

REVISED

WESTERN RIVERSIDE COUNTY

MULTIPLE SPECIES HABITAT CONSERVATION PLAN

CONSISTENCY ANALYSIS

PLOT PLAN T180003

APN 941-180-032

LOCATION:

**Northeast corner of intersection of De Portola Road and Monte De Oro
in unincorporated Riverside County, California. Mapped in portions
of Sections 29 and 30, Township 7 South and Range 1 West of
USGS Topographic Map, 7.5 Minute Series, Bachelor Mountain,
California Quadrangle**

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INTRODUCTION

Principe and Associates was hired by Fertile Soil, LLC to prepare a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis on approximately 44.6 acres of land located at the northeast corner of intersection of De Portola and Monte De Oro Roads in unincorporated Riverside County, California (**Site Vicinity Map**). The site is mapped in portions of Sections 29 and 30, Township 7 South and Range 1 West of USGS Topographic Map, 7.5 Minute Series, Bachelor Mountain, California Quadrangle (**USGS Location Map**).

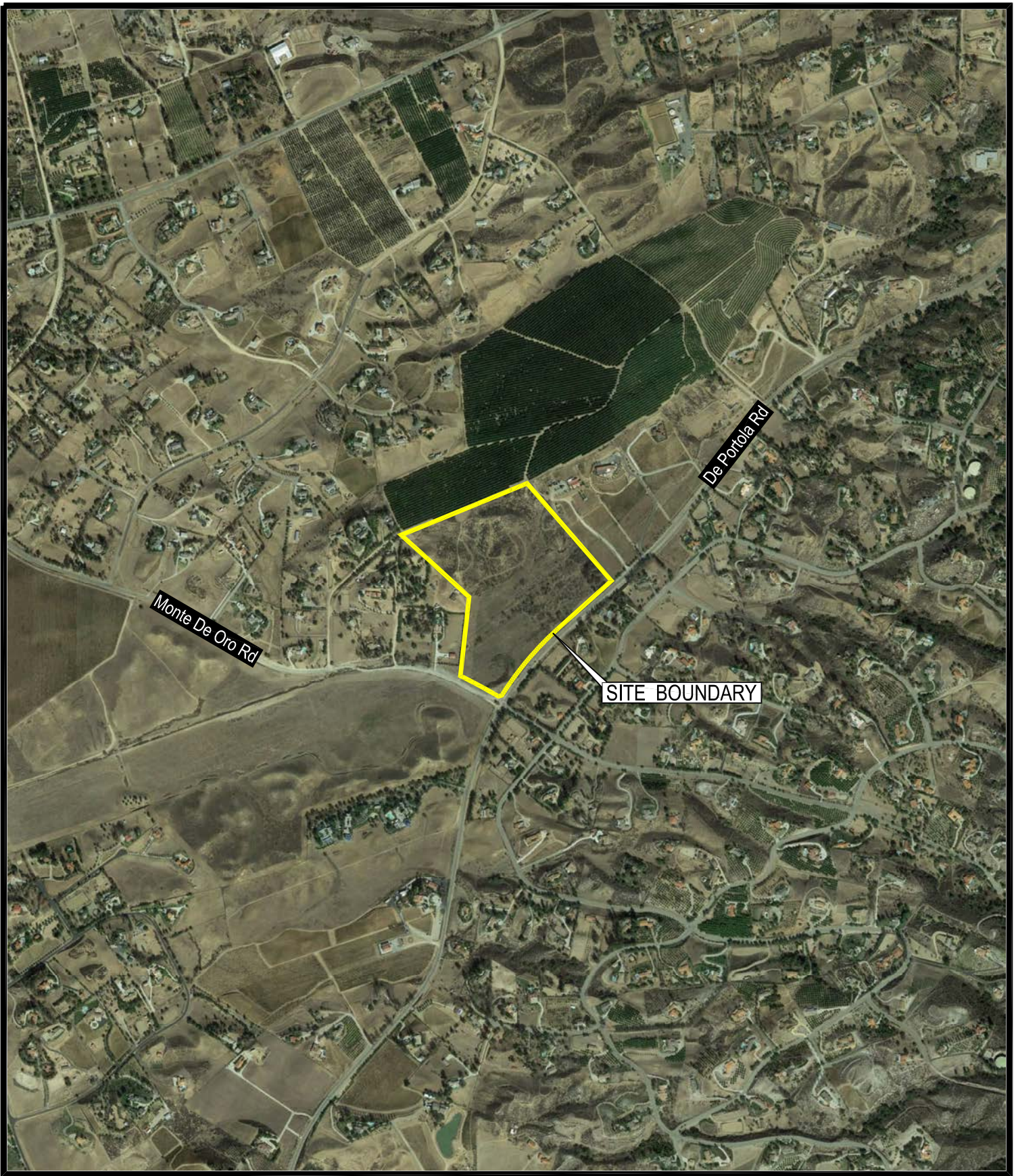
Section 1 of this report describes the project and the project site. Section 2, 'Environmental Assessment', describes the topographic, hydrographic, soils, and biological environments present on the site. The purpose of Section 3, 'Consistency Analysis', is to identify and discuss (1) how the site relates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

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

SUMMARY

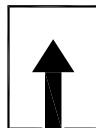
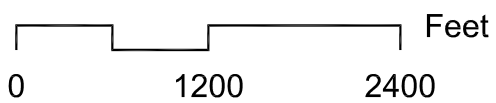
The development and operation of the project has been determined to be consistent with Sections 6.1.1, 6.1.3, 6.1.4, 6.3.2, and 6.4 of the MSHCP. The project will however result in impacts to Riparian/Riverine Areas. To gain consistency with Section 6.1.2 of the MSHCP, a Determination of Biologically Equivalent or Superior Preservation and a Jurisdictional Delineation are required for this project.

Based on the impact analysis, it was determined that the project will have less than a significant impact on biological resources with mitigation measures incorporated.



Source of Aerial Photo: Google Earth 10-21-2016

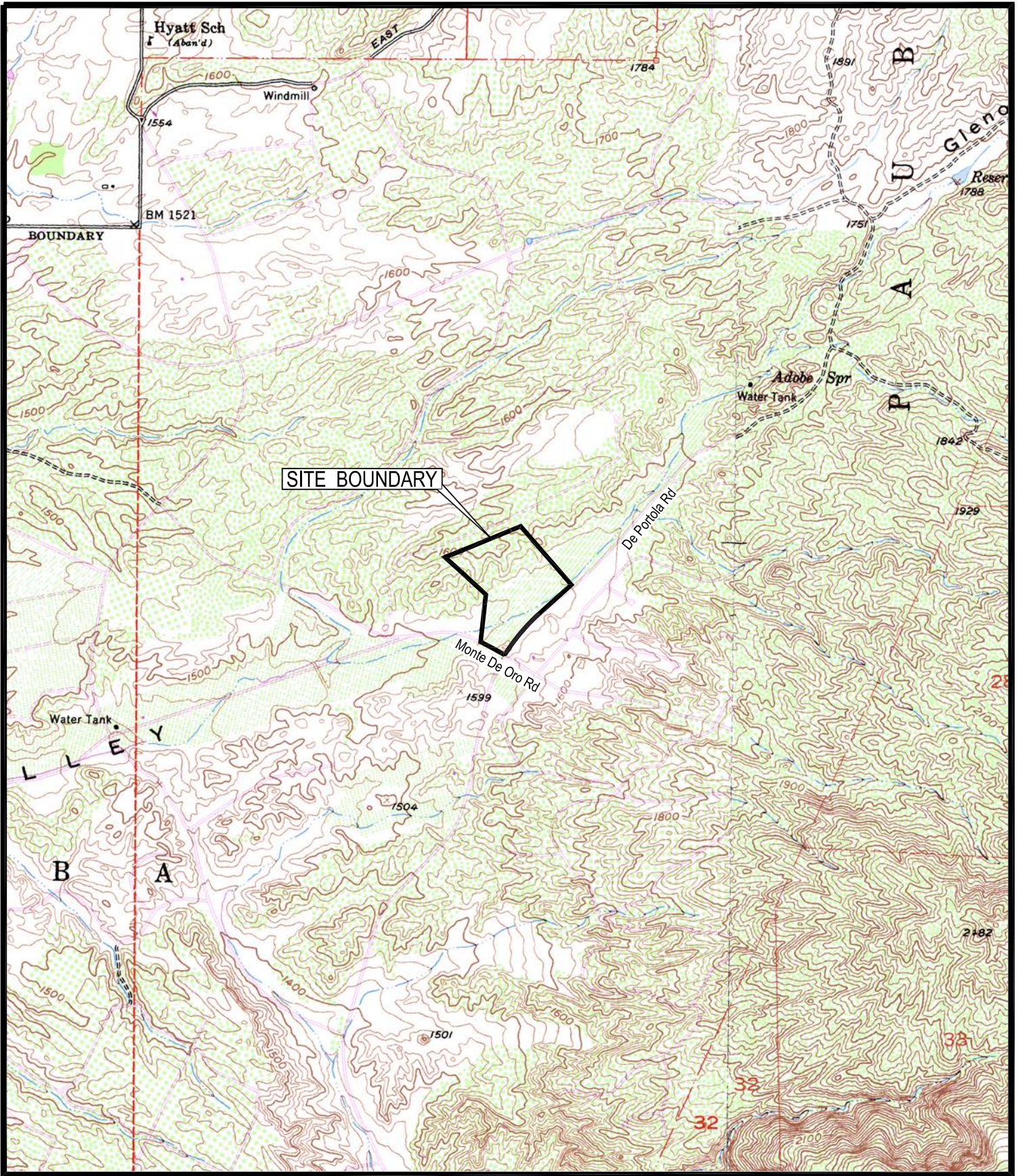
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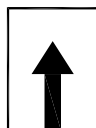
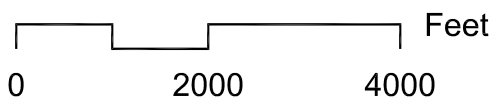
SITE VICINITY MAP

PLOT PLAN T18003

PRINCIPE AND ASSOCIATES



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



USGS LOCATION MAP

PLOT PLAN T18003

PRINCIPE AND ASSOCIATES

SECTION 1. PROJECT AND SITE DESCRIPTIONS

1.1 Project Description

Plot Plan T18003 is the development of a new winery and vineyard, associated retail tasting room, cave restaurant, and 80-room hotel with associated support structures. The project will be developed in five phases:

Phase 1 – tasting building with 4,934.1 square feet of building area
production building with 9,554 square feet of building area
offices/storage with 1,805 square feet of building area

Phase 2 – special occasions facility with 8,389.5 square feet of building area

Phase 3 – restaurant building with 4,745.7 square feet of building area

Phase 4 – cave building with 17,400 square feet of building area
production expansion building with 6,000 square feet of building area
case storage building with 8,750 square feet of building area

Phase 5 – 3-story hotel with a total of 74,010 square feet of building area

A total of 391 parking spaces will be provided, including ADA accessible spaces (Americans with Disabilities Act spaces). Infiltration trenches will be incorporated into some of the parking areas.

