
**APPENDIX F BIOLOGICAL RESOURCES
DOCUMENTATION**

***APPENDIX F1 BIOLOGICAL RESOURCES
TECHNICAL MEMORANDUM***



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memorandum

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to Gena Guisar, AICP, Planner, City of Carson

from Scott Holbrook (ESA, Principal Ecologist) and Florence Chan (ESA, Biologist)

subject The District at South Bay Specific Plan Amendment Biological Resources Technical Memorandum

Environmental Science Associates (ESA) is pleased to present this Biological Resources Technical Memorandum for The District at South Bay Specific Plan Amendment Project (2021 Project) located in the City of Carson, California. This memorandum provides a brief description of the 2021 Project, the methods and results of the biological resources investigation at the 157-acre Project Site (157-Acre Site or Project Site) by ESA biologists, potential Project-related impacts to biological resources, and determinations regarding whether such impacts are deemed significant in accordance with the California Environmental Quality Act (CEQA) Guidelines.

1. Project Location and Background

The 2021 Project is located at 20400 E. Main Street, in the City of Carson (Project Site), approximately 17 miles south of downtown Los Angeles and approximately 6.5 miles east of the Pacific Ocean. The Project Site is in the South Bay area of Los Angeles County. It is located west of the I-405 freeway, south of Del Amo Boulevard, and north of the Avalon Boulevard interchange with the I-405.

The Project Site is surrounded by a variety of land uses. East of I-405, land uses include neighborhood and regional retail, such as the South Bay Pavilion at Carson. To the north and east of the Project Site are the Porsche Experience Center and Evolve South Bay residential development, and the Victoria Golf Course, respectively. To the south and west of the 2021 Project are residential areas consisting of one-story and two-story detached residences and mobile homes. The residences are separated from the Project Site by the Torrance Lateral Flood Control Channel (Torrance Lateral), a concrete-lined drainage channel that parallels the southern and western borders of the Project Site, which is approximately 75 feet in width. The Torrance Lateral flows along the southwestern and south sides of the Project Site into the Dominguez Channel under the I-405 Freeway, which conveys storm runoff and nuisance flows. To the west of the Project Site, extending away from the Project Site on Torrance and Del Amo Boulevards, are commercial and light industrial uses. Further north on the west side of Main Street are light industrial uses, and Dignity Health Sports Park and California State University, Dominguez Hills, are located northeast of the Project Site.

The Project Site is undeveloped but was used as a landfill site between 1959 and 1965, prior to the incorporation of the City of Carson, for the deposition of waste/refuse from areas throughout Los Angeles County. Waste received at the landfill included organic wastes, such as solvents, oils, and sludges, as well as heavy metals, paint sludges, and inorganic salts. As a result of the deposition of these materials, hazardous substances detected in subsurface soil and groundwater on the 157-Acre Site consist of volatile organic compounds (VOCs), heavy metals, and petroleum hydrocarbons, and the 157-Acre Site is listed by DTSC as a hazardous substances release site.

Subsequent to use of the site as a landfill, there have been remediation activities and grading and contouring that occurred in approximately 2009 in preparation for the previously approved 2006 development proposal pursuant to the Remedial Action Plans (RAPs), which resulted in large amounts of dirt and landfill cap materials that have been stockpiled on site. As a result, the Project Site is highly disturbed and does not exhibit any naturally occurring habitat or any areas dominated by native vegetation, or support special status biological resources. The Project Site presently contains bare ground, with a number of piles of crushed concrete debris, several detention and retention ponds, a landfill gas collection and control system, and a groundwater extraction and treatment facility.

2. Project Description

The 2021 Project constitutes a modification to the permitted land uses and development standards on a portion of the overall 157-Acre Site that were included under The District at South Bay Specific Plan (the 2018 Specific Plan). The 2021 Project does not change the residential or regional commercial uses previously approved for 61 acres of the 157-Acre Site (Planning Areas 1 [PA1] and 2 [PA2]), but replaces the general commercial and hotel uses that were previously approved for 96 acres of the 157-Acre Site (i.e., Planning Area 3 [PA3]) with light-industrial uses, commercial uses, and recreational uses, including a privately maintained, publicly accessible open space and community commercial use and amenity area described as the Carson Country Mart.

The previously approved 2018 Project included PA1, PA2, and PA3 as described in the 2018 Specific Plan. Under the 2018 Specific Plan, (i) PA1 allowed for the development of up to 1,250 residential units¹ and/or commercial uses pursuant to Mixed-Use Marketplace (MU-M) zoning, which would remain the same under the 2021 Project;² (ii) PA2, allowed for the development up to 714,000 square feet (sf) of regional commercial uses and up to 15,000 sf of restaurant uses within a Commercial Marketplace (CM) zone, which would also remain the same under the 2021 Project; and (iii) PA3 allowed for 1,123,333 sf of regional retail, neighborhood-serving retail, restaurant, entertainment, and hospitality uses (e.g., theater, gym, hotel) within a CM zone. The only change proposed under the 2021 Project would occur in PA3.

In PA3, the 2021 Project would replace the previously approved general commercial uses under the 2018 Project with a maximum of 1,567,090 sf of light-industrial development and supportive office uses under a Light Industrial (LI) zone and up to approximately 12 acres of publicly accessible but privately maintained open space and commercial/community-uses and amenity areas under the CM zone. Under the 2021 Specific Plan

¹ The 2018 Specific Plan restricts the residential density in PA1 to 60 dwelling units per acre, which would allow for 900 residential units. However, density can be increased under the 2018 Specific Plan through a General Plan Amendment to 80 dwelling units per acre, which would allow for a maximum of 1,250 residential units. The maximum residential units were conservatively analyzed in the 2018 SEIR by including the maximum 1,250 residential units as a baseline, which has been carried forward as the baseline assumption under this 2021 SEIR.

² The “Mixed-Use Marketplace” land use category provides opportunities for the vertical or horizontal integration of housing with commercial services. MU-M does not, however, require a mix of uses and development can consist entirely of either residential or commercial uses.

Amendment, PA3 would be designated into two separate areas: PA3(a) and PA3(b). PA3(a) will contain Light Industrial with supportive office uses and Open Space, and PA3(b) will contain Restaurant, Commercial, and Park/Open Space uses, and amenity areas.

The light industrial uses on PA3(a) are contained in six main buildings (Buildings A–F). Buildings A, B, C, and F (totaling 803,300 sf) are anticipated to be occupied by e-commerce and fulfillment center uses (with 50,000 sf of ancillary office space), whereas Buildings D and E (totaling 763,790 sf) are planned for more-traditional distribution center and parcel hub type uses (with 25,000 sf of ancillary office space).

