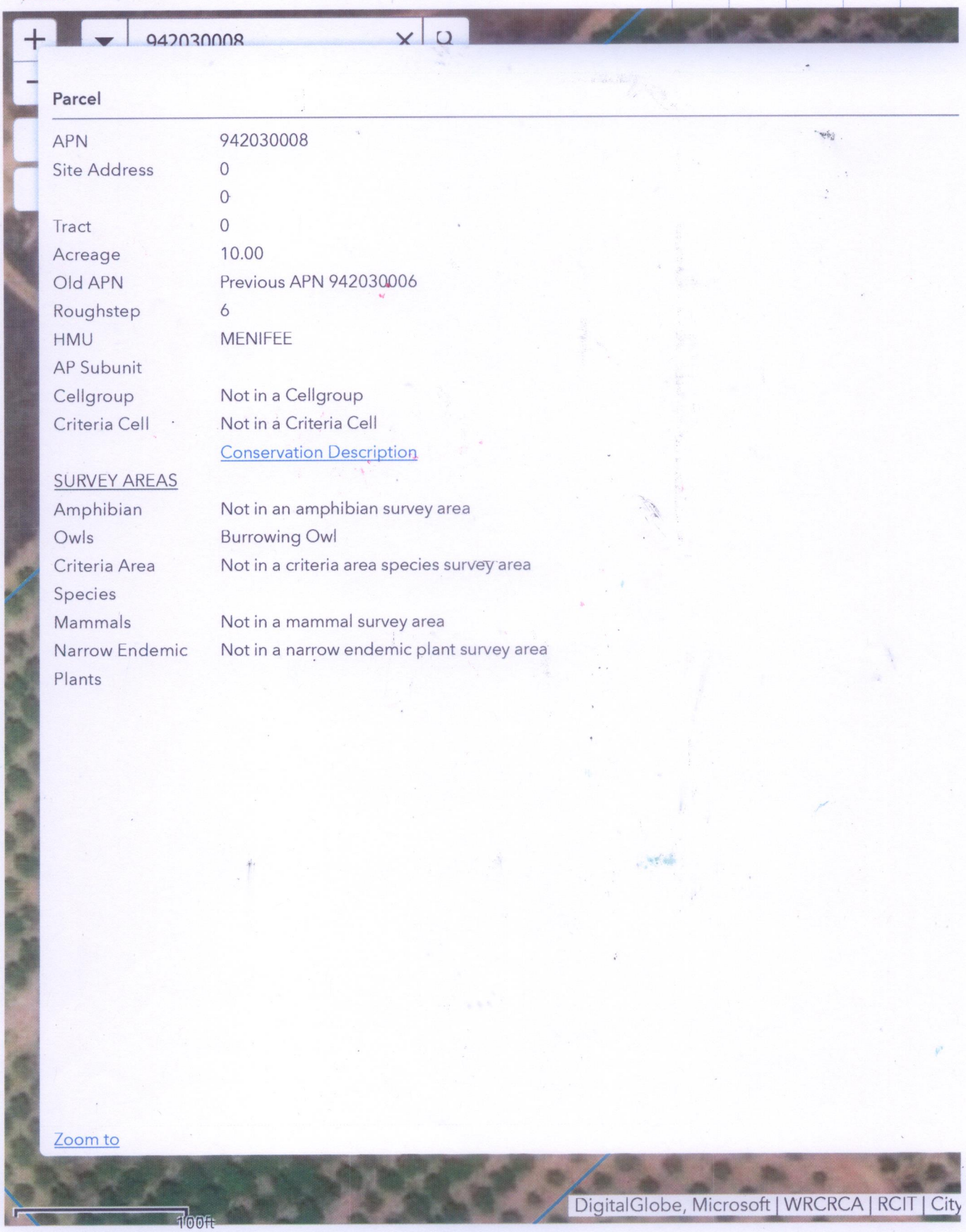
11. All construction contractor and subcontractor personnel are to be trained in the implementation and use of the required BMPS and good housekeeping measures for the project site and any associated construction staging areas, and training documentation will be maintained in the SWPPP.

12. Discharging contaimated groundwater produced by dewatering groundwater that has infiltrated into the construction site is prohibited. Discharging of contaminated soil via surface erosion is also prohibited. Discharging non-contaminated groundwater produced by dewatering activities may require a NPDES permit from the Regional Water Quality Control Board.

13. BMPS will be maintained at all times. In addition, BMPS will be inspected prior to predicted storm events and following storm events.

14. At the end of each day of construction activities, all construction debris and waste materials will be collected and properly disposed of in trash or recycle bins.