Area Calculations Summary (percent of 44.6-acre site):

Buildings – 118,188.3 square feet or 6.4 %

Parking/Landscaping – 279,239 square feet or 15%

Vineyard – 29.7 acres or 70.3% (Note: The initial phase of the vineyard has been developed on 17.73 acres located in the southern portion of the site (see below).

Vineyard over cave building (Phase 4) – 1.55 acres or 3.7 %

Olive trees – 1.89 acres or 4.4%

Primary access to the project will be taken from a 24-foot-wide paved entry drive off of De Portola Road. It will include an Arizona Crossing through Long Valley Wash. Acceleration/deceleration lanes will be constructed along De Portola Road. In the future, Monte De Oro Road will be improved to its half-width along the site's west property line.

Utilities and public services will be extended onto the site from existing facilities. Water will be provided by Rancho California Water District, gas by propane, electricity by Southern California Edison, telephone by Verizon – Business. Sewage disposal will be accomplished by a private septic tank system. Trash disposal will be provided by Waste Management of Inland Valley.

An Agricultural Grading/Clearing Certificate Exemption was obtained in August 7, 2017 (BFE 170055) by Ben Drake, President of Drake Enterprises, Inc., a farm management company specializing in the development, maintenance and marketing of winegrapes and avocados in Southern Riverside and Northern San Diego Counties. Per the certificate, 17.73 acres of land located in the southern portion of the site (south of Long Valley Wash) was ripped and blended, cross ripped to a depth of 3 feet then floated so planting could occur. The irrigation main lines were taken from an existing Rancho California Water District 3-inch water meter on De Portola Road. The grapevines were planted, and were put on a drip irrigation system. Service road access will be taken from De Portola and Monte De Oro Roads.

1.2 Site Description

The site is currently vacant and undeveloped with structures. According to Ben Drake, the western portion of the site was developed as a vineyard in the late 1960s, and was productive through 1999. An aerial photograph from 1996 shows that the hilly northern portion of the site was covered by native sage scrub vegetation, and the southern and eastern portions were covered by grassland vegetation and emergent vegetation associated with Long Valley Wash. By 2002 dirt bike trails were present through the hills, and the flat-lying areas at the base of the hills were cleared of all vegetation and agricultural crops. In 2003, the majority of the sage scrub growing on the hills was cleared. It appears that over the years, the nature of the habitat present along the wash and in the southern portion of the site was dependent on the amount of annual precipitation. Even with the above-average precipitation experienced during the 2016-2017 rainy season, most of that vegetation was severely drought stressed and either dead or dying.

SECTION 2. ENVIRONMENTAL SETTING

2.1 Topography

Topography on the site has been altered in the past by agricultural clearing and grading, but rolling hill and valley contours characteristic of Long Valley are still apparent there. Topography in the northern half of the site is dominated by a series of elongate hilltops and ridges flanked by shallow U-shaped valleys. The ridges trend in general north-to-south directions, decreasing in elevations by about 40 feet (1630→1590 feet, 1620→1580 feet and 1580→1540 feet). The valleys also decrease about 40 feet in elevations between the ridges.

Relatively flat-lying terrain is present in the southern portion of the site. Elevations in this area range from a high of 1545 feet at the site's east property line to a low of 1515 feet at the west property line. This 30-foot change in elevation over a distance of over 1,500 feet is hardly noticeable. South of the wash, the terrain slopes in a general north-to-south direction toward De Portola Road. The change in elevation in this area ranges from 0-15 feet. As such, most of it is located within the 100-year flood limit.

2.2 Hydrography and Drainage

Long Valley Wash roughly bisects the site in a northeast-to-southwest direction, the direction of flow. It has been mapped as an intermittent blue-line stream on the USGS Topographic Map, 7.5 Minute Series, Bachelor Mountain, California Quadrangle. The wash meanders over a distance of approximately 1,500 linear feet on the site. The channel of this historic wash is difficult to detect in the eastern and central portions of the site. There are reaches that are not incised into the terrain. The channel is incised in the western portion of the site, where it varies from less than one-foot to about three feet into the terrain. There are earthen berms present along the north bank of the wash. Based on an aerial photograph from 1996, this area of the site was being used to grow winegrapes. The berm may have been constructed in this area to keep the wash from flooding the grapevines in the past.

There is a gully present in the northern portion of the site. It is confined to a small valley or ravine originally worn away by running water originating from the paved surfaces on the single-family residence located adjacent to the northeast corner of the site. The two main processes that result in the formation of gullies are downcutting and headcutting, which are forms of longitudinal (incising) erosion. These actions ordinarily result in erosional cuts that are often deeper than they are wide, with very steep banks and small beds. Gullies are younger than streams in geologic age, and typically lack an ordinary highwater mark (OHWM). They are commonly found in areas with low density vegetative cover and soils that are highly erodible.

After this gully formed, it conveyed storm water runoff downslope and into the central portion of the site characterized by low volume, infrequent and short duration flows that only occurred during and after precipitation events. The gully can be traced for approximately 500 linear feet before it disappears on the surface. From this point on, the runoff spread onto the surface in typical sheet flow fashion. There is no evidence that this gully had a recent confluence with Long Valley Wash. It now ends approximately 175 feet north of the wash.

Drainage on the site is by overland flow or downslope movement of storm water runoff (sheet flow) down the sloping hillsides. Some of the storm water runoff originating on the higher elevated terrain located in the northern portion of the site drains downslope directly into the wash and is carried downstream and off the site. Because the channel is not incised in the eastern portion of the site, storm water runoff drains onto the flat-lying southern portion of the site where it either percolates into the ground or flows into the drainage ditches present along the side of De Portola Road.

Storm water runoff also enters the southern portion of the site via culverts placed beneath De Portola Road. Gullies have also formed on the site downstream of the 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 Hanford-Tujunga-Greenfield Association (Soils of the Southern California Coastal Plain). Within this association, six soil types have been mapped on the site (**Soils Map**):

- AtD2 – Arlington and Greenfield fine sandy loams, 8 to 15 percent slopes, eroded
- GzG – Gullied land
- HcC – Hanford coarse sandy loam, 2 to 8 percent slopes
- HcD2 – Hanford coarse sandy loam, 8 to 15 percent slopes, eroded
- RuF – Rough broken land
- VmC – Visalia fine sandy loam, 2 to 8 percent slopes

2.4 Vegetation Associations and Species Composition

Based on the Habitat Accounts described in Volume 2 of the MSHCP, the Vegetation Associations occurring in the areas of the site that were surveyed are classified as Coastal Sage Scrub (17.2 acres), Grasslands (24.7 acres), and Riparian Scrub (0.4 acres) (**Biological Resources Map**).

The **Coastal Sage Scrub Vegetation Association** is distributed throughout Western Riverside County, occupying approximately 159,000 acres (12 percent) of the MSHCP Plan Area. It is represented by three subassociations: Diegan coastal sage, Riversidean sage scrub and undifferentiated coastal scrub. As with the vegetation growing on the site, Coastal Sage Scrub in Riverside County is contained in the **Riversidean Sage Scrub Mapped Subassociation**. Riversidean sage scrub is the dominant sage scrub Mapped Subassociation in the MSHCP Plan Area, occupying

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Riversidean sage scrub is growing on the hilltops, ridges and valleys present in the northern portion of the site. It is no longer contiguous with similar sage scrub growing in any direction. This area receives heavy dual-purpose motorcycle use (dirt bikes). Where it is relatively undisturbed between established trails, the growth form is closed canopy with a low abundance and diversity of sage scrub species. Where it is disturbed, it is mixed with a high percentage of invasive, non-native grasses and weeds.