The privately maintained, publicly accessible open space and community commercial use and amenity area located on PA3(b) are described as the Carson Country Mart. The Carson Country Mart would consist of passive and active uses, including a dog park, botanic garden, children’s play area, plaza areas, garden terrace, event and social lawn, performance pavilion, beer garden, water feature, sculpture garden, bioretention garden, games terrace, and pedestrian and bicycle pathways. Commercial uses and activities will also be integrated within the Carson Country Mart to draw in patrons and visitors to activate and enliven the overall area. Specifically, 10,000 sf of commercial/retail uses, 12,600 sf of restaurants (with drive-thru capability), a 2,200 sf walk-up café adjacent to the dog park and event lawn, and 9,000 sf of food and beverage kiosks will be provided within the Carson Country Mart. The commercial/retail and restaurant/cafe/food and beverage kiosks uses may also include alcohol sales consistent with the requirements under the 2021 Specific Plan Amendment. Public access to the Carson Country Mart would be provided by Street A (Lenardo Drive) connecting to Main Street and Avalon Boulevard. In addition, an access road with easements for operation and maintenance of the Torrance Lateral would be provided around the southern/western boundary of the Carson Country Mart, adjacent to the Torrance Lateral.

3. Methods

ESA conducted a review of pertinent literature and online database searches for special-status species information and reviewed topographic mapping and recent aerial photography. The desktop review of databases, performed prior to field studies, included the National Wetlands Inventory, the California Natural Diversity Database (CNDDDB), and the California Native Plant Society Online Inventory of Rare and Endangered Plants, to determine if any aquatic resources, special-status plants, or special-status wildlife species have been reported on the Project Site or in the immediate project vicinity. Based on comments received from the California Department of Fish and Wildlife (CDFW) in its May 12, 2021, comment letter on the Notice of Preparation (NOP), records of relevant avian sightings reported on eBird³ within the last 10 years in the local vicinity were also reviewed.

ESA biologists conducted two reconnaissance-level surveys to document, characterize, and verify biological resources present or potentially present at the Project Site. The reconnaissance-level surveys were conducted by ESA biologists Karl Fairchild and May Lau in July 2020, and then again by Florence Chan in April 2021. Both survey efforts involved vehicular and pedestrian access over the entire 157-Acre Site. All incidental, visual observations of flora and fauna, including sign (e.g., presence of scat), as well as any audible detections, were noted during each survey. Wildlife observations and other features were mapped using Collector for ArcGIS.

³ eBird is an online database of bird observations by researchers, amateur naturalists, and citizen scientists: eBird.org.

In addition to general surveys, Florence Chan of ESA conducted focused surveys for burrowing owl (*Athene cunicularia*), who was assisted by ESA biologist Ryan Gilmore for one of the surveys. Focused surveys for burrowing owl, including three full sweeps of the site,⁴ were completed on July 14, 2021, and were conducted in accordance with the standard protocols described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). If surveys are begun after April 15, the survey protocols require three survey visits, at least three weeks apart, between April 15 and July 15, with at least one visit after June 15. The first sweep of the site was conducted on May 26, 2021, and June 2, 2021; the second sweep was conducted on June 18, 2021, and June 22, 2021; and the third sweep was conducted on July 13, 2021, and July 14, 2021. All surveys obtained negative results as no individual burrowing owls or evidence of nesting were observed.

The database search results, literature review, and survey results identifying biological resources provided sufficient information to evaluate the potential presence and the possible impacts with respect to regulated and/or significant biological resources as the result of implementing the 2021 Project; these results provide the basis for recommending measures to avoid, minimize, or mitigate potential effects.

4. Results

a. General Site Description

The Project Site is located in a highly urbanized area and has been subjected to intensive past land uses and disturbances, including use as a landfill between 1959 and 1965; ongoing remediation activities; and grading and contouring that occurred in approximately 2009 in preparation for the previously approved 2006 development proposal, which resulted in large amounts of dirt and landfill cap materials that have been stockpiled on site. The surface of the entire property has been graded and contoured, and there are no natural plant communities remaining on the Project Site; the only extant vegetation is a sparse cover of non-native common weeds and annual grasses in areas that have not been more recently graded. Dominant grass species noted on site include slender wild oat (*Avena fatua*), canary grass (*Phalaris* sp.), and red brome (*Bromus madritensis rubens*) along with various common ruderal (weedy) herbs such as Russian thistle (*Salsola tragus*), cheeseweed (*Malva parviflora*), bristly ox-tongue (*Helminthotheca echioides*), prickly lettuce (*Lactuca serriola*), and spotted spurge (*Euphorbia maculata*).

The northeast side of the Project Site lies adjacent to the San Diego Freeway (I-405). On the opposite side of the freeway from the Project Site, the concrete-lined Dominguez Channel conveys storm runoff and nuisance flows parallel to the freeway. The concrete-lined Torrance Lateral also conveys nuisance flows and storm runoff just outside and along the southwestern and south sides of the Project Site into the Dominguez Channel under the freeway. As a result of ongoing remediation activities, the Project Site contains several small drainage ditches and a few detention or retention basins that hold some ponded water. There is substantial daytime activity by personnel, equipment, and vehicles on the Project Site in various areas related to ongoing operation and maintenance activities.

⁴ Due to DTSC requirements, the Project Site can only be accessed by a biologist who is accompanied by an individual who is both authorized to be on the Project Site and who has a Hazwoper certification. Because there is only one individual who meets these requirements, the three burrowing owl surveys, which would normally be conducted by two biologists over three site visits, must now be conducted by one biologist over six site visits. Therefore, each “sweep” consists of two site visits.

b. Aquatic Features

Several artificial detention/retention basins and roadside drainage ditches occur within the Project Site. The largest of the basins occupy several acres in area. These features frequently hold water, but are periodically maintained in compliance with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) and lack any permanent vegetation that provides biological resource value. Two of the three basins have a geomembrane liner, which prevents the establishment of any vegetation, and the third basin occasionally contains low-growing, non-native vegetation.

The presence of standing water in the retention basins on site attracts a variety of wading birds, several ducks, and some shorebirds (see below), some of which may visit these areas during migration. The artificial basins on the Project Site are not natural features and are not categorized as waters, wetlands, streams, or lakes, and, as such, they do not fall under the regulatory jurisdiction of any State or federal agencies regulating “waters” (as such term is defined in the Clean Water Act [CWA]), such as waters of the United States, pursuant to Clean Water Act Section 404, or streams and lakes, pursuant to California Fish and Game Code Section 1600 et al.

The Torrance Lateral is a concrete-lined channel that conveys runoff from off-site residential, commercial, and public roadways to the west and south of the Project Site. This channelized flood-control feature also receives storm runoff from the Project Site via existing connecting drains. The Torrance Lateral is located outside of the Project Site, to the west and south, and is separated from the Project Site by chain-link fencing. As a Section 303(d) impaired water body, the Torrance Lateral meets State regulatory jurisdictional criteria as “waters of the state” and federal criteria for “waters of the U.S.” Ultimately, the Torrance Lateral connects to the Dominquez Channel, east of I-405 Freeway and downstream of the Project Site. The 2021 Project would utilize existing connections to the Torrance Lateral for stormwater runoff; no new or modified connections are proposed.