RCA MSHCP Information Map



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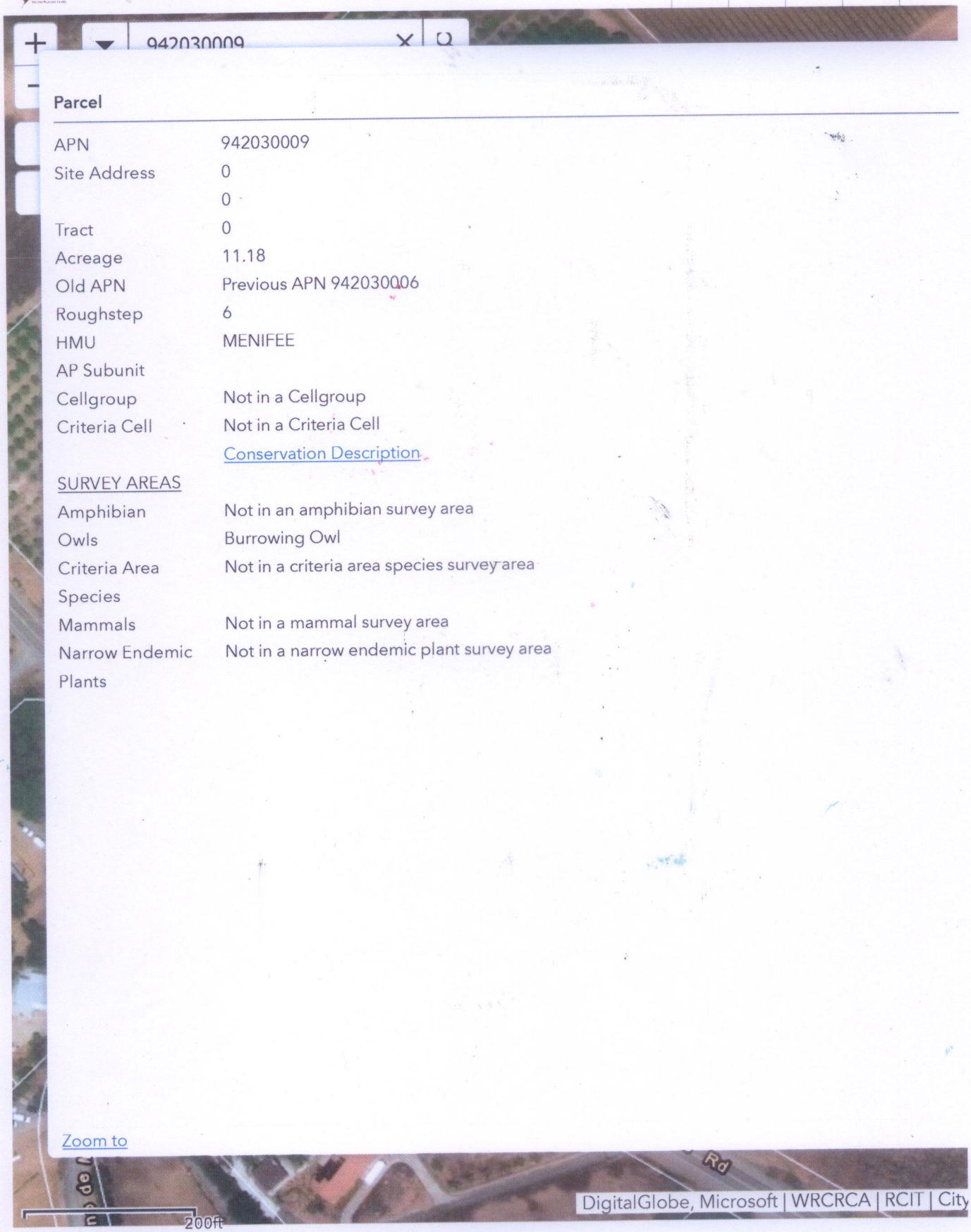
RCA MSHCP Information Map



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BIOLOGICAL REPORT SUMMARY SHEET

(Submit two copies to the County)

Applicant Name: Austin Randall, Austin Vineyard LLC

Assessor's Parcel Number (APN): 942-030-008 and 942-030-009

APN cont. :

Site Location: Section: 24 RHO **Township:** 7 South **Range:** 2 West

Site Address: East of intersection of Rancho California and Glen Oaks Roads in Riverside County,California

Related Case Number(s): BGR 1800141 **PDB Number:**

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

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

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

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

Paul A. Principe PRINCIPE AND ASSOCIATES March 4, 2019

Signature and Company Name Report Date

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

County Use Only

Received by: _____ **Date:** _____

PD-B# _____

LEVEL OF SIGNIFICANCE CHECKLIST

For Biological Resources

(Submit Two Copies)

Case Number: BGR 1800141 **Lot/Parcel No.** 942-030-008 and 009 **EA Number**_____

Wildlife & Vegetation

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

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

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

☐ ☐ ☐ ☑

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

☐ ☐ ☐ ☑

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

☐ ☐ ☐ ☑

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

☐ ☐ ☐ ☑

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

☐ ☐ ☐ ☑

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

☐ ☐ ☐ ☑

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

☐ ☐ ☐ ☑

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

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

Proposed Mitigation: Payment of the Western Riverside County MSHCP Mitigation Fee Area. Payment of the Stephens's Kangaroo Rat Mitigation Fee.

Monitoring Recommended: None