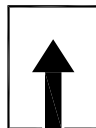
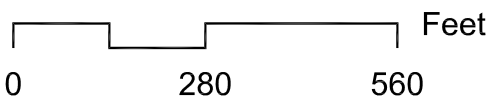
SOILS LEGEND

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Source of Aerial Photo: Google Earth 10-21-2016

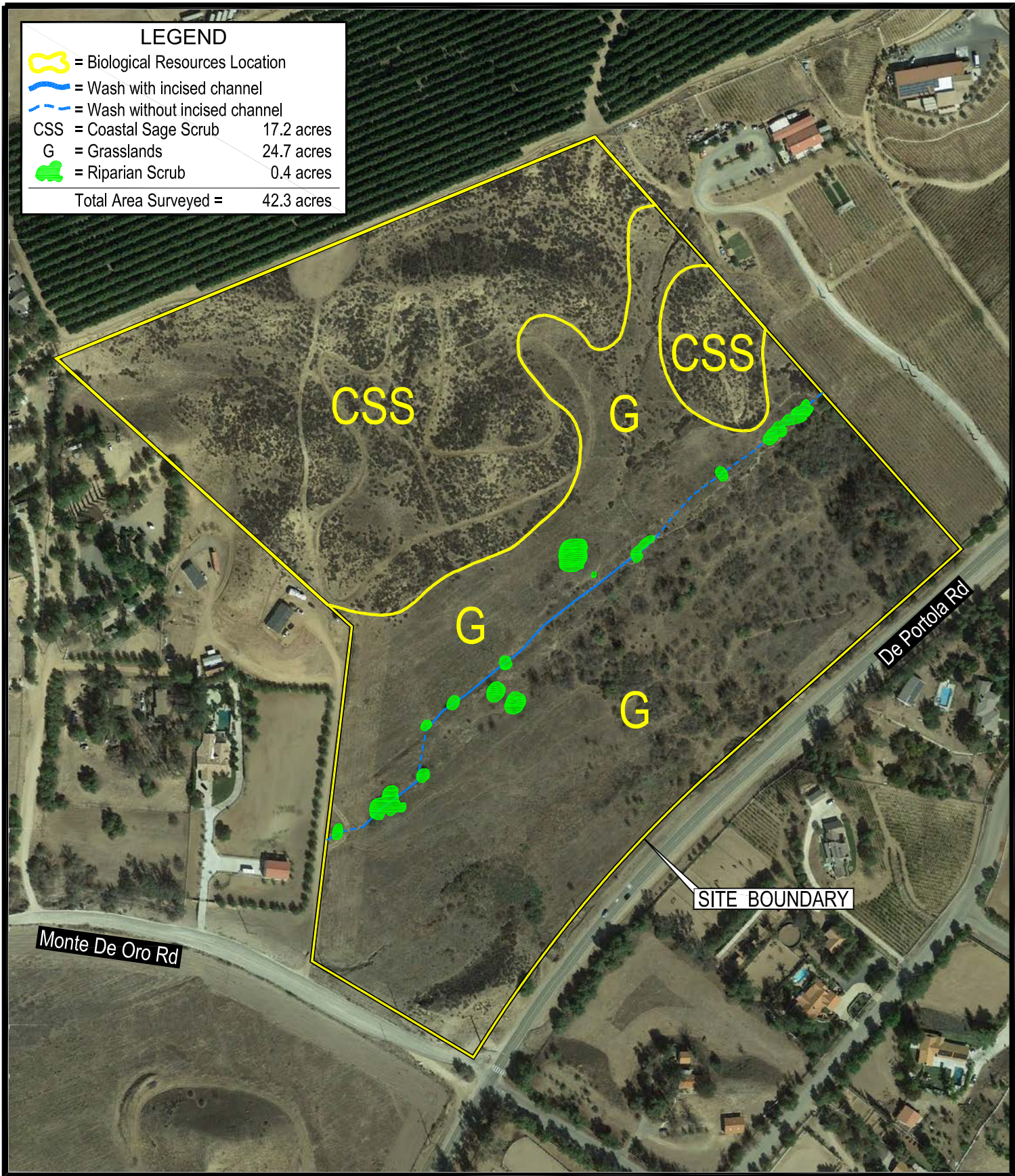
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SOILS MAP

PLOT PLAN T18003

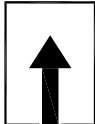
PRINCIPE AND ASSOCIATES



Source of Aerial Photo: Google Earth 10-21-2016

Scale: 1" = 280'

0 280 560 Feet



BIOLOGICAL RESOURCES MAP

PLOT PLAN T18003

PRINCIPE AND ASSOCIATES

The dominant sage scrub species is interior California buckwheat (*Eriogonum fasciculatum* subsp. *foliolosum*). Some of the other typical sage scrub species include coastal sagebrush (*Artemisia californica*), pine goldenbush (*Ericameria pinifolia*), Vasey's prickly pear (*Opuntia xvaseyi*), and yellow bush-penstemon (*Keckiella antirrhinoides* subsp. *antirrhinoides*). The understory is also composed of many of the forbs and grasses listed below.

See attached Checklist of Vascular Plant Species for a complete list of species identified in the Riversidean Sage Scrub Mapped Subassociation.

The **Grasslands Vegetation Association** occurs throughout most of Western Riverside County, and covers approximately 11.8% (154,421 acres) of the Plan Area. The **Non-native grasslands Vegetation Subassociation** is growing on the site. Non-native grasslands occur throughout the majority of the Plan Area (11.6%), usually within close proximity to urbanized or agricultural land uses.

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

Non-native grasslands occur primarily in southern portion of the site. It is growing in all previously disturbed areas, and now forms a mosaic with the sage scrub in the northern portion of the site. The ground covering is sparse in most areas, as the vegetation is periodically grazed and cleared for fire prevention purposes. Most of it is dominated by common and widespread non-native annual grass and weed species, but remnants of species that emerge in seasonally wet areas were also present. Dicot species include *shortpod mustard (*Brassica geniculata*), *lamb's quarters (*Chenopodium album*), *summer cypress (*Kochia scoparia*), and *Russian-thistle (*Salsola tragus*). Monocot species include *slender wild oat (*Avena barbata*), *brome grasses (*Bromus diandrus* and *B. hordeaceus*), and *rattail fescue (*Vulpia myuros* var. *myuros*).

See attached Checklist of Vascular Plant Species for a complete list of species identified in the Non-Native Grasslands Vegetation Subassociation.

*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.

An aerial photograph from October 21, 2016 shows that trees had emerged in the southern portion of the site. Older aerial photographs show that storm water runoff has periodically been entering the southern portion of the site via drainage ditches located along the north side of De Portola Road. By the start of the nesting season surveys, two drainage ditches had resulted from storm water runoff entering the site downstream of culverts placed beneath De Portola Road. During certain years, they appear to have eroded drainageways through two or three portions of the site. Due to the above-average rainfall this year, these ditches were deeply incised and relatively long. They were likely the sources of fresh water for these trees. As the majority of the trees were growing a distance south of Long Valley Wash, their root systems were not growing in association with the hydrology of the wash.

Small (<2 feet tall) *tree tobacco (*Nicotiana glauca*), willow (*Salix* spp.), Mexican elderberry (*Sambucus mexicana*), *Peruvian pepper tree (*Schinus molle*), and *Mediterranean tamarix (*Tamarix ramosissima*) seedlings were found growing in the southern portion of the site.

Riparian Forest/Woodland/Scrub Vegetation Association subtypes are spatially distributed in drainages throughout much of Western Riverside County, and cover approximately 1.1 percent (14,545 acres) of the Plan Area. Southern Cottonwood/Willow Riparian Forest makes up the largest proportion of the riparian vegetation in the Plan Area comprising nearly one-half of the acreage (6,610 acres). Large complexes containing several of the riparian forest, woodland and scrub types are located in several portions in the Plan Area. The Temecula area supports a diversity of riparian vegetation types among urban and agricultural land uses along Temecula Creek, Sandia Canyon and portions of Wolf Valley.

Long Valley Wash is present on the site. Based on species composition, the **Riparian Scrub Mapped Subassociation** is present along the wash. Based on the hydrological cycle and landform history and dynamics, the wash is only providing a low quality riparian habitat that is not dominated by trees or shrubs depend upon soil moisture from a nearby fresh water source. The entire habitat is severely drought stressed, whereas the few trees still standing are in poor shape and vigor.

The channel of this wash is difficult to detect in the eastern and central portions of the site. There are reaches that are not incised into the terrain. Mule fat (*Baccharis salicifolia*) is the only riparian species growing in these areas. Annual burweed (*Ambrosia acanthicarpa*), a common species found along sandy washes in lowlands, was also growing there. The other species are all upland types, and include *shortpod mustard, interior California buckwheat, *brome grasses, and jimsonweed (*Datura wrightii*). Mule fat is on the National Wetland Plant List (USDA 2012).

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growing there. The other species are all upland types, and include *shortpod mustard, interior California buckwheat, *brome grasses, and jimsonweed (*Datura wrightii*). Mule fat is on the National Wetland Plant List (USDA 2012).

The channel is incised in the western portion of the site, where it varies from less than one-foot to about three feet into the terrain. *The best examples of Riparian Scrub are present in this portion of the site, but note that the trees are sparse, the canopy is open and intermittent, and the condition and vigor of the trees is poor.* Typical riparian species found growing in this area are western cottonwood (*Populus fremontii* subsp. *fremontii*), black willow (*Salix gooddingii*), red willow (*Salix laevigata*), and arroyo willow (*Salix lasiolepis* var. *lasiolepis*). Black, red and arroyo willows are on the National Wetland Plant List (USDA 2012), western cottonwood is not.

See attached Checklist of Vascular Plant Species for a complete list of species identified in the Riparian Scrub Mapped Subassociation.

2.5 Wildlife Species Observed

A moderate abundance and diversity of wildlife was observed at the site. Native wildlife habitat is primarily provided by the Riversidean sage scrub and the trees, but a few species were observed foraging in the Non-native grasslands. 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 western fence lizard (*Sceloporus occidentalis*), red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco sparverius*), mourning dove (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), northern flicker, red-shafted flicker group (*Colaptes auratus*), Nuttall's woodpecker (*Picoides nuttallii*), black phoebe (*Sayornis nigricans*), western kingbird (*Tyrannus verticalis*), American crow (*Corvus brachyrhynchos*), bushtit (*Psaltiriparus minimus*), western bluebird (*Sialia mexicana*), northern mockingbird (*Mimus polyglottos*), California towhee (*Pipilo crissalis*), chipping sparrow (*Spizella passerina*), Savannah sparrow (*Passerculus sandwichensis*), house finch (*Carpodacus mexicana*), and desert cottontail (*Sylvilagus audubonii*).