Runoff from the Project Site to the Torrance Lateral would be regulated during both construction and post-construction activities. During construction, activities would be regulated by the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, Order No. 2009-0009-DWQ, NPDES No. CAS000002 (CGP), which was amended in both 2010 (2010-0014-DWG) and 2012 (2012-006-DWQ) and has been approved by the State Water Quality Control Board (SWQCB).⁵ Post-construction activities would be regulated by Order No. R4-2012-0175 as amended by State Water Board Order WQ 2015-0075 and Los Angeles Water Board Order No. R4-2012-0175-A01, NPDES Permit No. CAS004001 (MS4 permit)⁶ with the proposed best management practices (BMPs) detailed in the approved (2009) Standard Urban Stormwater Mitigation Plan (SUSMP). Each of these regulatory controls are described in detail in Section VI.F, *Hydrology and Water Quality*, of this 2021 SEIR and are also summarized below. Implementation of these regulatory controls would protect biological resources that may occur in the concrete-lined Torrance Lateral, and in downstream areas.

More specifically, during construction activities, CGP requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD) and ongoing implementation by a Qualified SWPPP Practitioner (QSP) for projects that disturb 1 acre or more of soil, which would include the Project Site. An SWPPP was prepared for the Project Site in October 2015 and revised in July 2019.

⁵ Construction Stormwater General Permits | California State Water Resources Control Board, accessed June 1, 2021.

⁶ Storm Water - Los Angeles County Permits | Los Angeles Regional Water Quality Control Board (ca.gov), accessed June 11, 2021.

The SWPPP is the site-specific plan for the QSP to implement to ensure that stormwater discharge quality is managed during construction activities and stays in compliance with the terms of the CGP. The SWPPP is considered a “living document” that is modified based on changing site conditions, when necessary. Under current conditions, runoff from the construction area is also monitored for a variety of constituents to confirm that specified levels in the CGP are maintained.

In summary, the SWPPP identifies site-specific sources of construction-related pollutants and describes BMPs that will reduce these pollutants in storm water discharges to the Torrance Lateral. In addition, on an annual basis, dischargers are required to submit an annual report to the California State Water Resources Control Board (SWRCB) that indicates whether a Discharger complies with and has addressed all applicable requirements of the General Permit.

In 2009, the City of Carson and the County of Los Angeles approved a Hydrology Report and Standard Urban Stormwater Mitigation Plan (SUSMP) drafted for the 2006 Project. Based on that approved plan, a portion of the backbone storm drain and the hydrodynamic separators specified in the plan were constructed. That version of the project was then delayed for several years. The 2021 Project is maintaining the initial intent of the 2006 Project, and the vertical Developer intends to fully implement the approved SUSMP, which would protect the water quality of the Torrance Lateral. The approved plan specifies the use of Vortechs units (hydrodynamic separators) at the discharge points, Filterra units along the backbone street, and Bioclean filter inserts in catch basins or discharge pipes. Implementation of the SUSMP along, with installation and maintenance of BMPs as required by the current SWPPP and any future SWPPP or amendments needed during the construction phase (in compliance with Construction Stormwater General Permits 2009-0009-DWQ issued by the State Water Board), will avoid or minimize deleterious discharge of materials to the Torrance Lateral from the Project Site. The 2021 Project will also comply with the MS4 permit requirements through implementation of the 2009 SUSMP.

c. Wildlife Observations

Although the Project Site is highly disturbed and contains no natural plant communities, the presence of water in the basins and the large unused areas that are not occupied by structures or pavement offer some habitat for urban-adapted wildlife. Also, some avian species, such as red-tailed hawk (*Buteo jamaicensis*), northern rough-winged swallow (*Stelgidopteryx serripennis*), American crow (*Corvus brachyrhynchos*), and non-native European starling (*Sturnus vulgaris*), were observed foraging over the Project Site. Some other observed avian species are attracted to the surface water and wet soil conditions associated with the basins on site, including mallard (*Anas platyrhynchos*), ruddy duck (*Oxyura jamaicensis*), American avocet (*Recurvirostra americana*), and black-necked stilt (*Himantopus mexicanus*). Several other common birds were noted, such as Anna’s hummingbird (*Calypte anna*), killdeer (*Charadrius vociferus*), northern mockingbird (*Mimus polyglottos*), black phoebe (*Sayornis nigricans*), and house finch (*Haemorhous mexicanus*). During surveys conducted in both 2020 and 2021, coyote (*Canis latrans*) was observed and at least one den was noted near the north end of the Project Site.

A list of all species observed is provided in Appendix A, *Faunal Compendium*. Representative photographs of the Project Site, including the coyotes that were observed in 2020, are provided in Appendix B, *Site Photographs*. The locations of the basins and many of the locations where wildlife were observed on site are depicted in **Figure 1, Biological Observations on the 2021 Project Site**.



SOURCE: Nearmap, 2020; ESA, 2020.

The District at South Bay Specific Plan

Figure 1
Biological Observations on the 2021 Project Site

d. Special-Status Plant and Wildlife Species

There are no special-status plants documented on the Project Site. Records of special-status plants in the vicinity are no longer valid as the entire site was completely graded and denuded of all vegetation in 2009 in accordance with approved remediation activities. Existing vegetation is entirely ruderal and disturbed. There is no reasonable potential for special-status plants to occur at the Project Site.

Based on the results from the CNDDDB database search, ESA considered the potential for 79 wildlife species, including 57 birds, 10 mammals, 5 reptiles, 1 amphibian, 2 crustaceans, and 4 insect species to occur at the Project Site and/or be subject to adverse impacts associated with project implementation. It was determined that the Project Site's urban location and isolation from natural habitat areas in the region, as well as the level of current activity and disturbance and lack of suitable habitat meant that only very few of the species considered had even a low potential to occur. The few species that have a moderate potential to occur are limited to avian species that may occasionally or rarely forage over or flyover the Project Site during migration. None of the special status avian or bat species considered was determined to have even a moderate to high potential to nest or breed on site.

However, it is difficult to completely eliminate the possibility that one or more of the bird species considered might rarely attempt to nest somewhere on site. Among these few species are burrowing owl (*Athene cunicularia*) and northern harrier (*Circus hudsonius*), both of which are California Species of Special Concern, which could have a low to very low potential to nest on the Project Site. No individual harriers or burrowing owl were observed during general surveys or during the May 26, June 2, June 18, June 22, July 13, or July 14, 2021, focused surveys. The potential for either species to occur in this disturbed urban setting, other than as occasional foragers or flyovers, is very low as these species prefer ample open spaces and less urban areas with low levels of human and equipment activity. However, in a letter responding to the NOP for the Supplemental EIR for the 2021 Project, dated May 12, 2021, the CDFW noted that burrowing owl sightings were reported in eBird⁷ at the Dominguez Hills campus of California State University, located less than 2 miles northeast from the Project Site on the opposite side of the San Diego Freeway. Several observers reported this species presence on the campus in an unspecified location, but only during the winter months in 2017, 2018, and 2019, which strongly suggests that this species may not have been breeding at the campus, but only overwintering. The nearest reported nesting sites for burrowing owl are at the wetlands at the Seal Beach National Wildlife Refuge (12 miles to the southeast) and at Ballona Wetlands State Ecological Reserve south of Marina Del Rey (12 miles to the northwest). In recognition of CDFW's interest in confirming presence or absence of burrowing owl, focused surveys were conducted in 2021 that included three full survey sweeps of the Project Site at least three weeks apart, per standard CDFW protocol. The results of the focused surveys are provided in Appendix F2 of this 2021 SEIR. All surveys were negative, and no individual burrowing owls or evidence of nesting were observed. Thus, while it may be possible that special-status birds could nest on site, the likelihood of such occurrence is considered low because the site is isolated and surrounded by urban development and because of the level of historic and on-going disturbance. Also, the documented presence of a family group of coyotes makes the site particularly dangerous for burrowing owl to reside and extremely unlikely that any would stay for some length of time.