Diagnostic animal signs were limited to Botta's pocket gopher (*Thomomys bottae*) mounds and coyote (*Canis latrans*) scat in the grasslands habitat, and pocket mice (*Perognathus* sp.), deer mice (*Peromyscus* sp.) and California ground squirrel (*Spermophilus beecheyi*) burrows in the mixed grasslands and sage scrub habitat.

There is a remnant of a raptor nest in the largest western cottonwood tree present on the site. During the four nesting season surveys conducted on the site for the burrowing owl, it was not being used by any bird species. Additional surveys were conducted at the site on September 29, October 4 and 17, 2017 and January 5 and February 9, 2018 which coincided with the nesting season for raptors (September 1 to January 14) and for songbirds (September 1 to February 14). There were no nesting activities observed during those survey dates.

2.6 Wildlife Movement Corridors

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

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

Wildlife Movement on the site

Long Valley Wash is providing a wildlife movement corridor for migrations, foraging movements and/or for finding a mate through this portion of Rancho California. The site does not however connect two or more larger core habitat areas that would otherwise be fragmented or isolated from one another. Long Valley Wash upstream of the site meanders through low density residential developments and commercial wineries and vineyards for approximately 1.4 miles to Glenoaks Road. This area is providing a marginal wildlife movement corridor. Upstream and northeast of Glenoaks Road, Long Valley Wash is still providing a viable wildlife corridor to where it originates on the Glenoaks Hills. Long Valley Wash downstream of the site meanders through low density residential developments and open agricultural lands for approximately 2.3 miles to Anza Road where it is still providing a viable wildlife movement corridor. Downstream and west of Anza Road, it is highly fragmented through developed areas and is no longer providing a wildlife movement corridor.

SECTION 3. MSHCP CONSISTENCY ANALYSIS

3.1 Western Riverside County MSHCP

Based on the final Western Riverside County MSHCP (adopted June 17, 2003), the parcel of land comprising the project site is 'Not A Part' of cell criteria under the MSHCP (see **Riverside County Integrated Project (RCIP) Conservation Summary Report**

Generator attached). As such, the project is not located within a Cell, Cell Group or Sub Unit of the Southwest Area Plan. In addition, the site is not located within or along the boundaries of Western Riverside County Regional Conservation Agency (RCA) Conserved Lands or MSHCP Public/Quasi-Public Conserved Lands.

3.2 Project 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. Therefore, conservation has not been described for this site.

The site is located approximately 0.5 miles south of the closest MSHCP Conservation Area - Cell #6694 of Cell Group C in the Vail Lake Sub Unit (SU3) of the Southwest Area Plan. The MSHCP states that conservation within this Cell Group will contribute to the assembly of Proposed Core 7 and Proposed Constrained Linkage 24. Proposed Core 7 is comprised of a mosaic of upland and wetland habitat types in the Vail Lake, Sage and Wilson Valley areas. Proposed Linkage 24 is comprised of the portion of Temecula Creek east of Redhawk Parkway and west of Pauba Road. Specifically, conservation within this Cell Group will range from 60%-70% of the Cell Group focusing in the southern and central portions of the Cell Group.

The site is located approximately 1.1 miles south of the central portion of Cell Group C where conservation within this Cell Group will contribute to the assembly of Proposed Core 7. It is also located approximately 4.2 miles northeast of where conservation within this Cell Group will contribute to the assembly of Proposed Constrained Linkage 24.

The site does not have direct relationships to the assembly of Proposed Core 7 or Proposed Constrained Linkage 24.

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)

As stated above, 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 reviewed by Planning Department staff from the Environmental Programs Division pursuant to the MSHCP and the Riverside County's General Plan.

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

Portions of the incised channel of Long Valley Wash are located on the site. Based on hydrographic characteristics, the streambed and its associated Riparian Scrub habitat meet the MSHCP definition of Riparian/Riverine Areas: *“lands which contain Habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year”*. Therefore, the biological functions and values of Riparian/Riverine Areas exist, but to a minimum. 0.4 acres of suitable riparian/riverine habitats for the species listed under ‘Purpose’ in Volume 1, Section 6.1.2 of the MSHCP were mapped at the site.

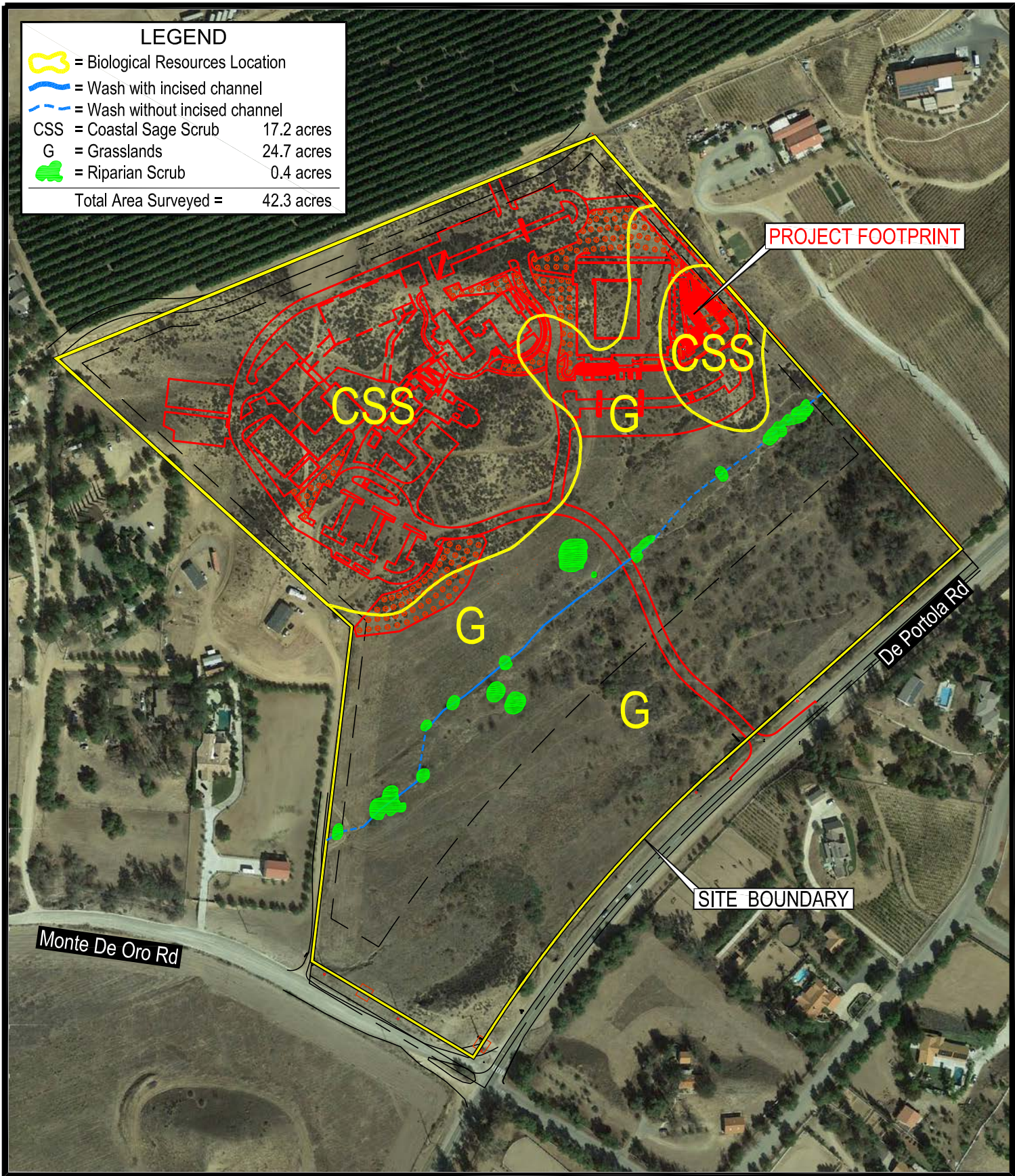
As described in the Project Description, access to the project will be taken from a 24-foot-wide paved entry drive. And, a 24-foot-wide paved Arizona Crossing will be provided through Long Valley Wash. The channel of Long Valley Wash is approximately 3 feet wide at this location, thus resulting in an impact to an unvegetated Riverine Area of approximately 72 square feet (0.001653 acres). The construction of the Arizona Crossing through Long Valley Wash will result in an impact on Riparian/Riverine Areas (**Biological Resources/Project Footprint Map**).

Due to the impact on Riparian/Riverine Areas, the preparation of a Determination of Biologically Equivalent or Superior Preservation (DBESP) report based on Western Riverside County MSHCP guidelines is required for this project. It must be submitted to, reviewed and approved by the Riverside County Planning Department, Environmental Programs Division and the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife (the ‘Wildlife Agencies’) prior to any public hearing or entitlement approval on this property (see Section 5. Project Design Features and Mitigation Measures That Reduce Impacts).

Also, due to the impact on Long Valley Wash, the preparation of a Jurisdictional Delineation is required for this project. It must be submitted to, reviewed and approved by the Riverside County Planning Department, Environmental Programs Division and the U.S. Army Corps of Engineers and California Department of Fish and Wildlife (the ‘Regulatory Agencies’) prior to any public hearing or entitlement approval on this property (see Section 5. Project Design Features and Mitigation Measures That Reduce Impacts).

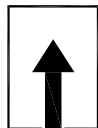
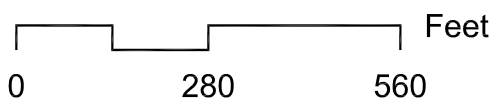
Other kinds of aquatic features that could provide suitable habitat for endangered and threatened species of fairy shrimp are not present on the site (e.g. vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions such as tire ruts, etc.).

Topography in the northern half of the site is dominated by a series of elongate hilltops and ridges flanked by shallow U-shaped valleys. The ridges trend in general north-to-south directions, decreasing in elevations by about 40 feet. The valleys also decrease



Source of Project Footprint: CAD file of Portola Winery 2-13-2018

Scale: 1"= 280'



**BIOLOGICAL RESOURCES /
PROJECT FOOTPRINT MAP**

PLOT PLAN T18003

PRINCIPE AND ASSOCIATES

about 40 feet in elevations between the ridges. There was no evidence discovered in that portion of the site of the retention of storm water in naturally-occurring ponds or manmade depressions.

Relatively flat-lying terrain is present in the southern portion of the site. South of the wash, the terrain slopes in a general north-to-south direction toward De Portola Road. Because the channel was not incised in the eastern portion of the site, storm water runoff drained onto the flat-lying southern portion of the site where it either percolated into the ground or flowed into the drainage ditches present along the side of De Portola Road. During the four nesting season surveys for the burrowing owl conducted between July 17 and August 10, 2017 there was no evidence discovered in that portion of the site of the retention of storm water in naturally-occurring pools or manmade depressions. The majority of the soils mapped in that area, Hanford and Visalia sandy loams, were loose and uncompacted when the burrowing owl surveys were being conducted. At that time when data was first being collected to complete this section of the MSHCP Consistency Analysis, it was determined that they did not appear capable of ponding water long enough to support fairy shrimp. The statement was then made that the biological functions and values of Vernal Pools did not exist. Suitable habitats for the species listed under the heading "Purpose" in this section of the MSHCP were not present there.

Please note that when additional surveys were conducted at the site on September 29 and October 4, 2017, the southern portion of the site was ripped and blended, cross ripped to a depth of 3 feet then floated so planting of a vineyard could occur (per Agricultural Grading/Clearing Certificate Exemption BFE 170055). When two more surveys were conducted at the site on January 5 and February 9, 2018, the vineyard was developed with a 3-wire trellis system plus a drip irrigation line, metal strained wire fence supports and braced metal posts. The vineyard will continue to be developed and maintained to grow grapes for the production of wines under a new label for the foreseeable future. Potential fairy shrimp habitat is no longer present in the southern portion of the site.

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 direct relationship to existing wetland regulations.

The project is not consistent with Section 6.1.2 of the MSHCP.

Section 6.1.3 - Protection of Narrow Endemic Plant Species

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

The project is consistent with Section 6.1.3 of the MSHCP.

Section 6.1.4 - Guidelines Pertaining to the Urban/Wildlands Interface

As stated above, the site does not have direct relationships to the assembly of Proposed Core 7 or Proposed Constrained Linkage 24. The maintenance of large intact interconnected habitat blocks and wetland functions and values of Vail Lake and portions of several creeks are important for the Planning Species listed for Proposed Core 7. The site is located approximately 1.1 miles south of where conservation will contribute to the assembly of Proposed Core 7. As a 250-foot buffer is used in the MSHCP to complete an edge analysis, development on the site will not be subject to the treatment and management of edge conditions necessary to ensure habitat quality for species using Proposed Core 7. It then appears that the project will not be subject to Guidelines Pertaining to the Urban/Wildlands Interface for indirect effects of adjacent land uses and/or the treatment and management of edge factors such as lighting, urban runoff, toxics, and domestic predators as presented in *Section 6.1.4 of the MSHCP, Volume 1, The Plan*.

The maintenance of habitat quality and the maintenance of existing floodplain processes along Temecula Creek are important for the Planning Species listed for Proposed Constrained Linkage 24. The site is located approximately 4.2 miles northeast of where conservation will contribute to the assembly of Proposed Constrained Linkage 24. As a 250-foot buffer is used in the MSHCP to complete an edge analysis, development on the site will not be subject to the treatment and management of edge conditions along this linkage to ensure that it provides habitat and movement functions for Planning Species. It again appears that the project will not be subject to Guidelines Pertaining to the Urban/Wildlands Interface for indirect effects of adjacent land uses and/or the treatment and management of edge factors such as lighting, urban runoff, toxics, and domestic predators as presented in *Section 6.1.4 of the MSHCP, Volume 1, The Plan*.

The project is consistent with Section 6.1.4 of the MSHCP.

Section 6.3.2 - Additional Survey Needs and Procedures

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

The site is however located within the Burrowing Owl Survey Area, Figure 6-4 of the MSHCP. 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 assessment determined that the site and portions of the buffer zone were providing suitable burrowing owl habitats consisting of relatively large open expanses of annual grassland on gentle rolling and level terrain with active small mammal burrows. Required

habitat features capable of being used for nesting and roosting were minimal on the site and in buffer zone, and included California ground squirrel burrows and artificial burrows (culverts).

A Nesting Season Survey following the survey instructions was then undertaken. Four surveys were conducted between July 17 and August 10, 2017. During the 2017 Nesting Season Survey, burrowing owls were not observed. Required burrowing owl habitats capable of being used for nesting and roosting were not being used. Also, animal signs diagnostic of burrowing owls that are sometimes overlooked were not discovered anywhere on the site or in the buffer zone. There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last year.

The Revised Nesting Season Survey for the Burrowing Owl prepared by Principe and Associates (April 2, 2018) was approved by the Riverside County Planning Department, Environmental Programs department on April 3, 2018.

Completion of this Nesting Season Survey is consistent with Species Conservation Objective 5 of the MSHCP that was developed for the burrowing owl. To ensure direct mortality of burrowing owls is avoided in the future, a pre-construction presence/absence survey should be conducted within thirty (30) days prior to ground disturbance at the site. The proposed project site would then be consistent with Species Conservation Objective 6 of the MSHCP.

The project is consistent with Section 6.3.2 of the MSHCP.

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 land uses on the site. Grading will however result in the removal of the Riversidean sage scrub growing on the hills and valleys located in the northern portion of the site that may threaten human safety or 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.

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| <p>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 or U.S. Fish and Wildlife Service?</p> |
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Answer: Less Than Significant Impact with Mitigation Measures Incorporated

The California Natural Diversity Database (CNDDDB) 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 California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) on the site.

The CNDDDB, including databases from CDFW, USFWS, California Native Plant Society, and MSHCP, was reviewed for all pertinent information regarding the localities of known observations of sensitive plant and wildlife species and habitats in the vicinity of the site. Using those database sources, plant and wildlife lists were compiled.

Generally, 50 listed plant species and 40 listed wildlife species are considered when preparing biological studies on sites located within the greater Temecula Valley area:

Based on the plants list, a number of species are found in Coastal Sage Scrub, Grasslands and Riparian Scrub habitats present in the vicinity of the site. Many sensitive or special status species are not expected to occur at the site because of the absence of suitable growing habitats (i.e., vernal pools, saline-alkaline soils, clay soils, sandy or rocky places, etc.). Overall, plant species would be assessed a low probability of occurring at this site. The grassland vegetation is periodically grazed and cleared for fire prevention purposes and the Coastal Sage Scrub and Riparian Scrub habitats are severely drought stressed and mixed with a high percentage of invasive, non-native grasses and weeds.

Ground disturbance activities could result in the loss of some species, but would not be substantial enough to have the potential to reduce the number or restrict the range of candidate, sensitive or special status plant species. The MSHCP includes a Mitigation Fee to assist in providing revenue to acquire and preserve vegetation communities and natural areas within Riverside County which are known to support populations of threatened, endangered or key sensitive populations of plant species (see Section 5. Project Design Features and Mitigation Measures That Will Reduce Impacts below).

Based on the wildlife list, a number of species are found in Coastal Sage Scrub, Grasslands and Riparian Scrub habitats present in the vicinity of the site. Many sensitive or special status species are not expected to occur at the site because of the absence of suitable habitats (i.e., vernal pools and swales, permanent or temporary freshwater ponds, dense streamside vegetation, rock outcrops, etc.). Overall, wildlife species would be assessed a low probability of occurring at this site. The grassland vegetation is periodically grazed and cleared for fire prevention purposes and the Coastal Sage Scrub and Riparian Scrub habitats are severely drought stressed. The shrubs and trees are in poor shape and vigor, and are providing low quality habitats.

In terms of impacts, highly mobile sensitive or special status wildlife species would not be lost during ground disturbance activities. These species would likely abandon the entire project site and relocate to other suitable habitat available in the vicinity. Ground disturbance activities could result in the loss of some less-mobile species, but would not be substantial enough to have the potential to reduce the number or restrict the range of candidate, sensitive or special status wildlife species. Again, the MSHCP includes a Mitigation Fee to assist in providing revenue to acquire and preserve vegetation communities and natural areas within Riverside County which are known to support

populations of threatened, endangered or key sensitive populations of wildlife species (see Section 5. Project Design Features and Mitigation Measures That Will Reduce Impacts below).

The Migratory Bird Treaty Act (MBTA) of 1918 (USC 703711) is an international treaty that makes it unlawful to take, possess, buy sell, purchase, or barter any migratory bird listed in 50 CFR Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). In addition, Sections 3503, 3503.5, and 3800 of the CDFG Code prohibit the take, possession, or destruction of birds, their nests or eggs.

Suitable nesting habitats for migratory birds are present on the site. The Riversidean sage scrub, Non-native grasslands and Riparian scrub provide potential nesting habitats for perching and ground dwelling bird species predatory bird species. The bird species observed at or have a probability of occurring on the site are bird species governed by the MBTA, and are listed in 50 CFR Part 10. The MBTA requires that project-related disturbances at active nesting territories be reduced or eliminated during critical phases of the nesting cycle. The removal of vegetation and/or destruction of nests during the breeding season are considered potentially significant impacts. Compliance with the MBTA would reduce impacts to a less than significant level (see Section 5. Project Design Features and Mitigation Measures That Will Reduce Impacts below).