A small flock of horned lark (*Eremophila alpestris*) were observed foraging on site but were not confirmed to be the California horned lark subspecies (*E. alpestris actia*). California horned lark is on a CDFW watch list, but this

⁷ eBird is an online database of bird observations by researchers, amateur naturalists, and citizen scientists: eBird.org.

subspecies is not designated as a “special-status” species. Therefore, potential impacts, such as habitat loss for this subspecies, if present and breeding on site, would not be deemed significant under CEQA.

e. Nesting Birds

Large patches of non-native grassland vegetation that have colonized much of the open areas at the Project Site, as well as areas of open bare ground, may be used by ground nesting birds, such as killdeer and horned lark. Ruderal and weedy species growing in and along ephemeral roadside ditches and other site drainage areas may also provide opportunities for other common ground nesting avian species, such as song sparrows and mourning doves. In addition, retention/detention basins on site may potentially support shorebird species, including black-necked stilts and American avocets that were observed on the Project Site during the 2020 reconnaissance survey. Some other avian species, such as black phoebe, barn swallow, and mourning dove, may also nest on structures, such as the existing landfill gas collection and control system, the existing groundwater extraction and treatment system, and existing and/or future construction trailers, construction equipment, and construction materials. There are no trees on the Project Site; however, a few mature eucalyptus trees (*Eucalyptus* sp.) and laurel sumac shrubs (*Malosma laurina*) occur just off site between the San Diego Freeway and the fence line along the eastern border of the Project Site. A pair of red-tailed hawks were observed perched and foraging within the equipment storage areas near the southwest corner of the Project Site. While no active raptor nests were found in the eucalyptus trees, it is possible they could be used for nesting just east of the Project Site boundary.

f. Legal Protection for Nesting Birds

In California, the active nests and eggs of all native bird species, except certain game birds, are protected under the California Fish and Game Code Section 3503, which states: “It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.” In addition, the federal Migratory Bird Treaty Act (16 U.S. Code [USC] 703–711) makes it unlawful to take or kill individuals of most bird species found in the United States, unless that taking or killing is authorized pursuant to regulation 16 USC 703, 704. The federal definition of “Take” is defined as “to pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to pursue, hunt, shoot, wound, kill, trap, capture, or collect” (50 CFR 10.12). Thus, even if not designated as a special-status or “sensitive” species, most bird species, except exotic birds and game birds, are afforded protection under state and federal laws while they are engaged in breeding activity. However, unless a project may have a substantial adverse effect on a species identified as a candidate, sensitive, or special-status species, impacts involving the loss or destruction of a limited number of nests of non-sensitive species would not normally be categorized as “significant” or regarded as substantially adverse impacts to biological resources, and thus would not warrant mitigation to be imposed and enforced by a lead agency under CEQA.

5. Project Effects

This section describes the potential effects of the 2021 Project on biological resources that may occur on the Project Site, as shown by Figure 1. A project is generally considered to have a significant effect if it proposes or results in any of the conditions described in the significance thresholds discussed below (in *italics*), absent specific evidence to the contrary. Conversely, if a project does not propose or result in any of the following conditions, it would generally not be considered to have a significant effect on biological resources, absent specific evidence of such an effect. These significance thresholds are taken from 2021 CEQA Guidelines Appendix G.

Significance Threshold – Issue 1: *Would 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 Game or U.S. Fish and Wildlife Service?*

a. Special-Status Plants

No special-status plants and no native plant communities were observed on the Project Site. Although various special-status plants have been historically recorded in the region, none are considered to have the potential to occur on the Project Site due to the Project Site's history for landfill and remediation uses, including evidence that the Project Site was completely graded in approximately 2009. The study area is not within any U.S. Fish and Wildlife Service (USFWS)–designated Critical Habitat for any special-status plant or wildlife species. **No impact** related to a substantial adverse effect on any plant species identified as candidate, sensitive, or special-status in local or regional plans, policies, or regulations by CDFW or USFWS would occur.

b. Special-Status Wildlife

No special-status wildlife species were observed during the surveys conducted in July 2020; April 2021; May 26, June 2, or June 18, 2021, and none have been reported in recent years. Due to recent and historic disturbance and the lack of natural plant communities or trees, only a few special-status wildlife species were determined to have even a low potential to occur, and most of these are avian species that would only occasionally or rarely forage over or fly over the Project Site during migration. In fact, during the most recent burrowing owl surveys a white-tailed kite (*Elanus leucurus*) and an American peregrine falcon (*Falco peregrinus anatum*), both state Fully Protected species, were observed foraging or flying over the Project Site on July 13 and July 14, respectively. Only two special-status bird species, northern harrier and burrowing owl, were deemed to have a low to very low potential to forage or breed on the Project Site. There is no suitable nesting habitat for either white-tailed kite or the peregrine falcon. No individual harriers or burrowing owl were observed during general surveys in April 2020 and April 2021, or during the May 26, June 2, June 18, June 22, July 13, or July 14, 2021, focused burrowing owl surveys. The potential for either species to occur in this disturbed urban setting, other than as occasional foragers or flyovers, is considered to be very low as these species prefer ample open spaces and less urban areas with low levels of human and equipment activity. As noted previously, the Project Site, historically used as a landfill, has been highly disturbed in the past and is currently subject to ongoing disturbance by vehicles, equipment, and personnel engaged in various activities on the Project Site, including ongoing operation, maintenance, and monitoring activities related to implementation of the Project Site's Remedial Action Plan. The Project Site is also completely surrounded by urban development. While it may be possible that special-status birds could nest on site, the likelihood of such occurrence is considered low because the Project Site is isolated and surrounded by urban development and because of the level of historic and ongoing disturbance. Also, the documented presence of a family group of coyotes makes the site particularly dangerous for burrowing owl to reside and very unlikely that any would stay for any substantial length of time.

Therefore, a **less-than-significant impact** related to a substantial adverse effect on any wildlife species identified as candidate, sensitive, or special-status in local or regional plans, policies, or regulations by CDFW or USFWS would occur.

With respect to the burrowing owl, while no mitigation is required given the negative results of the protocol-level surveys, which included six separate site visits, rather than three, as well as the poor condition and low suitability of the habitat, Mitigation Measure K-1 would further ensure a less-than-significant impact by conducting preconstruction surveys for sensitive nesting birds (i.e., the burrowing owl).

***Significance Threshold – Issue 2:** Would 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?*

No riparian habitat or sensitive natural communities are present on the Project Site, and no features on the Project Site are subject to State or federal regulatory jurisdiction. Also, the 2021 Project would not require any modification to storm drains or other structures that would affect the Torrance Lateral, which occurs outside the 2021 Project Site boundary but which will continue to receive runoff from the site as it currently does. Furthermore, the 2021 Project would continue to be subject to the SUSMP that was approved by the City of Carson and the County of Los Angeles in 2009 for the 2006 Project. The 2006 Project specified the use of Vortechs units (hydrodynamic separators) at the discharge points, Filterra units along the backbone street, and Bioclean filter inserts in catch basins or discharge pipes. Thus, the 2021 Project would not result in any additional discharge of material or pollutants to the Torrance Lateral. Therefore, **no impact** would occur on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS.