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.

During the 2017 Nesting Season Survey, burrowing owls were not observed. Required burrowing owl habitats capable of being used for nesting and roosting were not being used. Also, animal signs diagnostic of burrowing owls that are sometimes overlooked were not discovered anywhere on the site or in the buffer zone. There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last year. To ensure direct mortality of burrowing owls is avoided in the future, a pre-construction presence/absence survey should be conducted within thirty (30) days prior to ground disturbance at the site (see Section 5. Project Design Features and Mitigation Measures That Will Reduce Impacts below).

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| <p>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?</p> |
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Answer: Less Than Significant Impact with Mitigation Measures Incorporated

The biological functions and values of Riparian/Riverine Areas exist, but to a minimum. 0.4 acres of suitable riparian/riverine habitats for the species listed under 'Purpose' in Volume 1, Section 6.1.2 of the MSHCP were mapped at the site.

As described in the Project Description, access to the project will be taken from a 24-foot-wide paved entry drive. And, a 24-foot-wide paved Arizona Crossing will be provided through Long Valley Wash. The channel of Long Valley Wash is approximately 3 feet wide at this location, thus resulting in an impact to an unvegetated Riverine Area of approximately 72 square feet (0.001653 acres). The construction of the Arizona Crossing through Long Valley Wash will result in an impact on Riparian/Riverine Areas.

Due to the impact on Riparian/Riverine Areas, the preparation of a Determination of Biologically Equivalent or Superior Preservation (DBESP) report based on Western Riverside County MSHCP guidelines is required for this project. It must be submitted to, reviewed and approved by the Riverside County Planning Department, Environmental Programs Division and the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife (the 'Wildlife Agencies') prior to any public hearing or entitlement approval on this property (see Section 5. Project Design Features and Mitigation Measures That Reduce Impacts).

Also, due to the impact on Long Valley Wash, the preparation of a Jurisdictional Delineation is required for this project. It must be submitted to, reviewed and approved by the Riverside County Planning Department, Environmental Programs Division and the U.S. Army Corps of Engineers and California Department of Fish and Wildlife (the 'Regulatory Agencies') prior to any public hearing or entitlement approval on this property (see Section 5. Project Design Features and Mitigation Measures That Reduce Impacts).

Riversidean sage scrub is the dominant Coastal Sage Scrub Mapped Subassociation in the MSHCP Plan Area, occupying approximately 10.3 percent (136,278 acres) of the Plan Area. The project will result in the removal of approximately 12 acres of Riversidean sage scrub. This amount of removal is considered to be less than significant as the sage scrub habitat does not possess high quality functions and values to be considered a sensitive biological resource.

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| <p>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?</p> |
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Answer: Less Than Significant Impact with Mitigation Measures Incorporated

Long Valley Wash does not qualify as a federally protected wetland because it does not meet the three criteria of a wetland as defined in Section 404 of the Clean Water Act (hydrophytic vegetation, hydric soils and hydrology). Other kinds of perennial or seasonal aquatic features that could be classified as federally protected wetlands are also not present on the site (i.e., rivers, open waters, swamps, marshes, bogs, fens, etc.).

Due to the impact on Long Valley Wash, the preparation of a Jurisdictional Delineation is required for this project. It must be submitted to, reviewed and approved by the Riverside County Planning Department, Environmental Programs Division and the U.S. Army Corps

of Engineers and California Department of Fish and Wildlife (the 'Regulatory Agencies') prior to any public hearing or entitlement approval on this property (see Section 5. Project Design Features and Mitigation Measures That Reduce Impacts).

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: Less Than Significant Impact with Mitigation Measures Incorporated

Long Valley Wash is providing a wildlife movement corridor for migrations, foraging movements and/or for finding a mate through this portion of Rancho California. The site does not however connect two or more larger core habitat areas that would otherwise be fragmented or isolated from one another. Long Valley Wash and its associated Riparian scrub habitat will remain on the site in its existing condition (see Section 5. Project Design Features and Mitigation Measures That Reduce Impacts).

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: Less Than Significant Impact with Mitigation Measures Incorporated

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).

Due to the impact on Riparian/Riverine Areas, the preparation of a Determination of Biologically Equivalent or Superior Preservation (DBESP) report based on Western Riverside County MSHCP guidelines is required for this project. It must be submitted to, reviewed and approved by the Riverside County Planning Department, Environmental Programs Division and the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife (the 'Wildlife Agencies') prior to any public hearing or entitlement approval on this property (see Section 5. Project Design Features and Mitigation Measures That Reduce Impacts).

Due to the impact on Long Valley Wash, the preparation of a Jurisdictional Delineation is required for this project. It must be submitted to, reviewed and approved by the Riverside County Planning Department, Environmental Programs Division and the U.S. Army Corps of Engineers and California Department of Fish and Wildlife (the 'Regulatory Agencies') prior to any public hearing or entitlement approval on this property (see Section 5. Project Design Features and Mitigation Measures That Reduce Impacts).

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

Answer: Less Than Significant Impact with Mitigation Measures Incorporated

The 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 MSHCP Public/Quasi-Public Conserved Lands.

The site is located approximately 0.5 miles south of the closest MSHCP Conservation Area, Cell Group C, and approximately 1.1 miles south of the central portion of Cell Group C where conservation within this Cell Group will contribute to the assembly of Proposed Core 7. It is also located approximately 4.2 miles northeast of where conservation within this Cell Group will contribute to the assembly of Proposed Constrained Linkage 24. The site does not have direct relationships to the assembly of Proposed Core 7 or Proposed Constrained Linkage 24.

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 reviewed by Planning Department staff from the Environmental Programs Division pursuant to the MSHCP and the Riverside County's General Plan.

The biological functions and values of Riparian/Riverine Areas exist, but to a minimum. 0.4 acres of suitable riparian/riverine habitats for the species listed under 'Purpose' in Volume 1, Section 6.1.2 of the MSHCP were mapped at the site.

As described in the Project Description, access to the project will be taken from a 24-foot-wide paved entry drive. And, a 24-foot-wide paved Arizona Crossing will be provided through Long Valley Wash. The channel of Long Valley Wash is approximately 3 feet wide at this location, thus resulting in an impact to an unvegetated Riverine Area of approximately 72 square feet (0.001653 acres). The construction of the Arizona Crossing through Long Valley Wash will result in an impact on Riparian/Riverine Areas.

Due to the impact on Riparian/Riverine Areas, the preparation of a Determination of Biologically Equivalent or Superior Preservation (DBESP) report based on Western Riverside County MSHCP guidelines is required for this project. It must be submitted to, reviewed and approved by the Riverside County Planning Department, Environmental Programs Division and the U.S. Fish and Wildlife Service and California Department of

Fish and Wildlife (the 'Wildlife Agencies') prior to any public hearing or entitlement approval on this property (see Section 5. Project Design Features and Mitigation Measures That Reduce Impacts).

Also, due to the impact on Long Valley Wash, the preparation of a Jurisdictional Delineation is required for this project. It must be submitted to, reviewed and approved by the Riverside County Planning Department, Environmental Programs Division and the U.S. Army Corps of Engineers and California Department of Fish and Wildlife (the 'Regulatory Agencies') prior to any public hearing or entitlement approval on this property (see Section 5. Project Design Features and Mitigation Measures That Reduce Impacts).

The biological functions and values of Vernal Pools do not exist on 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.

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

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

The site is located approximately 1.1 and 4.2 miles from proposed MSHCP Conservation Areas. As such, development on the site will not be subject to the treatment and management of edge conditions necessary to ensure habitat quality for Planning Species using Proposed Core 7, nor will it be subject to the treatment and management of edge conditions along Proposed Constrained Linkage 24 to ensure that it provides habitat and movement functions for Planning Species. It then appears that the project will not be subject to Guidelines Pertaining to the Urban/Wildlands Interface for indirect effects of adjacent land uses and/or the treatment and management of edge factors.

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, 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 assessment determined that the site and portions of the buffer zone were providing suitable burrowing owl habitats. A Nesting Season Survey report was then prepared. Four surveys were conducted between and July 17 and August 10, 2017. During the 2017 Nesting Season Survey, burrowing owls were not observed. Required burrowing owl habitats capable of being used for nesting and roosting were not being used. Also, animal signs diagnostic of burrowing owls were not discovered anywhere on the site or in the buffer zone. There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last year. Completion of the Nesting Season Survey is consistent with Species Conservation Objective 5 of the MSHCP that was developed for the burrowing owl.

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 land uses on the site. Grading will however result in the removal of the Riversidean sage scrub growing on the hills and valleys located in the northern portion of the site that may threaten human safety or property during a wildfire.

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

Project Design Features

A project-specific Water Quality Management Plan (WQMP) will be prepared for the project. The WQMP will comply with Riverside County Flood Control and Water Conservation District requirements for the 2010 Santa Margarita Region, Municipal Separate Storm Sewer System (MS4) Permit which includes the requirement for the preparation and implementation of a project-specific WQMP. As required by Riverside County, it will also be in compliance with the San Diego Regional Water Quality Control Board requirements to ensure that the quantity and quality of runoff discharged off the site is not altered in an adverse way when compared with existing conditions. In particular, measures will be put in place to avoid discharge of untreated surface runoff from developed and paved areas into Long Valley Wash.

Project-specific WQMP best management practices (BMPs) will also be used to ensure that siltation and erosion are minimized during and after construction, and will be incorporated into the final design of the project in order to ensure that water quality is not degraded. Regular maintenance of the proposed BMPs will be provided by Fertile Soil, LLC to ensure effective operations of runoff control systems. Construction Guidelines and Standard BMPs are set forth in *Section 7.5.3 and Appendix C of the MSHCP, Volume 1*. No disturbed surfaces will be left without erosion control measures in place from October 1 through April 15.

As required by Riverside County, a site-specific storm drain system will also be designed and engineered for the project site. Stormwater facilities shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes along Long Valley Wash. The basic concept will be that all of the storm water runoff generated by the project will be directed to water quality basins or similar facilities where it will be treated.

The final design of the project will also consider and comply with National Pollution Discharge Elimination System, NPDES. Fertile Soil, LLC will comply by developing and implementing a Storm Water Pollution Prevention Plan (SWPPP). The plan is managed by the California Water Resources Control Board. The SWPPP will develop BMPs which will be used to ensure that siltation and erosion are minimized during construction.

Mitigation Measures

As described in the Project Description, access to the project will be taken from a 24-foot-wide paved entry drive. And, a 24-foot-wide paved Arizona Crossing will be provided through Long Valley Wash. The channel of Long Valley Wash is approximately 3 feet wide at this location, thus resulting in an impact to an unvegetated Riverine Area of approximately 72 square feet (0.001653 acres). The construction of the Arizona Crossing through Long Valley Wash will result in an impact on Riparian/Riverine Areas.

Due to the impact on Riparian/Riverine Areas, the preparation of a Determination of Biologically Equivalent or Superior Preservation (DBESP) report based on Western Riverside County MSHCP guidelines is required for this project. It must be submitted to, reviewed and approved by the Riverside County Planning Department, Environmental Programs Division and the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife (the 'Wildlife Agencies') prior to any public hearing or entitlement approval on this property. A finding demonstrating that although the proposed project would not avoid impacts, with proposed project design features and mitigation measures, the project would be Biologically Equivalent or Superior to that which would occur under an Avoidance Alternative without these measures.

If an avoidance alternative is selected, measures shall be incorporated into the project design to ensure the long-term Conservation of the areas to be avoided, and associated functions and values, through the use of deed restrictions, conservation easement, or other appropriate mechanisms.

If an avoidance alternative is not Feasible, a practicable alternative that minimizes direct and indirect effects to riparian/riverine areas and vernal pools and associated functions and values to the greatest extent possible shall be selected. Those impacts that are unavoidable shall be mitigated such that the lost functions and values as they relate to Covered Species are replaced as set forth below under the DBESP.

The purpose of the DBESP will be to ensure there are no lost functions and values for Riparian/Riverine Areas as they relate to covered species. Focused surveys for the least Bell's vireo, southwestern willow flycatcher and western yellow-billed cuckoo could be required, and avoidance and minimization measures will be implemented in accordance with the specie-specific conservation objectives for those species.

Also, due to the impact on Long Valley Wash, the preparation of a Jurisdictional Delineation is required for this project. It must be submitted to, reviewed and approved by the Riverside County Planning Department, Environmental Programs Division and the U.S. Army Corps of Engineers and California Department of Fish and Wildlife (the 'Regulatory Agencies') prior to any public hearing or entitlement approval on this property.

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

Riversidean sage scrub, Non-native grasslands and trees are present on the site that have the potential to provide suitable nesting habitat for migratory birds. Nesting activity typically occurs from February 15 to August 31. Disturbing or destroying active nests is a violation of the MBTA (16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Game Code Section 3503. The removal of vegetation and/or destruction of nests during the breeding season are considered potentially significant impacts. Compliance with the MBTA would reduce potential impacts to a less than significant level.

Fertile Soil, LLC shall demonstrate to the satisfaction of the Riverside County Planning Department that either of the following has been or will be accomplished:

- Riversidean sage, Non-native grasslands scrub and tree removals shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to avoid potential impacts to nesting birds.
- Any construction activities that occur during the nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that the Riversidean sage scrub and trees are thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected, then a buffer of at least 300 feet (500 feet for raptors) will be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor to minimize impacts.

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. Fertile Soil, 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, Fertile Soil, LLC will also pay the Stephens' Kangaroo Rat Mitigation Fee (Riverside County Ordinance 663.10).

SECTION 6. CERTIFICATION STATEMENT

Date: March 26, 2018

Revised Date: May 24, 2018

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

Paul A. Principe

PRINCIPE AND ASSOCIATES

Paul A. Principe

Principal

CHECKLIST OF VASCULAR PLANT SPECIES

| <u>GROUP</u> | <u>FAMILY</u> | <u>Species</u> | <u>COMMON NAME</u> | <u>HABITATS</u> |
|------------------------------|---|---|-------------------------|-----------------|
| ANGIOSPERMAE - DICOTS | | | | |
| | ADOXACEAE – ELDERBERRY FAMILY | | | |
| | | <i>Sambucus mexicana</i> | MEXICAN ELDERBERRY | RSS, NNG, RS |
| | AMARANTHACEAE – AMARANTH FAMILY | | | |
| | | * <i>Amaranthus albus</i> | TUMBLING PIGWEED | NNG |
| | ANACARDIACEAE – SUMAC FAMILY | | | |
| | | * <i>Schinus molle</i> | PERUVIAN PEPPER TREE | NNG, RS |
| | ASCLEPIADACEAE – MILKWEED FAMILY | | | |
| | | <i>Funastrum cynanchoides</i> var. <i>hartwegii</i> | HARTWIG'S MILKVINE | RSS, NNG |
| | ASTERACEAE – SUNFLOWER FAMILY | | | |
| | | <i>Ambrosia acanthicarpa</i> | ANNUAL BURWEED | NNG (DD) |
| | | <i>Ambrosia psilostachya</i> var. <i>californica</i> | WESTERN RAGWEED | NNG (DD) |
| | | <i>Artemisia californica</i> | COASTAL SAGEBRUSH | RSS |
| | | <i>Baccharis salicifolia</i> | MULE FAT | RS |
| | | * <i>Centaurea melitensis</i> | TOCALOTE | NNG |
| | | * <i>Cirsium vulgare</i> | BULL THISTLE | NNG |
| | | * <i>Conyza canadensis</i> | COMMON HORSEWEED | NNG |
| | | <i>Deinandra fasciculata</i> | FASCICLED TARWEED | RSS, NNG |
| | | <i>Deinandra paniculata</i> | PANICULATE TARWEED | RSS, NNG |
| | | <i>Ericameria pinifolia</i> | PINE GOLDENBUSH | RSS |
| | | <i>Erigeron foliosus</i> var. <i>foliosus</i> | LEAFY DAISY | RSS |
| | | <i>Filago californica</i> | CALIFORNIA FILAGO | RSS |
| | | <i>Gnaphalium californicum</i> | CALIFORNIA EVERLANSTING | RSS, RS |
| | | <i>Helianthus annuus</i> | WESTERN SUNFLOWER | NNG (DD) |
| | | <i>Heterotheca grandiflora</i> | TELEGRAPH WEED | NNG |
| | | * <i>Lactuca serriola</i> | PRICKLY LETTUCE | NNG (DD) |
| | | <i>Lessingia glandulifera</i> var. <i>glandulifera</i> | VALLEY LESSINGIA | RSS |
| | ASTERACEAE – SUNFLOWER FAMILY | | | |
| | | * <i>Senecio vulgaris</i> | COMMON GROUNDSEL | NNG |
| | | * <i>Sonchus asper</i> | PRICKLY SOW-THISTLE | NNG |
| | | <i>Stephanomeria virgata</i> subsp. <i>virgata</i> | VIRGATE WREATH-PLANT | RSS, RS |
| | BORAGINACEAE – BORAGE FAMILY | | | |
| | | <i>Amsinckia menziesii</i> var. <i>intermedia</i> | COMMON FIDDLENECK | RSS, NNG |
| | | <i>Heliotropium curassavicum</i> subsp. <i>oculatum</i> | SALT HELIOTROPE | NNG (DD) |

| FAMILY | Species | COMMON NAME | HABITATS |
|---|--|-----------------------------|-----------------|
| BRASSICACEAE (CRUCIFERAE) – MUSTARD FAMILY | | | |
| | <i>*Brassica geniculata</i> | SHORTPOD MUSTARD | RSS, NNG (DD) |
| | <i>*Sisymbrium irio</i> | LONDON ROCKET | NNG |
| CACTACEAE – CACTUS FAMILY | | | |
| | <i>Cylindropuntia californica</i> | VALLEY CHOLLA | RSS |
| | <i>Opuntia xvaseyi</i> | VASEY'S PRICKLY PEAR | RSS |
| CHENOPODIACIAE – GOOSEFOOT FAMILY | | | |
| | <i>*Atriplex semibaccata</i> | AUSTRALIAN SALTBUSH | NNG |
| | <i>*Chenopodium album</i> | LAMB'S QUARTERS | NNG (DD) |
| | <i>*Kochia scoparia</i> | SUMMER CYPRESS | NNG |
| | <i>*Salsola tragus</i> | RUSSIAN THISTLE | RSS, NNG (DD) |
| CONVOLVULACEAE – MORNING-GLORY FAMILY | | | |
| | <i>Calystegia macrostegia</i> subsp. <i>tenuifolia</i> | NARROW-LEAVED MORNING GLORY | NNG |
| | <i>Cuscuta californica</i> var. <i>californica</i> | CALIFORNIA WITCH'S HAIR | RSS |
| CUCURBITACEAE – GOURD FAMILY | | | |
| | <i>Cucurbita foetidissima</i> | CALABAZILLA | RSS, NNG, RS |
| EUPHORBIACEAE – SPURGE FAMILY | | | |
| | <i>Croton setiger</i> | DOVEWEED | RSS, NNG (DD) |
| FABACEAE (LEGUMINOSAE) – PEA FAMILY | | | |
| | <i>*Lotus purshianus</i> | SPANISH CLOVER | NNG |
| | <i>Lotus scoparius</i> subsp. <i>scoparius</i> | COASTAL DEERWEED | RSS |
| | <i>Lupinus</i> sp. | LUPINE | RSS |
| GERANIACEAE – GERANIUM FAMILY | | | |
| | <i>*Erodium botrys</i> | LONG-BEAK FILAREE | NNG |
| HYDROPHYLLACEAE – WATERLEAF FAMILY | | | |
| | <i>Phacelia</i> sp. | PHACELIA | NNG (DD) |
| LAMIACEAE – MINT FAMILY | | | |
| | <i>Salvia columbariae</i> | CHIA | RSS |
| | <i>Trichostema lanceolatum</i> | VINEGAR WEED | RSS, NNG |
| MALVACEAE – MALLOW FAMILY | | | |
| | <i>*Malva parviflora</i> | CHEESEWEED | NNG |
| NYCTAGINACEAE – FOUR-O'CLOCK FAMILY | | | |
| | <i>Mirabilis californica</i> | CALIFORNIA WISHBONE BUSH | RSS |
| ONAGRACEAE – EVENING PRIMROSE FAMILY | | | |
| | <i>Camissonia strigulosa</i> | STRIGULOSE EVENING PRIMROSE | RSS |