***Significance Threshold – Issue 3:** Would the proposed project have a substantial adverse effect on state or federally protected wetlands (including but not limited to marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means?*

No wetlands or “waters” subject to State or federal regulatory jurisdiction, such as waters of the United States, pursuant to CWA Section 404, or streams or lakes, pursuant to California Fish and Game Code Section 1600 et al., occur on the Project Site. The retention and detention basins within the Project Site are not regulated resources and there are no marshes, vernal pools, or coastal habitats present. The Project Site does not contain any resources that would be regulated under the CWA or California Fish and Game Code Section 1600 et al., and there are no potential offsite impacts that could be regulated under the CWA or California Fish and Game Code Section 1600 et al. Therefore, **no impact** would occur with respect to a substantial adverse effect on state or federally protected wetlands (including but not limited to marsh, vernal pool coastal) through direct removal, filling, hydrological interruption, or other means for on-site resources.

The Torrance Lateral is located outside of the Project Site, to the west and south, and is separated from the Project Site by chain-link fencing; however, as a Section 303(d) impaired water body, the Torrance Lateral meets State regulatory jurisdictional criteria as “waters of the state” and federal criteria for “waters of the U.S.” As previously discussed, stormwater runoff from the Project Site to the Torrance Lateral channel would be regulated during construction and post-construction activities through various regulatory controls, including the preparation of an SWPPP as required for the CGP for construction activities and BMPs provided in the SUSMP for post-construction activities. Therefore, a **less-than-significant impact** would occur with respect to a substantial adverse effect on state or federally protected wetlands (including but not limited to marsh, vernal pool coastal) through direct removal, filling, hydrological interruption, or other means for onsite resources for off-site resources.

Significance Threshold – Issue 4: Would 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 sites?

The detention/retention basins present on the Project Site are likely to be used occasionally by some migrating birds, but these basins do not represent an important or high-quality resource along the Pacific Flyway for migratory birds and also do not offer potential nursery sites for any native wildlife (e.g., rookeries). However, as noted previously, although the Project Site supports only non-native grassland vegetation, relatively bare ground, and a few artificial detention/retention basins, such areas may be used by ground nesting birds, some songbirds, and possibly shorebirds, and other non-special-status species. Some bird species may also nest on existing structures or in construction material and equipment. As discussed above with regard to legal protection for nesting birds, even common native and migratory species and their nests and eggs are protected from unnecessary destruction during breeding.

The detention/retention basins do not support any fish. They offer no natural habitat and very limited food resources. As such, although the presence of water may attract birds, migrating birds are more likely to stop briefly during migration to forage and rest at natural areas in the region where food resources are more plentiful. There are other waterways and natural and semi-natural wetlands and ponds in the region that provide much better resources for migratory birds, such as open space areas at Whittier Narrows, the Ballona wetlands, Los Alamitos and Bolsa Chica wetlands, or any number of parks, ponds or reservoirs with natural vegetation and water bodies. Therefore, the Project Site is not considered to provide an important resource for migratory birds. In addition, as it is surrounded by urban development with no link to natural open space areas, the Project Site is not a part of a movement corridor or landscape linkage for terrestrial wildlife.

However, California Fish and Game Code Section 3503 protects the active nests and eggs of all native bird species, except certain game birds, and the federal Migratory Bird Treaty Act (16 USC 703–711) makes it unlawful to take or kill individuals of most native and migratory bird species found in the United States. Therefore, Mitigation Measure K-1 would ensure compliance with state and federal laws that protect nesting birds by conducting preconstruction surveys and requiring implementation of avoidance measures. Impacts would be **less than significant with implementation of the identified mitigation measure**.

Significance Threshold – Issue 5: Would the proposed project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

There are no trees on the Project Site, which is the result of the site’s operation as a landfill between 1959 and 1965, as well as ongoing remediation activities and grading and contouring that occurred in 2009 in preparation for a previously approved project. Further, the City’s Tree Preservation and Protection Ordinance (Carson Municipal Code Article III, Chapter 9) only applies to the preservation and protection of parkway trees that are of aesthetic importance and are located in the City right-of-way or on City-owned or -maintained property. Therefore, **no impact** would occur with respect to conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Significance Threshold – Issue 6: *Would 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?*

The 2021 Project is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. It is an urban infill site surrounded by existing development. Therefore, **no impact** would occur with respect to these plans.

6. Recommended Mitigation Measures

The 2021 SEIR proposes the following new and voluntary mitigation measure to ensure that there are no impacts to common or sensitive avian species, although the analysis does not indicate there is a likelihood that nesting birds would occur on site; therefore, impacts would be less-than-significant before mitigation.⁸

a. Protecting Nesting Birds

Mitigation Measure K-1. Impacts to nesting birds would be avoided by conducting all construction activities outside of the bird nesting season (i.e., from September 1 to February 14 for most birds, from July 1 to January 14 for raptors). However, if construction activities must occur during the nesting season, the following measures shall apply during the time frames indicated:

- A. Prior to work during the bird nesting season (February 15 to August 31 for most birds, January 15 to June 31 for raptors), a qualified biologist shall conduct a pre-construction survey of all suitable habitat for the presence of nesting birds no more than 7 days prior to construction activities. The results of the pre-construction survey shall be valid for 7 days; if vegetation removal activities do not commence within 7 days following the survey or if activities cease for more than 7 consecutive days, a new pre-construction nesting bird survey shall be conducted before construction resumes.
- B. If any active nests are found during a pre-construction nesting bird survey, a buffer of up to 300 feet for most bird species and 500 feet for raptors, or as determined appropriate by the qualified biologist (based on species-specific tolerances and site-specific conditions), shall be delineated, flagged, and avoided until the nesting cycle is complete (i.e., the qualified biologist determines that the young have fledged or the nest has failed). The qualified biologist may also recommend other measures to minimize disturbances to active nests that may include but are not limited to limiting the duration of certain activities, placing sound barriers (e.g., noise blankets), or visual barriers (e.g., straw bales), and/or providing full-time monitoring by a qualified biologist.
- C. As a provisional additional mitigation element, in case surveys identify burrowing owl as present on site, such occurrence shall be documented and CDFW shall be notified. Although it is considered highly unlikely that a pair of burrowing owls might attempt to nest on the site (due to disturbance, limited food resources, and presence of coyotes), if an active burrowing owl nest is encountered, a minimum buffer of 500 feet shall be delineated, flagged, and avoided by construction activity until the nesting cycle is complete (i.e., the qualified biologist determines that the young have fledged or the nest has failed). A qualified biologist may recommend other measures as noted in Item B, above. However, CDFW will be consulted prior to any reduction of avoidance buffers or implementation of other measures, such as passive relocation.

⁸ As noted in Chapter III, *Introduction to the Analysis*, of this 2021 SEIR, the mitigation measure numbering system from the 2018 SEIR was maintained in this 2021 SEIR, even if the section numbering for the 2021 SEIR section is different. In this case, this section number is “F,” but mitigation measures are numbered “K” as this is new mitigation being included in the 2021 SEIR.

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APPENDIX A

Faunal Compendium

Class	Family	Family Alias	Scientific Name	Common Name	Special Status?
Aves	Anatidae	Ducks and Geese	<i>Anas platyrhynchos</i>	Mallard	N
Aves	Accipitridae	Hawks, Kites, Eagles, and Allies	<i>Buteo jamaicensis</i>	Red-tailed Hawk	N
Aves	Trochilidae	Hummingbirds	<i>Calypte anna</i>	Anna's Hummingbird	N
Aves	Charadriidae	Lapwings and Plovers	<i>Charadrius vociferus</i>	Killdeer	N
Aves	Corvidae	Crows and Jays	<i>Corvus brachyrhynchos</i>	American Crow	N
Aves	Alaudidae	Larks	<i>Eremophila alpestris</i>	Horned Lark	N
Aves	Fringillidae	Finches and Allies	<i>Haemorhous mexicanus</i>	House Finch	N
Aves	Recurvirostridae	Stilts and Avocets	<i>Himantopus mexicanus</i>	Black-necked Stilt	N
Aves	Hirundinidae	Swallows and Martins	<i>Hirundo rustica</i>	Barn Swallow	N
Aves	Laridae	Gulls, Terns, and Skimmers	<i>Larus occidentalis</i>	Western Gull	N
Aves	Passerellidae	New World Sparrows	<i>Melospiza melodia</i>	Song Sparrow	N
Aves	Mimidae	Mockingbirds and Thrashers	<i>Mimus polyglottos</i>	Northern Mockingbird	N
Aves	Anatidae	Ducks and Geese	<i>Oxyura jamaicensis</i>	Ruddy Duck	N
Aves	Recurvirostridae	Stilts and Avocets	<i>Recurvirostra Americana</i>	American Avocet	N
Aves	Tyrannidae	Tyrant Flycatchers	<i>Sayornis nigricans</i>	Black Phoebe	N
Aves	Fringillidae	Finches and Allies	<i>Spinus psaltria</i>	Lesser Goldfinch	N
Aves	Hirundinidae	Swallows and Martins	<i>Stelgidopteryx serripennis</i>	Northern Rough-winged Swallow	N
Aves	Sturnidae	Starlings	<i>Sturnus vulgaris</i>	European Starling	N
Aves	Tyrannidae	Tyrant Flycatchers	<i>Tyrannus vociferans</i>	Cassin's Kingbird	N
Aves	Columbidae	Pigeons and Doves	<i>Zenaida macroura</i>	Mourning Dove	N
Mammalia	Canidae	Canines	<i>Canis latrans</i>	Coyote	N
Mammalia	Leporidae	Rabbits and Hares	<i>Sylvilagus audubonii</i>	Desert Cottontail	N

APPENDIX B

Site Photographs



Site Photograph 1 – View from the northwest corner of the Project Site, Del Amo Boulevard to the left. Photo taken facing east.



Site Photograph 2 - View of dry retention/detention basin and Torrance Lateral in the background. Photo taken facing south.



Site Photograph 2 - View from southwestern equipment storage area. Photo taken facing north.



Site Photograph 3 – View of ruderal habitat on site. Gas burning facility and water treatment plant that is under construction in the background. Photo taken facing west.



Site Photograph 5 –View of Torrance Lateral channel flowing under the freeway 405 bridge. Photo taken facing east.



Site Photograph 6 –View of eucalyptus trees located between the eastern boundary of the site and freeway 405. Photo taken facing northeast.



Site Photograph 7 – View of partially constructed structures and trenches in the eastern portion of the site. Photo taken facing north.



Site Photograph 8 – View of primarily dry retention/detention basin with minimal water present. Photo taken facing southeast.



Site Photograph 9 - One of two active coyote dens that has been documented on site. Photo taken facing north.



Site Photograph 10 – Pair of adult coyotes observed on site. Two juveniles were also detected in the vicinity. Photo taken in the middle of site, facing north.

***APPENDIX F2 BURROWING OWL FOCUSED
SURVEY REPORT***



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www.esassoc.com

August 12, 2021

Ms. Gena Guisar, AICP
City of Carson
701 East Carson Street
Carson, CA 90745

Subject: Burrowing Owl Survey Results for The District at South Bay Specific Plan Amendment Project, City of Carson, Los Angeles County, California

Dear Ms. Guisar:

This letter report presents the results of focused surveys for burrowing owl (*Athene cunicularia*) (BUOW) conducted by **Environmental Science Associates (ESA)** staff biologists Florence Chan and Ryan Gilmore for The District at South Bay Specific Plan Amendment Project (Project). The 157-acre Project Site is located in the City of Carson in Los Angeles County, California (**Figure 1, Project Site**, attached). Surveys were performed on six separate dates to complete three full survey sweeps of the subject property between late May and mid-July during the 2021 nesting season. Surveys were conducted according to guidelines prescribed in the California Department of Fish and Wildlife (CDFW) *Staff Report on Burrowing Owl Mitigation* (2012).

Project Site

Location

The Project is located at 20400 E. Main Street, in the City of Carson (Project Site), is in the South Bay area of Los Angeles County approximately 13 miles south of downtown Los Angeles and approximately 6.5 miles east of the Pacific Ocean. It is located west of the Interstate 405 (I-405) freeway, south of and adjacent to East del Amo Boulevard, and just northwest of the South Avalon Boulevard interchange with I-405, as depicted on Figure 1.

Site Conditions and Uses

The Project Site is undeveloped but was used as a landfill site between 1959 and 1965, prior to the incorporation of the City of Carson, for the deposition of waste/refuse from areas throughout Los Angeles County. Subsequent to use of the site as a landfill, there have been remediation activities and grading and contouring that occurred in approximately 2009 that completely disturbed the entire surface of the Project Site. Due to recent and historic disturbance, the Project Site exhibits no naturally occurring habitat or any areas dominated by native vegetation. A landfill gas collection and control system and a groundwater extraction and treatment facility presently occupy much of the Project Site, with remaining areas exhibiting bare ground, ruderal grassland, many scattered piles of crushed concrete and other debris, and several retention ponds.

The Project Site is surrounded by various urban and commercial land uses as shown on **Figure 2, Project Vicinity, Existing Land Uses**, attached. Residential neighborhoods and regional retail, such as the South Bay Pavilion at Carson lie to the east on the opposite side of I-405. The Porsche Experience Center and Evolve South Bay residential development and the Victoria Golf Course lie to the north and east of the Project Site. Residential areas including

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mobile homes occupy the areas south and west of the site. The residences are separated from the Project Site by the Torrance Lateral Flood Control Channel (Torrance Lateral), a concrete-lined drainage channel that parallels the southern and western borders of the Project Site. Commercial and light industrial uses lie to the north and west of the Project Site.

Vegetation Types

Vegetation types and other areas on the site are classified as ruderal/disturbed, detention/retention basins, and developed. The BUOW survey focused most attention within relatively bare or sparsely vegetated areas because burrowing owls are unlikely to occupy areas that exhibit relatively dense vegetation.

Ruderal/Disturbed

Ruderal vegetation occurs in open areas and along dirt roads and in other areas that have been disturbed. Ruderal vegetation consists mostly of non-native weedy species and annual grasses and forbs including wild oat (*Avena fatua*), red brome (*Bromus madritensis*), cheeseweed (*Malva parviflora*), Russian thistle (*Salsola tragus*), bristly ox-tongue (*Helminthotheca echioides*), prickly lettuce (*Lactuca serriola*), spotted spurge (*Euphorbia maculata*), and Mediterranean canarygrass (*Phalaris minor*).

Detention/Retention Basins

Several artificial detention/retention basins and roadside drainage ditches occur within the Project Site. The largest of the basins occupy several acres in area. These features frequently hold water, but are periodically maintained in compliance with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) and lack any permanent vegetation that provides biological resource value. Two of the three basins have a geomembrane liner, which prevents the establishment of any vegetation, and the third basin contains low-growing, non-native vegetation.

Developed

These areas include dirt roads, equipment staging areas, large material stockpiles, and areas still occupied by structures. These areas are relatively barren of vegetation, except for locally dense or scattered patches of non-native vegetation or ornamental trees and shrubs.

Background

The burrowing owl is a California Species of Concern and has received considerable attention due to recent population declines. Suitable habitat for this species generally consists of short, sparse vegetation with few shrubs and may include annual and perennial grasslands, deserts, and scrub characterized by low-growing vegetation. This species also occurs in some agricultural areas, weedy fields, and vacant lots. Underground burrows or other cavities are required for nesting. This species uses burrows dug by other species and will occupy abandoned rodent burrows and man-made structures such as culverts, pipes, and debris piles. Many researchers and observers have noted a strong association between burrowing owls and the presence of burrowing mammals, especially ground squirrels (*Spermophilus* spp.). Burrowing owls begin nesting as early as February and can continue through August, with peak nesting occurring between April and July.

Methods

Surveys were conducted following guidelines prescribed in the *Staff Report on Burrowing Owl Mitigation*, referenced previously. Three breeding season surveys were conducted by ESA biologist Florence Chan and Ryan Gilmore. Each protocol survey pass was completed during two site visits due to the size of the Project Site and because only one surveyor was provided site access on any given date and the entire site could not be covered between dawn and 10 a.m. by a single surveyor. As indicated below in **Table 1**, *Survey Data*, the three survey sweeps were performed approximately three weeks apart. Some areas within the property boundary were determined unsuitable; these included developed areas, large material stockpiles, and areas with tall, dense patches of weedy species. Areas deemed unsuitable for burrowing owl were not walked through but the edges were scanned.

TABLE 1
SURVEY DATA

Date	Time	Wind (mph) (start-end)	Temperature (F) (start-end)	Weather (start/end)	Results	Surveyors
05/26/21	0610-1004	0-10	63°-64°	85% Cloud Cover - 40% Cloud Cover	No BUOW or BUOW sign	Florence Chan
06/02/21	0615-0900	1-4	61°-63°	100% Cloud Cover - 100% Cloud Cover	No BUOW or BUOW sign	Florence Chan
06/18/21	0605-1000	2-3	64°-68°	100% Cloud Cover - 60% Cloud Cover	No BUOW or BUOW sign	Florence Chan
06/22/21	0610-0845	N/A	61°-68°	5% Cloud Cover - 20% Cloud Cover	No BUOW or BUOW sign	Ryan Gilmore
07/13/21	0555-1010	1-8	68°-72°	95% Cloud Cover - 50% Cloud Cover	No BUOW or BUOW sign	Florence Chan
07/14/21	0654-0830	0-4	68°-72°	98% Cloud Cover - 60% Cloud Cover	No BUOW or BUOW sign	Florence Chan

SOURCE: ESA 2021.

Both qualified surveyors walked through accessible areas with suitable habitat in a zigzag fashion, stopping at intervals to scan for BUOW. One area in the central part of the Project Site was avoided due to the presence of coyotes and active coyote dens. **Figure 3**, *Burrowing Owl Survey Areas*, attached, indicates the areas on the Project Site that were surveyed via pedestrian transects. Transects were utilized in all safely accessible suitable habitat areas and were spaced 7 to 20 meters apart to assure 100 percent of the suitable areas were inspected. In addition, binoculars were utilized to scan the project area at the start and end of each transect, at pauses along each transect spaced no more than 100 meters apart. All surveys were conducted between morning civil twilight and 10 a.m. during suitable weather conditions. Weather conditions were typically mostly clear to overcast skies with winds between 0 and 10 miles per hour (mph) and air temperatures ranging from 61° to 72° Fahrenheit.

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Results

No BUOW were observed within the Project Site during the three breeding season survey sweeps of the Project Site. A number of natural ground burrows, obviously excavated by fossorial mammals, were identified on the site but none of these burrows exhibited evidence of use by burrowing owls (e.g., presence of feathers, whitewash, pellets, etc.). Debris piles, pipes, and structures disturbed areas on site were also inspected but no evidence of use by BUOW was found. A family group of coyotes with multiple den sites was also observed frequently during the survey effort. The presence of a group of coyotes makes it very unlikely that any burrowing owl would reside or attempt to breed at this site due the obvious likelihood of predation.

A complete list of avian and other wildlife species observed is included in Appendix A.

Surveyor Qualifications

Ms. Chan has extensive bird survey experience and can identify most North American birds by sight and sound, and is skilled at recognizing nesting bird behavioral cues. Her field experience includes approximately nine field seasons of surveys where identifying bird species by sight and sound and recognizing nesting behavior were the objectives.

Mr. Gilmore also has extensive bird survey experience with North American birds throughout Southern California. He is proficient at identifying bird species by sight, sound, and at recognizing bird behaviors. His field experience includes more than ten field seasons of nesting bird surveys, including surveys for California gnatcatcher, least Bell's vireo, and BUOW.

Please contact Scott Holbrook (ESA Principal Ecologist/Project Manager) via email (sholbrook@esassoc.com), or telephone (mobile: 949.887.6457), or Florence Chan (ESA Senior Biologist) via email (fchan@esassoc.com), if there are questions or concerns regarding the findings presented in this report.

Sincerely,

A handwritten signature in black ink that reads 'Scott Holbrook'. The signature is written in a cursive, flowing style.

Scott Holbrook
Principal Ecologist

Attachments:

- Figure 1 – Project Site
- Figure 2 – Project Vicinity, Existing Land Uses
- Figure 3 – Burrowing Owl Survey Areas
- Appendix A – Wildlife Compendium



SOURCE: Nearmap, 2021; ESA, 2021.

The District at South Bay Specific Plan

Figure 1
Project Site



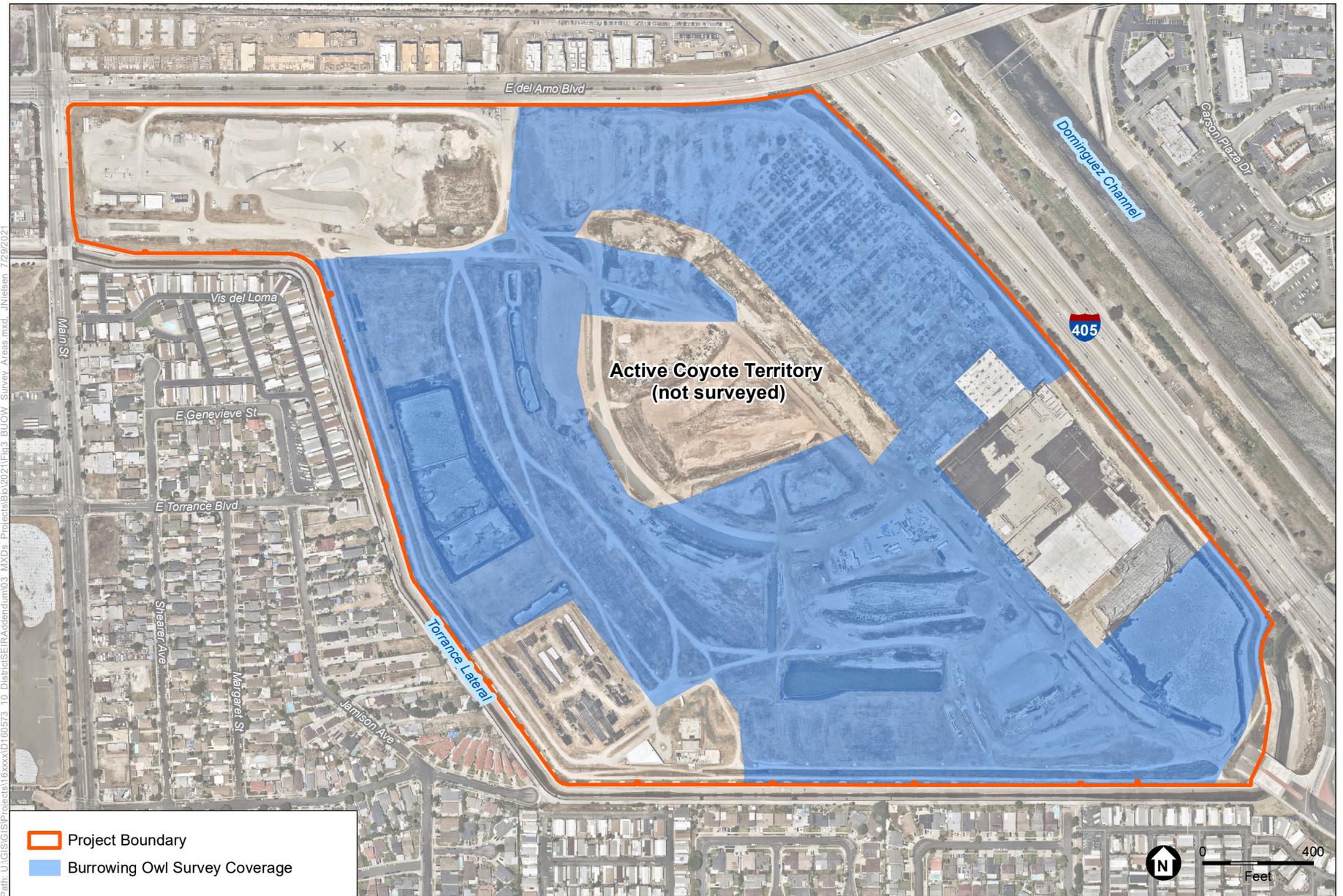


SOURCE: ESA, 2020

The District at South Bay

Figure 2
Project Vicinity - Existing Land Uses





SOURCE: Nearmap, 2020; ESA, 2021.

The District at South Bay Specific Plan

Figure 3
Burrowing Owl Survey Areas

Attachment A**Wildlife Species Detected**

Scientific Name	Common Name	Special Status
VERTEBRATES		
Aves – Birds		
Anatidae		
<i>Anas platyrhynchos</i>	Swan, Goose, and Duck Family Mallard	
Ardeidae		
<i>Egretta thula</i>	Heron Family Snowy Egret	
Accipitridae		
<i>Elanus leucurus</i>	Hawk Family White-tailed Kite	CFP
<i>Buteo jamaicensis</i>	Red-tailed Hawk	
<i>Buteo lineatus</i>	Red-shouldered Hawk	
Falconidae		
<i>Falco sparverius</i>	Falcon Family American Kestrel	
<i>Falco peregrinus</i>	Peregrine Falcon	CFP
Charadriidae		
<i>Charadrius vociferus</i>	Plover Family Killdeer	
Recurvirostridae		
<i>Recurvirostra americana</i>	Stilt and Avocet Family American Avocet	
<i>Himantopus mexicanus</i>	Black-necked Stilt	
Laridae		
<i>Larus occidentalis</i>	Gull and Tern Family Western Gull	
Columbidae		
<i>Columba livia</i>	Pigeon and Dove Family Rock Pigeon	
<i>Columbina passerina</i>	Common Ground Dove	
<i>Zenaida macroura</i>	Mourning Dove	
Trochilidae		
<i>Calypte anna</i>	Hummingbird Family Anna's Hummingbird	
Tyrannidae		
<i>Sayornis nigricans</i>	Tyrant Flycatcher Family Black Phoebe	
<i>Sayornis saya</i>	Say's Phoebe	
<i>Tyrannus vociferans</i>	Cassin's Kingbird	
Corvidae		
<i>Aphelocoma californica</i>	Jay and Crow Family California Scrub-Jay	
<i>Corvus brachyrhynchos</i>	American Crow	
Alaudidae		
<i>Eremophila alpestris</i>	Lark Family Horned Lark	
Hirundinidae		
<i>Stelgidopteryx serripennis</i>	Swallow Family Northern Rough-winged Swallow	

Scientific Name	Common Name	Special Status
<i>Hirundo rustica</i>	Barn Swallow	
<i>Tachycineta bicolor</i>	Tree Swallow	
Mimidae	Mockingbird and Thrasher Family	
<i>Mimus polyglottos</i>	Northern Mockingbird	
Sturnidae	Starling Family	
* <i>Sturnus vulgaris</i>	European Starling	
Emberizidae	Sparrow Family	
<i>Melospiza crissalis</i>	California Towhee	
Icteridae	Blackbird, Cowbird and Oriole Family	
<i>Sturnella neglecta</i>	Western Meadowlark	
Fringillidae	Finch Family	
<i>Haemorhous mexicanus</i>	House Finch	
<i>Spinus psaltria</i>	Lesser Goldfinch	
Passeridae	Old World Sparrow Family	
* <i>Passer domesticus</i>	House Sparrow	
Mammalia	Mammals	
Leporidae	Rabbit and Hares Family	
<i>Sylvilagus audubonii</i>	Audubon's Cottontail	
Mephitidae	Skunks and Stink Badgers Family	
<i>Mephitis mephitis</i>	Striped Skunk	
Canidae	Canine Family	
<i>Canis latrans</i>	Coyote	

Special Status Designations

Federal:

FE = Endangered

FT = Threatened

State:

SE = Endangered

ST = Threatened

CSC = California Species of Special Concern

CFP = California Fully Protected Species

* = Non-native species