| FAMILY | Species | COMMON NAME | HABITATS |
|--|--|-------------------------------|-------------------|
| PLANTAGINACEAE – PLANTAIN FAMILY | | | |
| | <i>Plantago erecta</i> | CALIFORNIA PLANTAIN | RSS |
| POLYGONACEAE – BUCKWHEAT FAMILY | | | |
| | <i>Eriogonum fasciculatum</i> subsp. <i>foliolosum</i> | INTERIOR CALIFORNIA BUCKWHEAT | RSS, NNG, RS |
| | * <i>Rumex crispus</i> | CURLY DOCK | NNG (DD) |
| PORTULACACEAE – PURSLANE FAMILY | | | |
| | * <i>Portulaca oleracea</i> | COMMON PURSLANE | NNG |
| SALICACEAE – WILLOW FAMILY | | | |
| | <i>Populus fremontii</i> subsp. <i>fremontii</i> | WESTERN COTTONWOOD | NNG, RS |
| | <i>Salix gooddingii</i> | BLACK WILLOW | NNG, RS |
| | <i>Salix laevigata</i> | RED WILLOW | NNG, RS |
| | <i>Salix lasiolepis</i> var. <i>lasiolepis</i> | ARROYO WILLOW | NNG, RS |
| SCROPHULARIACEAE – FIGWORT FAMILY | | | |
| | <i>Keckiella antirrhinoides</i> subsp. <i>antirrhinoides</i> | YELLOW BUSH-PENSTEMON | RSS |
| SOLANACEAE – NIGHTSHADE FAMILY | | | |
| | <i>Datura wrightii</i> | JIMSONWEED | NNG (DD), RS |
| | * <i>Nicotiana glauca</i> | TREE TOBACCO | RSS, NNG (DD), RS |
| TAMARICACEAE – TAMARISK FAMILY | | | |
| | * <i>Tamarix ramosissima</i> | MEDITERRANEAN TAMARISK | NNG, RS |
| URTICACEAE – NETTLE FAMILY | | | |
| | * <i>Urtica urens</i> | DWARF NETTLE | NNG (DD) |
| VITACEAE – GRAPE FAMILY | | | |
| | * <i>Vitis vinifera</i> | WINE GRAPE | NNG |
| ZYGOPHYLLACEAE – CALTROP FAMILY | | | |
| | * <i>Tribulus terrestris</i> | PUNCTURE VINE | NNG |

| <u>GROUP</u> | <u>FAMILY</u> | <u>Species</u> | <u>COMMON NAME</u> | <u>HABITATS</u> |
|--------------|---------------|----------------|--------------------|-----------------|
|--------------|---------------|----------------|--------------------|-----------------|

MONOCOTYLEDONES - MONOCOTS

AGAVACEAE – AGAVE FAMILY

| | | | | |
|--|--|-------------------------|--------------|-----|
| | | <i>Yucca schidigera</i> | MOJAVE YUCCA | RSS |
|--|--|-------------------------|--------------|-----|

POACEAE – GRASS FAMILY

| | | | | |
|--|--|--|---------------------|--------------|
| | | * <i>Avena barbata</i> | SLENDER WILD OAT | SS, NNG |
| | | * <i>Bromus diandrus</i> | COMMON RIPGUT GRASS | RSS, NNG, RS |
| | | * <i>Bromus hordeaceus</i> | SOFT CHESS | NNG |
| | | * <i>Cynodon dactylon</i> | BERMUDA GRASS | NNG |
| | | * <i>Hordeum murinum</i> subsp. <i>leporinum</i> | FOXTAIL BARLEY | RSS, NNG |
| | | * <i>Poa annua</i> | ANNUAL BLUEGRASS | RSS, NNG |
| | | * <i>Vulpia myuros</i> var. <i>myuros</i> | RATTAIL FESCUE | RSS, NNG |

THEMIDACEAE – BRODIAEA FAMILY

| | | | | |
|--|--|--|------------|-----|
| | | <i>Dichelostemma pulchellum</i> var. <i>pulchellum</i> | BLUE-DICKS | RSS |
|--|--|--|------------|-----|

HABITATS:

RSS = RIVERSIDEAN SAGE SCRUB

NNG = NON-NATIVE GRASSLANDS

NNG (DD) = NON-NATIVE GRASSLANDS IN THE DRAINAGE DITCHES ALONG DE PORTOLA AND MONTE DE ORO ROADS

RS = RIPARIAN SCRUB

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



VIEW OF THE NORTHEAST CORNER OF THE SITE.



VIEW OF THE NORTHWEST CORNER OF THE SITE.

SITE PHOTOGRAPH 1
PRINCIPE AND ASSOCIATES



VIEW ALONG THE SITE'S SOUTH PROPERTY LINE



VIEW FROM SOUTHWEST TO NORTHEAST CORNERS

SITE PHOTOGRAPH 2
PRINCIPE AND ASSOCIATES



VIEW ALONG THE SITE'S EAST PROPERTY LINE



VIEW ALONG THE SITE'S WEST PROPERTY LINE

SITE PHOTOGRAPH 3
PRINCIPE AND ASSOCIATES



LONG VALLEY WASH IS NOT INCISED IN THE EASTERN PORTION OF THE SITE



ITS CHANNEL IS INCISED IN THE CENTRAL PORTION OF THE SITE

SITE PHOTOGRAPH 4
PRINCIPE AND ASSOCIATES



VIEW OF RIPARIAN SCRUB IN WESTERN PORTION OF THE SITE



VIEW OF WESTERN COTTONWOOD IN CENTER OF THE SITE WITH OLD NEST

SITE PHOTOGRAPH 5
PRINCIPE AND ASSOCIATES



VIEW OF THE PRIMARY ACCESS ONTO THE SITE THROUGH THE VINEYARD



VIEW OF THE GULLY PRESENT IN THE NORTHEAST PORTION OF THE SITE

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Search: Glenoaks Hills Community, Temecula, California

Imagery Dates: 10/1/1995 through 10/21/2016

Image Sources: U.S. Geological Survey, NASA, © 2016 DigitalGlobe, and USDA. Farm Service Agency

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Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

| APN | Cell | Cell Group | Acres | Area Plan | Sub Unit |
|-----------|------------|-------------|-------|----------------|------------|
| 941180032 | Not A Part | Independent | 42.49 | Southwest Area | Not a Part |

HABITAT ASSESSMENTS

Habitat assessment shall be required and should address at a minimum potential habitat for the following species:

| APN | Amphibia Species | Burrowing Owl | Criteria Area Species | Mammalian Species | Narrow Endemic Plant Species | Special Linkage Area |
|-----------|------------------|---------------|-----------------------|-------------------|------------------------------|----------------------|
| 941180032 | NO | YES | NO | NO | NO | NO |

Burrowing Owl

Burrowing owl.

If potential habitat for these species is determined to be located on the property, focused surveys may be required during the appropriate season.

Background

The final MSHCP was approved by the County Board of Supervisors on June 17, 2003. The federal and state permits were issued on June 22, 2004 and implementation of the MSHCP began on June 23, 2004.

For more information concerning the MSHCP, contact your local city or the County of Riverside for the unincorporated areas. Additionally, the Western Riverside County Regional Conservation Authority (RCA), which oversees all the cities and County implementation of the MSHCP, can be reached at:

Western Riverside County Regional Conservation Authority
 3403 10th Street, Suite 320
 Riverside, CA 92501

Phone: 951-955-9700
 Fax: 951-955-8873

www.wrc-rca.org

BIOLOGICAL REPORT SUMMARY SHEET

(Submit two copies to the County)

Applicant Name: Long Jiang, FERTILE SOIL, LLC

Assessor's Parcel Number (APN): 941-180-032

APN cont. :

Site Location: Section: 29 + 30 Township: 7 Range: 1

Site Address: Northeast corner of De Portola and Monte De Oro Roads in Riverside County, California

Related Case Number(s): Plot Plan T18003

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) | | |
|----------------------------|---|---|----|-----|
| | | Yes | No | N/A |
| | 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 Woollystar | 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 | <input checked="" type="radio"/> 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 |
| | 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 (NDDDB).

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
 Signature and Company Name

PRINCIPE AND ASSOCIATES FEB. 16, 2018

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: _____ Lot/Parcel No. _____ 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?
 9 9 9 9
- 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)?
 9 9 9 9
- 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?
 9 9 9 9
- 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?
 9 9 9 9
- 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?
 9 9 9 9
- 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?
 9 9 9 9
- g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
 9 9 9 9

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

Findings of Fact:

Proposed Mitigation:

Monitoring Recommended: