



**GENERAL BIOLOGICAL ASSESSMENT
AND
WESTERN RIVERSIDE COUNTY MSHCP
CONSISTENCY ANALYSIS
FOR
ASSESSOR'S PARCEL NUMBERS
263-220-004, 008, 009, 017, 018, 023, 027,028, 029, and 263-230-002

MORENO VALLEY
RIVERSIDE COUNTY, CALIFORNIA**

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1.0 Introduction

Hernandez Environmental Services (HES) was contracted to prepare a General Biological Assessment (GBA) and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) consistency analysis for Assessor's Parcel Numbers (APNs) 263-220-004, 263-220-008, 263-220-009, 263-220-017, 263-220-018, 263-220-023, 263-220-027, 263-220-028, 263-220-029, and 263-230-002 located within the City of Moreno Valley, Riverside County, California.

1.1 Project Site Location

The approximate 11.46-acre project site is located south of Bay Avenue and east of Old 215 Frontage Road, in the city of Moreno Valley, Riverside County, California. The site consists of Riverside County APNs 263-220-004, 263-220-008, 263-220-009, 263-220-017, 263-220-018, 263-220-023, 263-220-027, 263-220-028, 263-220-029, and 263-230-002. Specifically, the project site is located in Section 10 of Township 3 South, Range 4 West, within the *Riverside East* United States Geological Survey (USGS) 7.5' topographic quadrangle. The center point latitude and longitude for the project site are 33°55'08.5178" North and 117°16'52.8740" West. Refer to Figures 1 and 2.

1.2 Project Description

The project proposes to construct six warehouse/office buildings. The proposed site will utilize approximately 200,000 square feet for warehousing/distribution use and office use. APN 263-220-028 has an existing building that will not be modified, but the parking lot will be repaved. The project also includes the installation of related parking lots, access driveways, and trailer parking stalls (Figure 3). The project will result in impacts to the entire 11.46-acre site.

2.0 Methodology

2.1 Literature Review

HES conducted a literature review and reviewed aerial photographs and topographic maps of the project site and surrounding areas. A five-mile radius was used to identify sensitive species with the California Natural Diversity Data Base (CNDDB), the U.S. Fish and Wildlife Service (USFWS) Endangered Species Lists, and the California Native Plant Society (CNPS) rare plant lists to obtain species information for the project area. The CNDDB and USFWS critical habitat databases were utilized, together with Geographic Information System (GIS) software, to locate the previously recorded locations of sensitive plant and wildlife occurrences and designated critical habitat and determine the distance from the project site. Additionally, the Western Riverside County MSHCP was reviewed for information on known occurrences of sensitive species within Riverside County.

2.1.1 Western Riverside County MSHCP

The Western Riverside County MSHCP (Dudek and Associates 2003) is a comprehensive, multijurisdictional habitat conservation planning program for western Riverside County, California. The purpose of the Western Riverside County MSHCP is to preserve native habitats, and to this end, the plan focuses upon the habitat needs of multiple species rather than one species at a time. The Western Riverside County MSHCP provides coverage/take authorization for some species listed under the federal or state Endangered Species Act (ESA) as well as non-listed special-status plant and wildlife species. It also provides mitigation for impacts to special-status species and their associated habitats.

Through agreements with the USFWS and California Department of Fish and Wildlife (CDFWG), 129 listed and special-status plant and animal species receive some level of coverage under the Western Riverside County MSHCP. Of the 129 covered species, the majority have no additional survey needs or conservation requirements. Furthermore, the Western Riverside County MSHCP provides mitigation for project-specific impacts to these species, thereby reducing the degree of impact to below a level of significance, pursuant to the California Environmental Quality Act (CEQA).

Several of the species covered under the Western Riverside County MSHCP have additional survey requirements. These include the riparian communities and associated species addressed in Section 6.1.2 of the Western Riverside County MSHCP document (“Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools”), plants identified in Section 6.1.3 (“Narrow Endemic Plant Species”); and plants and animal species addressed in Section 6.3.2 (“Additional Survey Needs and Procedures”).

2.1.2 Project Relationship to the Western Riverside County MSHCP

The project area is located within the Western Riverside County MSHCP boundaries. The City of Moreno Valley, acting as the lead agency for the proposed project, is a permittee under the Western Riverside County MSHCP and, therefore, is afforded coverage under the state or federal ESAs for impacts to listed species covered by the plan. The City is required to document consistency with the Western Riverside County MSHCP in conjunction with any discretionary approvals for the project. As such, this report was prepared to provide all necessary information required to determine project consistency with the Western Riverside County MSHCP.

The project site is located within the Reche Canyon/Badlands Area Plan of the Western Riverside County MSHCP. The project site is not located within a Criteria Cell or Cell Group, within plan-defined areas requiring surveys for narrow endemic plant species or criteria area species. The project site is not located within plan-defined areas requiring surveys for amphibian species, or mammalian species. However, the project site is within the Western Riverside County MSHCP burrowing owl (*Athene cunicularia*) survey area. A habitat assessment has determined that the

site does not support suitable habitat for burrowing owls. Additionally, the project area does not contain any habitat that would be considered riparian/riverine areas as defined in Section 6.1.2 of the Western Riverside MSHCP. Further, no vernal pools were observed within the project boundaries.

2.2 Field Survey

On March 13, 2021, HES biologists conducted a field survey of the project site. The ambient temperature at 10:15 a.m. was 45 degrees Fahrenheit, sunny, with winds ranging from zero to six miles per hour from the southeast. The purpose of the field survey was to document the existing habitat conditions, obtain plant and animal species information, view the surrounding land uses, assess the potential for state and federal waters, assess the potential for wildlife movement corridors, and assess the presence of constituent elements for critical habitat, if present.

Linear transects spaced approximately 50 to 100 feet apart were walked across the project site for 100 percent coverage. All species observed were recorded. Global Positioning System (GPS) waypoints were taken to delineate specific habitat types, species locations, state or federal waters, and any other information that would be useful for the assessment of the project site. A comprehensive list of all plant and wildlife species that were detected during the field survey within the project site is included in Appendix A. Sensitive plant and wildlife species with the potential to occur within the project area are listed in Appendix B. Representative site photographs were taken and are included within Appendix C.

3.0 Existing Conditions and Results

3.1 Environmental Setting

The site is located in the City of Moreno Valley, Riverside County, California. The site is surrounded by residential housing to the north and east and commercial development to the south and west. The site is relatively flat with onsite elevations ranging from 1,535 feet above mean sea-level (AMSL) to 1,552 feet AMSL. The project site is vacant and appears to be continually disturbed by weed abatement activities, pedestrian traffic, and off-road vehicle use.

3.2 Soils

Two soil classes are identified to occur on the project site by the USDA Web Soil Survey (Appendix D). Soils at the project site are classified as:

- Monserate sandy loam (MmB), 0 to 5 percent slopes,
- Monserate sandy loam (MmC2), 5 to 8 percent slopes, eroded.

3.3 Plant and Habitat Communities

The project site contains three different habitat types: Eucalyptus woodland, ruderal and disturbed/developed. Refer to Figure 4.

Eucalyptus Woodland

The project site contains approximately 0.62 acres of eucalyptus woodland trees on site. These trees are located on the northwestern portion of the site and are located within ruderal and disturbed habitats. The dominant plant species observed in this area include blue gum eucalyptus (*Eucalyptus globulus*).

Ruderal

The project site contains approximately 8.14 acres of ruderal habitat. The ruderal areas found on the site are heavily disturbed. These areas are dominated by non-native plant species; however, some native species are present. These areas include graded or disked fields. The dominant plant species observed within these areas include wall barley (*Hordeum murinum*), common storksbill (*Erodium cicutarium*), Menzies fiddleneck (*Amsinckia menziesii*), cheeseweed (*Malva parviflora*), white sage (*Salvia apiana*), Canada horseweed (*Erigeron canadensis*), and London rocket (*Sisymbrium irio*).

Disturbed/ Developed

The project site contains approximately 2.7 acres of disturbed non-vegetated areas and developed areas. These areas consist of a building, graded areas throughout the site, and concrete pad areas at the northwestern portion of the project site.

3.4 Wildlife

General wildlife species documented on the project site or within the vicinity of the site include a dog (*Canis lupus familiaris*), common raven (*Corvus corax*), American kestrel (*Falco sparverius*), mourning dove (*Zenaida macroura*). The complete list of species observed is included in Appendix A.

3.4 Regional Connectivity/ Wildlife Movement

Wildlife movement corridors can be local or regional in scale; their functions may vary temporally and spatially based on conditions and species present. Wildlife corridors represent areas where wildlife movement is concentrated due to natural or anthropogenic constraints. Local corridors provide access to resources such as food, water, and shelter. Animals use these corridors, which are often hillsides or riparian areas, to move between different habitats. Regional corridors provide these functions and link two or more large habitat areas. They provide avenues for wildlife dispersal, migration, and contact between otherwise distinct populations.

The project site is not located within a designated wildlife corridor or linkage. The project area was evaluated for its function as a wildlife corridor that species use to move between wildlife habitat zones. The project site consists of flat, disturbed land characterized by

disturbed/developed and ruderal areas. Further, the project site is surrounded by urban development such as residential and commercial uses and roadways. No wildlife movement corridors were found to be present on the project site.

3.6 Sensitive Biological Resources

According to the CNDDDB, a total of 44 sensitive species of plants, 8 sensitive habitats, and 61 sensitive species of animals have the potential to occur on or within the vicinity of the project area. These include those species listed or candidates for listing by the U. S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW) and California Native Plant Society (CNPS). All habitats with the potential to be used by sensitive species were evaluated during the site visit and a determination has been made for the presence or probability of presence within this report. This section will address those species listed as Candidate, Rare, Threatened, or Endangered under the state and federal endangered species laws or directed to be evaluated under the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). Sensitive species which have a potential to occur will also be discussed in this section. Other special status species are addressed within Appendix B.

3.6.1 Sensitive Plant Resources

A total of 19 plant species are listed as state and/or federal Threatened, Endangered, or Candidate species; are required to be reviewed under the Narrow Endemic Plant section of the Western Riverside MSHCP; are 1B.1 listed plants on the CNPS Rare Plant Inventory; or have been found to have a potential to exist on the project site. Below are descriptions of these species:

Chaparral sand-verbena

Chaparral sand-verbena (*Abronia villosa var. aurita*) is ranked 1B.1 in the CNPS rare plant inventory. It is found in sandy areas of chaparral, coastal scrub, and desert dunes habitats. No habitat for this species is present on the project site. **This species is not present.**

Munz's onion

Munz's onion (*Allium munzii*) is a federally endangered, state threatened, and CNPS 1B.1 listed plant. It is found in chaparral, coastal scrub, valley and foothill grasslands, cismontane woodland, and pinyon and juniper woodland. No habitat for this species is present on the project site. **This species is not present.**

San Diego ambrosia

San Diego ambrosia (*Ambrosia pumila*) is listed as federally endangered and 1B.1 in the CNPS rare plant inventory. Its habitat includes wetlands in chaparral, coastal sage scrub, valley and foothill grassland. No habitat for this species is present on the project site. **This species is not present.**

Marsh sandwort

Marsh sandwort (*Arenaria paludicola*) is on both the federal and state endangered list and is ranked 1B.1 in the CNPS rare plant inventory. Preferred habitats include freshwater marsh, marsh and swamp, and wetland. No habitat for this species is present on the project site. **This species is not present.**

Horn's milk-vetch

Horn's milk-vetch (*Astragalus hornii* var. *hornii*) is ranked 1B.1 in the CNPS rare plant inventory. Its habitats include alkali playa meadows, seeps, and wetlands. No habitat for this species is present on the project site. **This species is not present.**

San Jacinto Valley crownscale

San Jacinto Valley crownscale (*Atriplex coronata* var. *notatior*) is a federally endangered species and is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes playas, valley and foothill grassland, and vernal pools. No habitat for this species is present on the project site. **This species is not present.**

Parish's brittlescale

Parish's brittlescale (*Atriplex parishii*) is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes shadescale scrub, alkali sink, riparian, playas, vernal pools and wetland. No habitat for this species is present on the project site. **This species is not present.**

Nevin's barberry

Nevin's barberry (*Berberis nevinii*) is a federally and state endangered species and is ranked 1B.1 in the CNPS rare plant inventory. It is typically found on steep, north facing slopes or in low grade sandy washes. Its habitat includes chaparral, cismontane woodland, coastal scrub, and riparian scrub. No habitat for this species is present on the project site. **This species is not present.**

Thread-leaved brodiaea

The thread-leaved brodiaea (*brodiaea filifolia*) is a federally threatened, state endangered and a CNPS 1B.1 listed plant. It is found in chaparral, cismontane woodlands, coastal sage scrub, valley and foothill grasslands, vernal pools and wetland. No habitat for this species is present on the project site. **This species is not present.**

Smooth tarplant

Smooth tarplant (*Centromadia pungens* ssp. *laevis*) is ranked 1B.1 in the CNPS rare plant inventory. The species occurs in habitats that include alkali playa, chenopod scrub, meadows and seeps, riparian woodlands, wetlands, and valley and foothill grasslands. No habitat for this species is present on the project site. **This species is not present.**

Salt marsh bird's-beak

Salt marsh bird's-beak (*Chloropyron maritimum*) is on both the federal and state endangered list. Habitats it is found in include coastal dunes, marsh and swamps, salt marsh, and wetland. It is limited to the higher zones of salt marsh habitat. No habitat for this species is present on the project site. **This species is not present.**

Parry's spineflower

Parry's spineflower (*Chorizanthe parryi* var. *parryi*) is ranked 1B.1 in the CNPS rare plant inventory. The species occurs in dry, sandy soils on dry slopes and flats, sometimes at the interface of two vegetations types, such as chaparral and oak woodland. Its habitat includes coastal scrub, chaparral, cismontane woodland, valley and foothill grassland. No habitat for this species exists on the project site. **This species is not present.**

Slender-horned spineflower

Slender-horned spineflower (*Dodecahema leptoceras*) is a federally and state listed endangered species and is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes chaparral, cismontane woodland, and coastal scrub (alluvial fan sage scrub). No habitat for this species exists on the project site. **This species is not present.**

Santa Ana River woollystar

Santa Ana River woollystar (*Eriastrum densifolium* ssp. *sanctorum*) is a federally and state listed endangered species and is ranked 1B.1 in the CNPS rare plant inventory. It is typically found in sandy soils on river floodplains or terraced fluvial deposits. Its habitat includes chaparral and coastal scrub. No habitat for this species is present on the project site. **This species is not present.**

Mesa horkelia

Mesa horkelia (*Horkelia cuneate* var. *puberula*) is ranked 1B.1 in the CNPS rare plant inventory. It is typically found in sandy or gravelly sites. Its habitat includes chaparral, cismontane woodland, and coastal scrub. No habitat for this species is present on the project site. **This species is not present.**

Coulter's goldfields

Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*) is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes alkali playas, marsh, swamp, salt marsh, vernal pool, and wetland. No habitat for this species is present on the project site. **This species is not present.**

Gambel's water cress

Gambel's water cress (*Nasturtium gambelii*) is federally listed endangered species, a state listed threatened species, and is ranked 1B.1 in the CNPS rare plant inventory. It is found in freshwater

and brackish marshes at the margins of lakes and along streams, in or just above the water level. Its habitat includes brackish marsh, freshwater marsh, marsh and swamp, and wetland. No marshes or swamps are present on the project site. Only man-made stock ponds are present on the project site. **This species is not present.**

Spreading navarretia

Spreading navarretia (*Navarretia fossalis*) is a federally listed threatened species and is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes alkali playa, chenopod scrub, marsh and swamp, vernal pools, and wetlands. This species is typically found in swales and vernal pools, often surrounded by other habitat types. No habitat for this species is present on the project site. **This species is not present.**

Brand's star phacelia

Brand's star phacelia (*Phacelia stellaris*) is ranked 1B.1 in the CNPS rare plant inventory. Its habitat includes coastal dunes and coastal scrub. No habitat for this species is present on the project site. **This species is not present.**

3.6.2 Sensitive Animal Resources

A total of 17 animal species are listed as state and/or federal Threatened, Endangered, Candidate will be reviewed in this section. Sensitive species which have a potential to occur will also be discussed in this section. All sensitive species within a 5-mile radius of project area were reviewed and a complete list of those species are discussed within Appendix B. Below are descriptions of these species:

Tricolored blackbird

Tricolored blackbird (*Agelaius tricolor*) is state listed as candidate endangered and listed by the CDFW as a species of special concern. The species occupies freshwater marshes with canopies of willows and other riparian trees. This species requires open accessible water and suitable foraging space. There is no suitable habitat for this species on the project site. **The species is not present.**

Burrowing owl

Burrowing owl (*Athene cunicularia*) is a CDFW Species of Special Concern. Its habitat includes coastal prairie, coastal scrub, Great Basin grassland, Great Basin scrub, Mojave desert scrub, Sonoran desert scrub, and valley and foothill grassland. This species is typically found in open and dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. It is a subterranean nester and is dependent upon burrowing mammals, most notably the California ground squirrel. (*Spermophilus beecheyi*). A habitat assessment for burrowing owl was conducted on the site. No burrowing owl or burrowing owl sign (e.g., pellets, whitewash, scat, tracks, and/or feathers) were observed on the project site. Further, no sign of ground

squirrels were identified on the project site. The nearest recorded occurrence of burrowing owl is located approximately two miles from the site. The project site is heavily disturbed by continuous weed abatement, vehicle use, dumping, pedestrian traffic, and domestic animal use. The site is surrounded by urban development and busy roads. Due to the high level of disturbance and lack of ground squirrel activity on the site, the habitat assessment resulted in the finding that there is no suitable habitat for this species present on the project site. **This species is not present.**

Crotch bumble bee

Crotch bumble bee (*Bombus crotchii*) is a state listed candidate endangered species. This species typically lives in coastal California east to the Sierra Cascade crest and south into Mexico. Its food plant genera includes *Antirrhinum*, *Phacelia*, *Clarkia*, *Dendromecon*, *Eschscholzia*, and *Eriogonum*. There is no suitable habitat for this species present on the project site. **This species is not present.**

Swainson's hawk

Swainson's hawk (*Buteo swainsoni*) is a state listed threatened species. This species favors open grasslands for foraging but also occurs in agricultural settings. It relies on scattered stands of trees near agricultural fields and grasslands for nesting sites. Its habitats include great basin grassland, riparian forest, riparian woodland, and valley and foothill grassland. The project site does not contain suitable habitat for this species. **This species is not present.**

Santa Ana sucker

Santa Ana sucker (*Catostomus santaanae*) is a federally listed threatened species. Its habitat includes aquatic and south coast flowing waters. This species prefers sand-rubble-boulder bottoms, cool and clear water, and algae. It is endemic to Los Angeles Basin south coastal streams. The project site does not contain suitable habitat for this species. **This species is not present.**

Western yellow-billed cuckoo

Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*) is federally listed threatened and state listed endangered species. This species typically nests in riparian jungles of willows, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape. It is found in riparian forest habitat. The project site does not contain suitable habitat for this species. **This species is not present.**

San Bernardino kangaroo rat

San Bernardino kangaroo rat (*Dipodomys merriami parvus*) is a federally listed endangered species and a CDFW Species of Special Concern. It is found in coastal scrub habitat. This species is found in alluvial scrub vegetation on sandy loam substrates, characteristic of alluvial

fans and flood plains. It needs early to intermediate seral stages. The project site does not contain suitable habitat for this species. **This species is not present.**

Stephens' kangaroo rat

Stephens' kangaroo rat (*Dipodomys stephensi*) is a federally listed endangered and state listed threatened species. This species is found in coastal sage scrub with sparse vegetation cover, and in valley and foothill grasslands. This species prefers buckwheat, chamise, brome grass, and filaree and will burrow into firm soil. The project site does not contain suitable habitat for this species. **This species is not present.**

Southwestern willow flycatcher

Southwestern willow flycatcher (*Empidonax traillii extimus*) is a federally and state listed endangered species. It is found in riparian woodland habitat in southern California. The project site does not contain suitable habitat for this species. **This species is not present.**

Quino checkerspot butterfly

Quino checkerspot butterfly (*Euphydryas editha quino*) is a federally listed endangered species. It is found in chaparral and coastal sage scrub. This species requires high densities of food plants, including *Plantago erecta*, *P. insularis*, and *Orthocarpus purpurescens*. The project site does not contain suitable habitat for this species. **This species is not present.**

Bald eagle

Bald eagle (*Haliaeetus leucocephalus*) is a state listed endangered and CDFW fully protected species. This species is found in lower montane coniferous forest and old-growth. They nest in large old-growth or tress with open branches, especially ponderosa pine. The project site does not contain suitable habitat for this species. **This species is not present.**

California black rail

California black rail (*Laterallus jamaicensis coturniculus*) is a state listed threatened species and is a CDFW Fully Protected Species. It inhabits freshwater marshes, wet meadows, and shallow margins of saltwater marshes bordering larger bays. This species needs water depths of about one inch that do not fluctuate throughout the year and dense vegetation for nesting habitat. Its habitat includes brackish marsh, freshwater marsh, marsh and swamp, salt marsh, and wetland. The project site does not have suitable habitat for this species. **This species is not present.**

Steelhead-southern California DPS

Steelhead-southern California DPS (*Oncorhynchus mykiss irideus pop. 10*) is a federally listed endangered species. This species is likely to have greater physiological tolerances to warmer water and more variable conditions. Its habitats include aquatic and south coast flowing waters. The project site does not have suitable habitat for this species. **This species is not present.**

Coastal California gnatcatcher

Coastal California gnatcatcher (*Poliophtila californica californica*) is a federally listed threatened species and CDFW Species of Special Concern. This species is found in coastal bluff scrub and coastal scrub habitat. This species is typically found in low, coastal sage scrub in arid washes, on mesas and slopes. The project site does not contain suitable habitat for this species. **This species is not present.**

Southern mountain yellow-legged frog

Southern mountain yellow-legged frog (*Rana muscosa*) is a federally and state listed endangered species. It is found in aquatic habitat. This species is always encountered within a few feet of water. Tadpoles may require two to four years to complete their aquatic development. The project site does not contain suitable habitat for this species. **This species is not present.**

Delhi Sands flower-loving fly

Delhi Sands flower-loving fly (*Rhaphiomidas terminates abdominalis*) is a federally listed endangered species. It requires fine, sandy soils, often with wholly or partly consolidated dunes and sparse vegetation. It is found only in areas of the Delhi Sands formation in southwestern San Bernardino and northwestern Riverside counties. This species is found in interior dune habitat. The project site does not have suitable habitat for this species. **This species is not present.**

Riverside fairy shrimp

Riverside fairy shrimp (*Streptocephalus woottoni*) is a federally listed endangered species. This species is found in coastal scrub, valley and foothill grassland, vernal pool, and wetland habitat. This species typically inhabits seasonally astatic pools filled by winter/spring rains. The project site does not contain suitable habitat for this species. **This species is not present.**

Least Bell's vireo

Least Bell's vireo (*Vireo bellii pusillus*) is a federal and state listed endangered species. This species is found in riparian forest, riparian scrub, and riparian woodland. Nesting habitat of this species is restricted to willow and/or mulefat dominated riparian scrub along permanent or nearly permanent streams. No suitable habitat for this species is present on the project site. **This species is not present.**

3.7 Nesting Birds

Migratory non-game native bird species are protected under the federal Migratory Bird Treaty Act. Additionally, Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests. The project site contains shrubs and trees that can be utilized by nesting birds and raptors during the nesting bird season of February 1 through September 15.

3.8 Jurisdictional Waters

The project area does not contain any streams or drainages or riparian habitat. There are no CDFW, United States Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdictional waters within the project boundaries. Further, the project area does not contain any wetlands or vernal pools.

4.0 Project Impacts

4.1 Impacts to Habitats

The project proposes to construct a commercial warehouse and office development. Implementation of the proposed project will impact the entire 11.46-acre site with exception to the existing building on APN 263-220-028. The impacted habitats include approximately 8.14 acres of ruderal areas, 2.7 acres of disturbed/developed areas, and 0.62 acres of eucalyptus woodland.

4.2 Impacts to Sensitive Species

No sensitive species have a potential to occur on the project site; therefore, no sensitive species will be impacted by this project.

4.3 Impacts to Nesting Birds

If the project will remove shrubs between February 1 and September 15, the project will have a potential to impact nesting birds. Implementation of the measures identified in the Recommendations section of this report will ensure that potential impacts to nesting birds are less than significant.

4.4 Impacts to Critical Habitat

The project is not located within designated federal critical habitat. No impact to critical habitat would occur.

4.5 Impacts to Wildlife Movement Corridors

Wildlife movement corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbances. The project site was evaluated for its function as a wildlife corridor that species would use to move between wildlife habitat zones. Typically, mountain canyons or riparian corridors are used by wildlife as corridors; the project site does not contain these features. The project site consists of flat, disturbed land characterized by disturbed/developed and ruderal areas. Further, the project site is surrounded by urban development such as residential and commercial uses and roadways. No wildlife

movement corridors were found to be present on the project site. No impacts to wildlife movement corridors are expected.

4.6 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 project is within the Western Riverside MSHCP. The proposed project is required to comply with the Western Riverside MSHCP guidelines and requirements. The proposed project is consistent with the guidelines and requirements of the MSHCP; therefore, no conflicts will result from project implementation.

4.7 State and Federal Drainages

The project area does not contain any state or federal jurisdictional drainages; therefore, no impacts will result from project implementation.

5.0 Western Riverside County MSHCP Consistency Analysis

5.1 MSHCP Requirements

The project area is located within the Reche Canyon/Badlands Area Plan of the Western Riverside County MSHCP. The project site is not located within a Criteria Cell or Cell Group. A discussion of the applicable Western Riverside County MSHCP requirements follows:

Section 6.1.2 Species Associated with Riparian/Riverine Habitat and Vernal Pools

The project site does not contain habitat that may be considered riparian/riverine areas as defined in Section 6.1.2 of the Western Riverside County MSHCP. Due to the lack of suitable riparian habitat on the project site, focused surveys for riparian/riverine bird species listed in Section 6.1.2 of the MSHCP are not warranted.

Vernal pools are seasonal depressional wetlands that occur under Mediterranean climate conditions of the west coast and in glaciated conditions of northeastern and midwestern states. They are covered by shallow water for variable periods from winter to spring but may be completely dry most of the summer and fall. Vernal pools are usually associated with hard clay layers or bedrock, which helps keep water in the pools. Vernal pools and seasonal depressions usually are dominated by hydrophytic plants, hydric soils, and evidence of hydrology.

The entire site was evaluated for the presence of habitat capable of supporting branchiopods. The site was evaluated as described in the USFWS Survey Guidelines for the Listed Large Branchiopods (May 31, 2016). The project area is primarily comprised of sandy loams. The onsite soils do not allow for water pooling on the site for any significant length of time after rain events. No vernal pools, swales, or vernal pool mimics such as ditches, borrow pits, cattle

troughs, or cement culverts with signs of pooling water were found on the site. In addition, the site does not contain areas that showed signs of ponding water, hydrophytic vegetation, or soils typical of vernal pools that would be suitable for large branchiopods.

Section 6.1.3 Sensitive Plant Species

The project site is not located within the Western Riverside County MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) pursuant to Section 6.1.3 of the MSHCP. Therefore, the NEPSSA requirements are not applicable to the project.

Section 6.1.4 Urban/Wildlands Interface Guidelines

The project site is not located within or adjacent to a Western Riverside County MSHCP Conservation Area; therefore, the project site is not required to address Section 6.1.4 of the Western Riverside County MSHCP.

Section 6.3.2 Additional Surveys and Procedures

The project site is not located within the Western Riverside County MSHCP Additional survey areas for amphibians, mammals, or any special linkage areas. In addition, the project site is not located within the Western Riverside County MSHCP Criteria Area Plant Species Survey Area (CAPSSA) pursuant to Section 6.3.2 of the Western Riverside County MSHCP. However, the project site is located within the Western Riverside County MSHCP Additional survey area for burrowing owl.

A habitat assessment for burrowing owl was conducted on the site. No burrowing owl or burrowing owl sign (e.g., pellets, whitewash, scat, tracks, and/or feathers) were observed on the project site. Further, no sign of ground squirrels were identified on the project site. The nearest recorded occurrence of burrowing owl is located approximately two miles from the site. The project site is heavily disturbed by continuous weed abatement, vehicle use, dumping, pedestrian traffic, and domestic animal use. The site is surrounded by urban development and busy roads. Due to the high level of disturbance and lack of ground squirrel activity on the site, the habitat assessment resulted in the finding that there is no suitable habitat for this species present on the project site.

However, due to the fact that the project site is located within the Western Riverside County MSHCP burrowing owl survey area, a 30-day preconstruction survey is required prior to the commencement of project activities (e.g. vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding project activities. If BUOW are found to have colonized the project site prior to the initiation of construction, the project proponent will immediately inform RCA and the Wildlife Agencies and will need to prepare a Burrowing Owl Protection and Relocation Plan for approval by RCA and the Wildlife Agencies prior to initiating ground disturbance. If ground-disturbing

activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrow owl is found, the same coordination described above will be necessary.

6.0 Recommendations

Implementation of the following measures will mitigate any potential impacts resulting from project activities.

Burrowing Owl

- A habitat assessment has determined that burrowing owl is currently absent from the site. However, due to the fact that the project site is located within the Western Riverside County MSHCP burrowing owl survey area, a 30-day preconstruction survey is required prior to the commencement of project activities (e.g. vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding project activities.
- If burrowing owl are found to have colonized the project site prior to the initiation of construction, the project proponent will immediately inform RCA and the Wildlife Agencies and will need to prepare a Burrowing Owl Protection and Relocation Plan for approval by RCA and the Wildlife Agencies prior to initiating ground disturbance.
- If ground-disturbing activities occur but the site is left undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrow owl is found, the same coordination described above will be necessary.

Nesting Birds

- It is recommended that vegetation removal be conducted during the non-nesting season for migratory birds to avoid direct impacts. The non-nesting season is between February 1 and September 15.
- If vegetation removal will occur during the migratory bird nesting season, between February 1 and September 15, it is recommended that pre-construction nesting bird surveys be performed within three days prior to vegetation removal.
- If active nests are found during nesting bird surveys, they will be flagged and a 500-foot buffer for raptors and a 250-foot buffer for migratory song birds, shall be installed around the nests. The buffers must remain in place until the young have fledged and the nest becomes unoccupied.

- A biological monitor shall visit the site once a week during ground-disturbing activities to ensure all buffer fencing is in place and no nesting birds are impacted.

7.0 Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.



Date 04-15-2021

Signed _____

PROJECT MANAGER

Fieldwork Performed By:

Hallie Hernandez

ASSOCIATE BIOLOGIST

8.0 References

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FIGURES

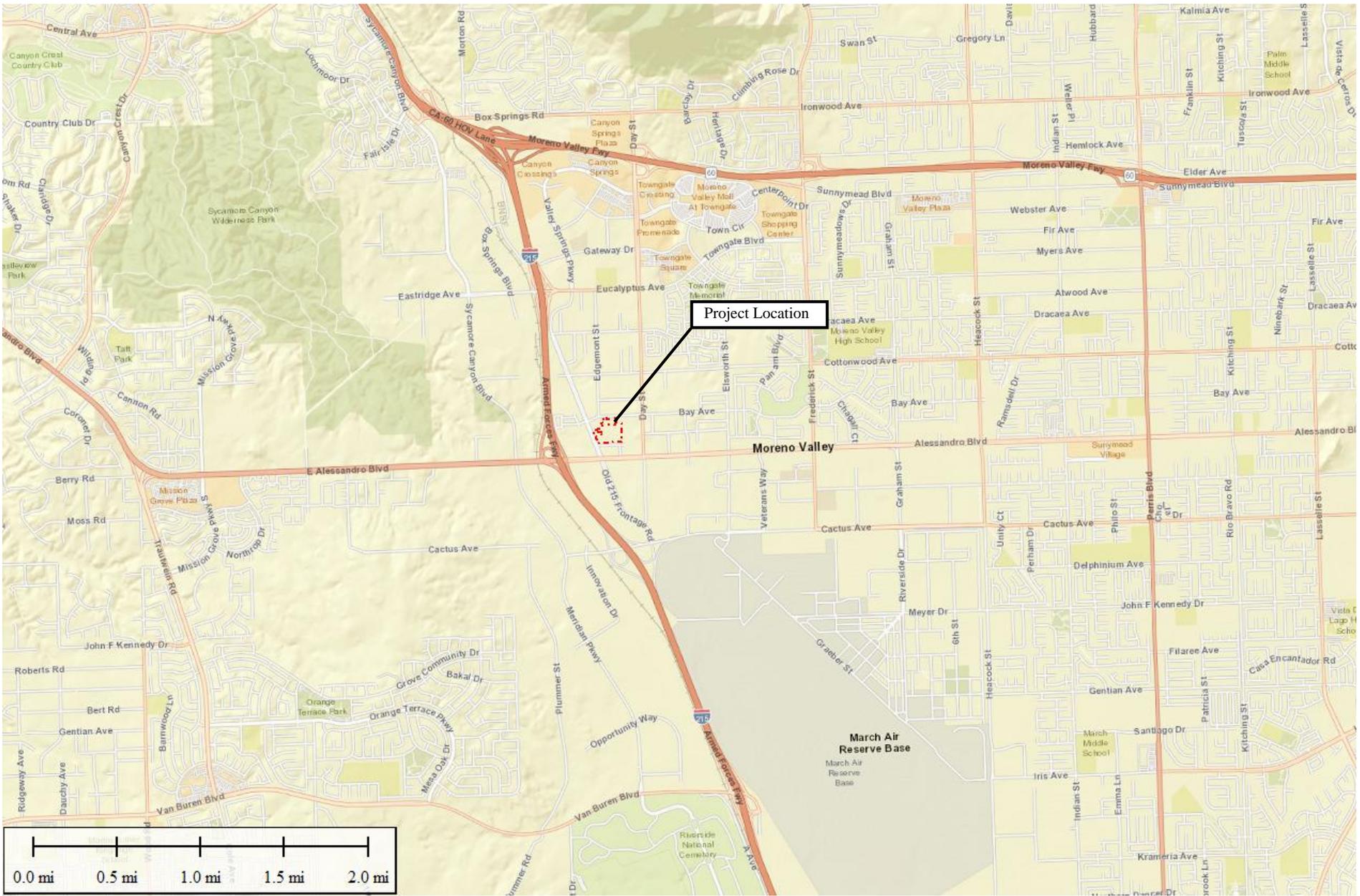


Figure 1

Location Map

APNs 263-220-004, 008, 009, 017, 018,
023, 027, 028, 029, & 263-230-002

City of Moreno Valley, Riverside County, California

Legend



Project Site Boundary



N



Hernandez
Environmental
Services

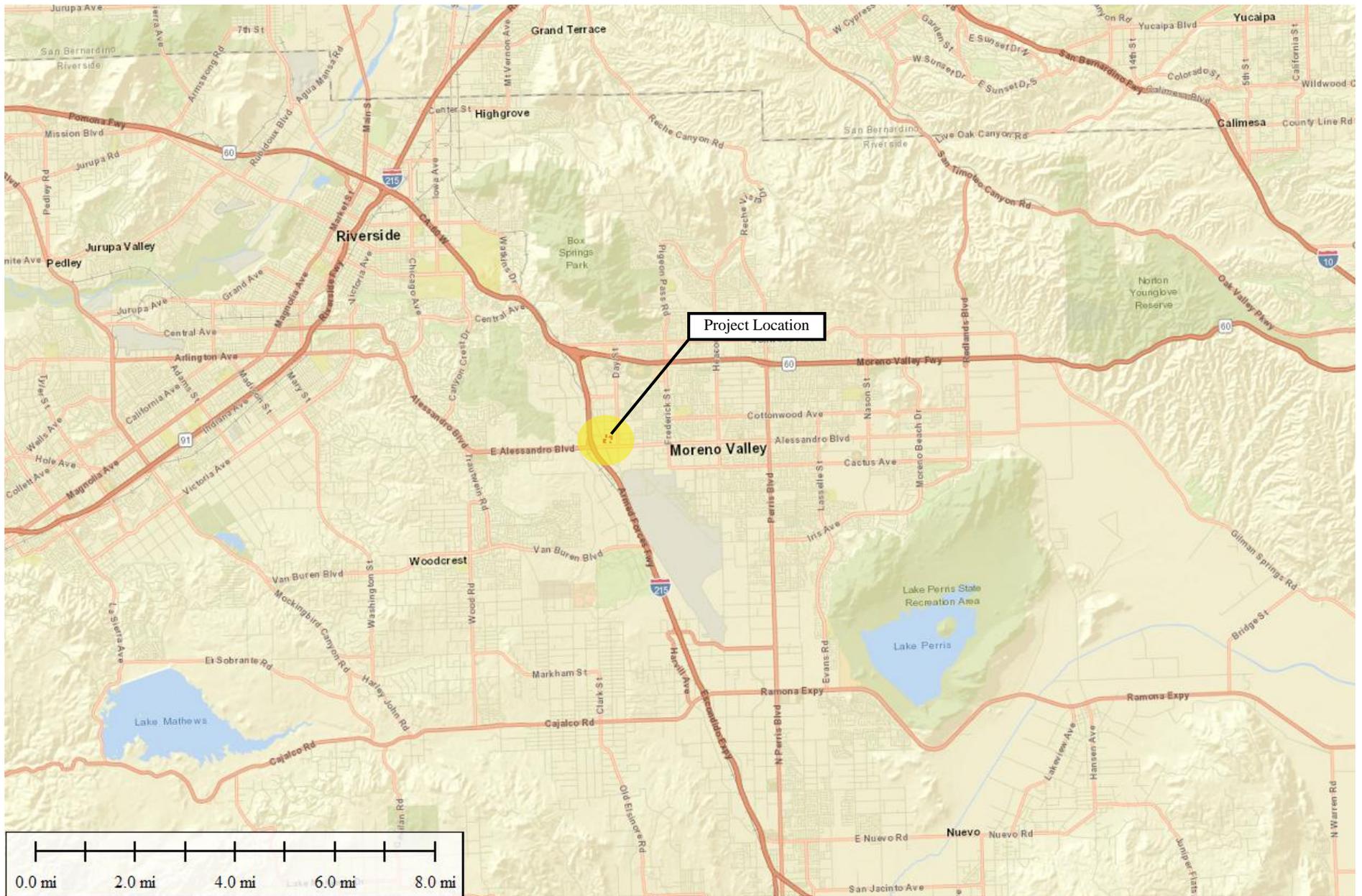


Figure 2

Vicinity Map

APNs 263-220-004, 008, 009, 017, 018,
023, 027, 028, 029, & 263-230-002

City of Moreno Valley, Riverside County, California

Legend



Project Site Boundary



Hernandez
Environmental
Services

SCHEDULE B ITEMS - ORDER NO. NCS-987960-A-ONT1

- 1-4. TAXES
5. AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 1926 IN BOOK 698 OF DEEDS, PAGE 313.
IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (AFFECTS TRACTS 2, 3 AND 4)
[BLANKET IN NATURE. DOCUMENT DESCRIBES A RIGHT OF WAY OF UNSPECIFIED WIDTH OVER ALL INTERIOR LOT LINES OF M.B. 12/19 (EDGEMONT NO. 2) - NOT PLOTTED]

- 6. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1927 IN BOOK 703 OF DEEDS, PAGE 376.
IN FAVOR OF: EDGEMONT RANCH COMPANY, A CALIFORNIA CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (AFFECTS TRACT 4)
[BLANKET EASEMENT OVER LOT 25, M.B. 12/19 FOR CONSTRUCTION, MAINTENANCE, OPERATION OF PIPES, CONDUITS, POLES, WIRES - LOT 25 PLOTTED HEREON]

- 7. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 16, 1927 IN BOOK 728 OF DEEDS, PAGE 205, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
(AFFECTS LOT 20 OF PARCEL 1 OF TRACT 3)
[BLANKET EASEMENT OVER LOTS 20 AND 21, M.B. 12/19 FOR CONSTRUCTION, MAINTENANCE, OPERATION OF PIPES, CONDUITS, POLES, WIRES - LOTS 20 AND 21 PLOTTED HEREON]

- 8. AN EASEMENT FOR DRAINAGE PIPES, CONDUITS, PIPES, POLES, WIRES AND INCIDENTAL PURPOSES, RECORDED JULY 20, 1928 IN BOOK 771 OF DEEDS, PAGE 562.
IN FAVOR OF: EDGEMONT RANCH COMPANY, A CORPORATION
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (AFFECTS TRACT 2)
[BLANKET EASEMENT OVER LOT 24, M.B. 12/19 FOR CONSTRUCTION, MAINTENANCE, OPERATION OF PIPES, CONDUITS, POLES, WIRES - LOT 24 PLOTTED HEREON]

- 9. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 28, 1931 AS BOOK 33 PAGE 577 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (AFFECTS TRACTS 2 AND 3)
[BLANKET IN NATURE. DOCUMENT REITERATES THE RIGHT OF WAY OF UNSPECIFIED WIDTH OVER ALL EXISTING ELECTRICAL DISTRIBUTION LINES AND APPURTENANCES INSTALLED OVER M.B. 12/19 (EDGEMONT NO. 2) AS GRANTED BY PREVIOUS DOCUMENTS - NOT PLOTTED]

- 10. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 4, 1931 AS BOOK 59 PAGE 67 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (AFFECTS TRACTS 2 AND 3)
[BLANKET IN NATURE. DOCUMENT REITERATES THE RIGHT OF WAY OF UNSPECIFIED WIDTH OVER ALL EXISTING ELECTRICAL DISTRIBUTION LINES AND APPURTENANCES INSTALLED OVER M.B. 12/19 (EDGEMONT NO. 2) AS GRANTED BY PREVIOUS DOCUMENTS - NOT PLOTTED]

- 11. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED OCTOBER 10, 1936 AS BOOK 388, PAGE 435 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
(AFFECTS LOT 19 OF PARCEL 1 OF TRACT 3)
[BLANKET EASEMENT OVER LOT 19, M.B. 12/19 FOR CONSTRUCTION, MAINTENANCE, OPERATION OF PIPES, CONDUITS, POLES, WIRES - LOT 19 PLOTTED HEREON]

- 12. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 20, 1938 AS BOOK 438 PAGE 563 OF OFFICIAL RECORDS.
IN FAVOR OF: NEVADA-CALIFORNIA ELECTRIC POWER COMPANY
AFFECTS: AS DESCRIBED THEREIN
(AFFECTS TRACT 2)
[EASEMENT NOT LOCATED SOUTHERLY OF SUBJECT PROPERTY - NOT PLOTTED]

- 13. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED OCTOBER 30, 1942 AS BOOK 540, PAGE 71 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
(AFFECTS PARCEL 2 OF TRACT 3)
[BLANKET EASEMENT OVER LOT 23, M.B. 12/19 FOR CONSTRUCTION, MAINTENANCE, OPERATION OF PIPES, CONDUITS, POLES, WIRES - LOT 23 PLOTTED HEREON]

- 14. AN EASEMENT FOR RIGHT TO CONSTRUCT, USE, MAINTAIN, ALTER, ADD TO, REPAIR, REPLACE AND/OR REMOVE TELEPHONE AND ELECTRIC LINE CONSISTING OF PIPES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES, CABLE AND OTHER FIXTURES AND APPLIANCES FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR COMMUNICATION, TELEPHONE, TELEGRAPH, LIGHT, HEAT, POWER AND/OR OTHER PURPOSES AND INCIDENTAL PURPOSES, RECORDED MARCH 07, 1947 AS BOOK 817 PAGE 250 OF OFFICIAL RECORDS.
IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY
AFFECTS: AS DESCRIBED THEREIN
(AFFECTS TRACT 2)
[EASEMENT NOT LOCATED SOUTHERLY OF SUBJECT PROPERTY - NOT PLOTTED]

DATA TABLE
BEARING DISTANCE
L1 N19°23'51"W 99.93' (100.00' R2)
L2 N19°23'51"W 99.99' (100.00' R2)
L3 N19°23'51"W 81.70' (81.70' R2)
L4 N19°23'51"W 93.63' (93.66' R2)
L5 N89°50'06"W 76.41' (76.39' R2)

SURVEYOR'S NOTES

- 1. INDICATES FOUND MONUMENT AS NOTED.
S.F.N. INDICATES SEARCHED AND FOUND NOTHING.
C.F. INDICATES CALCULATED FROM RECORD REFERENCE.
M. INDICATES MEASURED DATA.
R1 INDICATES RECORD DATA PER CALTRANS MONUMENTATION MAP NO. 435571-8 & 9.
R2 INDICATES RECORD DATA PER M.B. 12/19.
R3 INDICATES RECORD DATA PER P.M.B. 118/34-35.
R4 INDICATES RECORD DATA PER R.S. 126/87.
R5 INDICATES RECORD DATA PER C.R. 15-0182.
R6 INDICATES RECORD DATA PER R.C.S.F.B. 2017/1-2, SURVEY NO. 4652.
R7 INDICATES RECORD DATA PER P.M.B. 240/1-4.
R8 INDICATES RECORD DATA PER GRANT TO STATE OF CALIFORNIA, RECORDED APRIL 09, 1942, IN BOOK 540, PAGE 59, O.R.
R9 DOC. NO. 1993-221058, REC. JUNE 11, 1993, O.R.
R10 DOC. NO. 1999-534253, REC. DECEMBER 08, 1999, O.R.
R11 DOC. NO. 2001-652641, REC. DECEMBER 31, 2001, O.R.
R12 DOC. NO. 2012-0380780, REC. AUGUST 10, 2012, O.R.

- 15. AN EASEMENT FOR RIGHT OF WAY TO LAY, CONSTRUCT, MAINTAIN OPERATE, REPAIR, RENEW, CHANGE THE SIZE OF AND REMOVE A PIPE LINE, WITH METERING, REGULATING AND OTHER EQUIPMENT, FOR THE TRANSPORTATION OF GAS, WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JUNE 04, 1948 AS BOOK 913 PAGE 328 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY
AFFECTS: AS DESCRIBED THEREIN
(AFFECTS TRACT 2)
[EASEMENT NOT LOCATED SOUTHERLY OF SUBJECT PROPERTY - NOT PLOTTED]

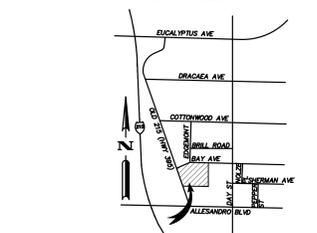
- 16. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 13, 1948 AS BOOK 393 PAGE 485 OF OFFICIAL RECORDS.
IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY
AFFECTS: AS DESCRIBED THEREIN
(AFFECTS TRACT 2)
[1" WIDE STRIP EASEMENT, THE NORTHERLY LINE OF WHICH IS COINCIDENT WITH THE SOUTH LINE OF SUBJECT PROPERTY - PLOTTED HEREON]

- 17. AN EASEMENT FOR DRAINAGE PIPES OR CONDUITS AND OTHER MEANS OF CONVEYING WATER AND SEWAGE AND INCIDENTAL PURPOSES, RECORDED OCTOBER 28, 1949 AS BOOK 1118 PAGE 460 OF OFFICIAL RECORDS.
IN FAVOR OF: BOY SPRINGS MUTUAL WATER COMPANY
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (AFFECTS TRACT 2)
[BLANKET IN NATURE ACROSS A PORTION OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 4 WEST. LEGAL DESCRIPTION FOR SAID PORTION IS UNINTELLIGIBLE]

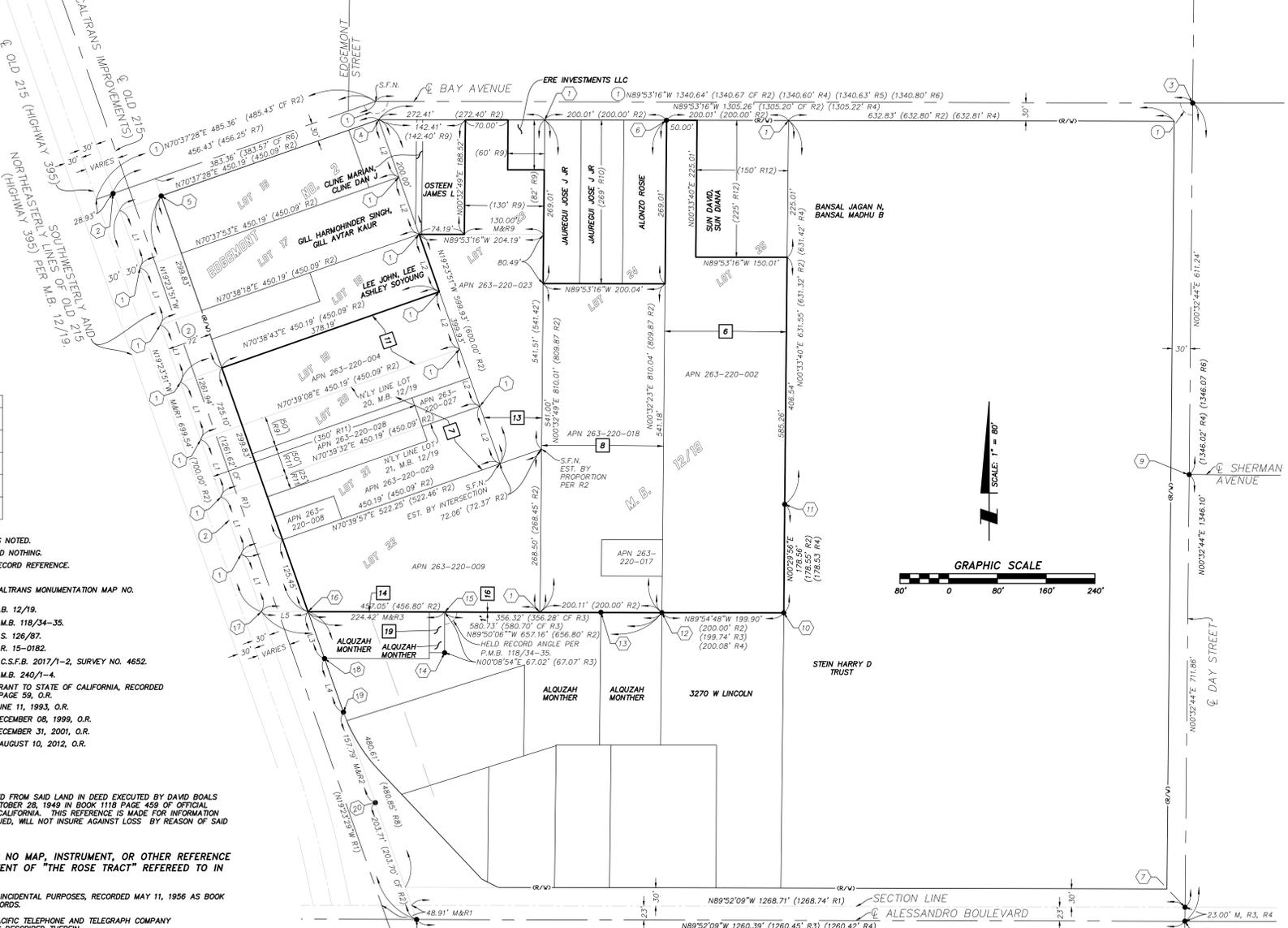
47-52. LIENS/ASSESSMENTS
52. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
53-54. LIENS/ASSESSMENTS
55. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
56-58. LIENS/ASSESSMENTS
59. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
60. HIS ITEM HAS BEEN INTENTIONALLY DELETED.
61-62. LIENS/ASSESSMENTS
63. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
64-65. LIENS/ASSESSMENTS
66. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
67. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
68. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
69. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
70. LIENS/ASSESSMENTS
71. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
72. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
73. LIENS/ASSESSMENTS
74. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET AND/OR HIGHWAY.
(AFFECTS PARCEL 4 TRACT 2)
75. ANY RIGHT, TITLE OR INTEREST OF THE SPOUSE, IF ANY, OF ANY MARRIED VESTEE HEREIN.
(AFFECTS TRACT 4)
76. WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY, AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY.
(AFFECTS TRACTS 2, 3 AND 4)
77. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
78. RIGHTS OF PARTIES IN POSSESSION.

TABLE A ITEMS
2. ADDRESSES OF SURVEYED PROPERTY SHOWN HEREIN.
3. THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONES SHOWN ON FEMA FLOOD INSURANCE RATE MAP 080502760A, WITH AN EFFECTIVE DATE OF AUGUST 28, 2008.
ZONE X - OTHER AREAS
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
4. THE TOTAL AREA IS 11.46 ACRES, (469,224.57 SQUARE FEET).
6(A). NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR PER THE CITY OF MORENO VALLEY ZONING MAP THE SUBJECT PROPERTY IS ZONED BP - BUSINESS PARK AND IS LOCATED ON THE AIR INSTALLATION COMPATIBLE USE ZONE (ALOUZ). THE FOLLOWING ZONING INFORMATION WAS DETERMINED FROM THE MORENO VALLEY MUNICIPAL CODE - TABLE 9.05.040-8 INDUSTRIAL SITE DEVELOPMENT MINIMUM STANDARDS.
REQUIREMENT BP
MINIMUM SITE AREA (IN ACRES) 80
MINIMUM SITE WIDTH (IN FEET) 200
MINIMUM SITE DEPTH (IN FEET) 200
MINIMUM FRONT BUILDING SETBACK AREA (IN FEET) (SEE NOTE BELOW)
MINIMUM STREET SIDE BUILDING SETBACK AREA (IN FEET) 20
MINIMUM REAR BUILDING SETBACK AREA (IN FEET) (SEE NOTE BELOW)
* STRUCTURES SHALL BE CONSTRUCTED ON THE PROPERTY LINE OR A MINIMUM OF THREE FEET FROM THE PROPERTY LINE.
6(B). SETBACKS REQUIRE INTERPRETATION AND ARE NOT PLOTTED HEREON.
7(A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON.
7(C). MEASURED HEIGHT OF ALL BUILDINGS SHOWN HEREON.
8. SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE PLOTTED HEREON. NO SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, NO CEMETERIES, BURIAL GROUNDS OR GRAVE SITES WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. LOCATION OF UTILITIES OBSERVED DURING SURVEY ARE PLOTTED HEREON. SEE NOTE 3 ABOVE.
13. NAMES OF ADJOINING OWNERS SHOWN HEREON.
14. DISTANCE TO THE NEAREST INTERSECTING STREET SHOWN HEREON.
16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADJUSTS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
17. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
18. NO FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD SURVEY.

47-52. LIENS/ASSESSMENTS
52. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
53-54. LIENS/ASSESSMENTS
55. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
56-58. LIENS/ASSESSMENTS
59. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
60. HIS ITEM HAS BEEN INTENTIONALLY DELETED.
61-62. LIENS/ASSESSMENTS
63. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
64-65. LIENS/ASSESSMENTS
66. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
67. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
68. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
69. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
70. LIENS/ASSESSMENTS
71. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
72. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
73. LIENS/ASSESSMENTS
74. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET AND/OR HIGHWAY.
(AFFECTS PARCEL 4 TRACT 2)
75. ANY RIGHT, TITLE OR INTEREST OF THE SPOUSE, IF ANY, OF ANY MARRIED VESTEE HEREIN.
(AFFECTS TRACT 4)
76. WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY, AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY.
(AFFECTS TRACTS 2, 3 AND 4)
77. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
78. RIGHTS OF PARTIES IN POSSESSION.



ALTA/ NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION - ORDER NO. NCS-987960-A-ONT1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
TRACT 1:
PARCEL 1:
THAT PORTION OF LOT 21, EDGEMONT NO. 2, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 19, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT, 72 FEET NORTHEASTERLY FROM THE MOST SOUTHERLY CORNER OF SAID LOT;
THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 40 FEET;
THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 103 FEET;
THENCE SOUTHEASTERLY PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT, 40 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT;
THENCE SOUTHWESTERLY ON THE SOUTHWESTERLY LINE OF SAID LOT, 103 FEET, TO THE POINT OF BEGINNING.

PARCEL 2:
THE SOUTHEASTERLY RECTANGULAR 50 FEET OF LOT 20 AND THE NORTHWESTERLY RECTANGULAR 25 FEET OF LOT 21 OF EDGEMONT NO. 2, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 19, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY;
EXCEPTING THEREFROM THE SOUTHWESTERLY RECTANGULAR 350 FEET THEREOF;
ALSO, ALL THAT PORTION OF LOT 21 OF SAID EDGEMONT NO. 2 LYING SOUTHEASTERLY OF A LINE DRAWN PARALLEL WITH AND 25 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE THEREOF;
EXCEPTING THEREFROM THE SOUTHWESTERLY 72 FEET THEREOF AS CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES;
ALSO EXCEPTING THEREFROM THE PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 21, 175 FEET NORTHEASTERLY FROM THE MOST SOUTHERLY CORNER THEREOF;
THENCE NORTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 21, 40 FEET;
THENCE SOUTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 21, 103 FEET;
THENCE SOUTHEASTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 21, 40 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 21;
THENCE NORTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 21, 103 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THE SOUTHEASTERLY 50 FEET OF THE SOUTHWESTERLY 350 FEET OF LOT 20 AND THE NORTHWESTERLY 25 FEET OF THE SOUTHWESTERLY 350 FEET OF LOT 21 OF EDGEMONT NO. 2, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 19, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY;
EXCEPTING THEREFROM THE WESTERLY 72 FEET AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED FROM H. E. ERICSON AND WIFE RECORDED IN BOOK 535, PAGE 441, OFFICIAL RECORDS.
TRACT 2:
PARCEL 2:
LOT 22 OF EDGEMONT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
EXCEPT THEREFROM THE WESTERLY 72 FEET THEREOF, AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 9, 1942 IN BOOK 535 PAGE 443 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3:
LOT 24 OF EDGEMONT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
EXCEPT THEREFROM THE NORTHERLY 269 FEET THEREOF.
TRACT 3:
PARCEL 1:
LOT 19 AND THE NORTHWESTERLY RECTANGULAR 50 FEET OF LOT 20 OF EDGEMONT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
EXCEPTING THEREFROM THE WESTERLY 72 FEET THEREOF AS CONVEYED TO STATE OF CALIFORNIA FOR STATE HIGHWAY BY DEED RECORDED MARCH 30, 1942 IN BOOK 534, PAGE 538 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:
LOT 23 OF EDGEMONT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
EXCEPTING THEREFROM THAT PORTION THEREOF PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT, 130 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 142.4 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 200 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT TO A POINT 130 FEET WEST OF THE EAST LINE THEREOF; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT TO POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 23; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 60 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 82 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, 60 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 23; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 23, 82 FEET TO THE POINT OF BEGINNING.

TRACT 4:
LOT 25 OF EDGEMONT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 19 OF MAPS, RIVERSIDE COUNTY;
EXCEPTING THEREFROM THE NORTH 225 FEET OF THE EAST 150 FEET OF SAID LOT 25, FOR CONVEYING PURPOSES ONLY; APN 263-220-008 (AFFECTS PARCEL 1 OF TRACT 1)
263-220-027 (AFFECTS PORTION OF PARCEL 2 OF TRACT 1)
2017/1-2, SURVEY NO. 4652, AND PASSING THROUGH (2) AND (3)
263-220-029 (AFFECTS PORTION OF PARCEL 2 OF TRACT 1)
263-220-009 (AFFECTS PORTION OF PARCEL 2 OF TRACT 2)
263-220-017 (AFFECTS PORTION OF PARCEL 3 OF TRACT 2)
263-220-018 (AFFECTS PORTION OF PARCEL 3 OF TRACT 2)
263-220-004 (AFFECTS PORTION OF PARCEL 1 OF TRACT 3)
263-220-023 (AFFECTS PORTION OF PARCEL 2 OF TRACT 3)
263-230-002 (AFFECTS TRACT 4)

PARCEL 2:
LOT 23 OF EDGEMONT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 19 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;
EXCEPTING THEREFROM THAT PORTION THEREOF PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 23; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT, 60 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 82 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT, 60 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 23; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 23, 82 FEET TO THE POINT OF BEGINNING.

TRACT 4:
LOT 25 OF EDGEMONT NO. 2 AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 19 OF MAPS, RIVERSIDE COUNTY;
EXCEPTING THEREFROM THE NORTH 225 FEET OF THE EAST 150 FEET OF SAID LOT 25, FOR CONVEYING PURPOSES ONLY; APN 263-220-008 (AFFECTS PARCEL 1 OF TRACT 1)
263-220-027 (AFFECTS PORTION OF PARCEL 2 OF TRACT 1)
2017/1-2, SURVEY NO. 4652, AND PASSING THROUGH (2) AND (3)
263-220-029 (AFFECTS PORTION OF PARCEL 2 OF TRACT 1)
263-220-009 (AFFECTS PORTION OF PARCEL 2 OF TRACT 2)
263-220-017 (AFFECTS PORTION OF PARCEL 3 OF TRACT 2)
263-220-018 (AFFECTS PORTION OF PARCEL 3 OF TRACT 2)
263-220-004 (AFFECTS PORTION OF PARCEL 1 OF TRACT 3)
263-220-023 (AFFECTS PORTION OF PARCEL 2 OF TRACT 3)
263-230-002 (AFFECTS TRACT 4)

BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHEASTERLY LINE OF OLD HIGHWAY 215, SHOWN AS FRONTAGE ROAD ON CALTRANS MONUMENTATION MAP NO. 435571-8 & 9 BEING N19°23'51"E.
SURVEYOR'S CERTIFICATE
TO: PHELAN DEVELOPMENT COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(C), 8, 9, 11, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 9/12/2020
DATE OF PLAT OR MAP: 9/15/2020

DATE OF PLAT OR MAP: 9/15/2020
Eric K Osterode
ERIC K. OSTERODE, PLS 9371
DATE 09/17/2020

PREPARED FOR
KATRINA DEARNEY
PHELAN DEVELOPMENT COMPANY
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TITLE COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
3201 E. CALISTO ROAD, SUITE 440
ONTARIO, CA 91761
PHONE: (909) 510-6200

ALTA/ NSPS LAND TITLE SURVEY FOR:
OLD 215 INDUSTRIAL

Table with columns: REVISIONS, DESIGN, DRAWING, CHECKED, PRELIM. DATE, FINAL DATE, SHEET, and other details.

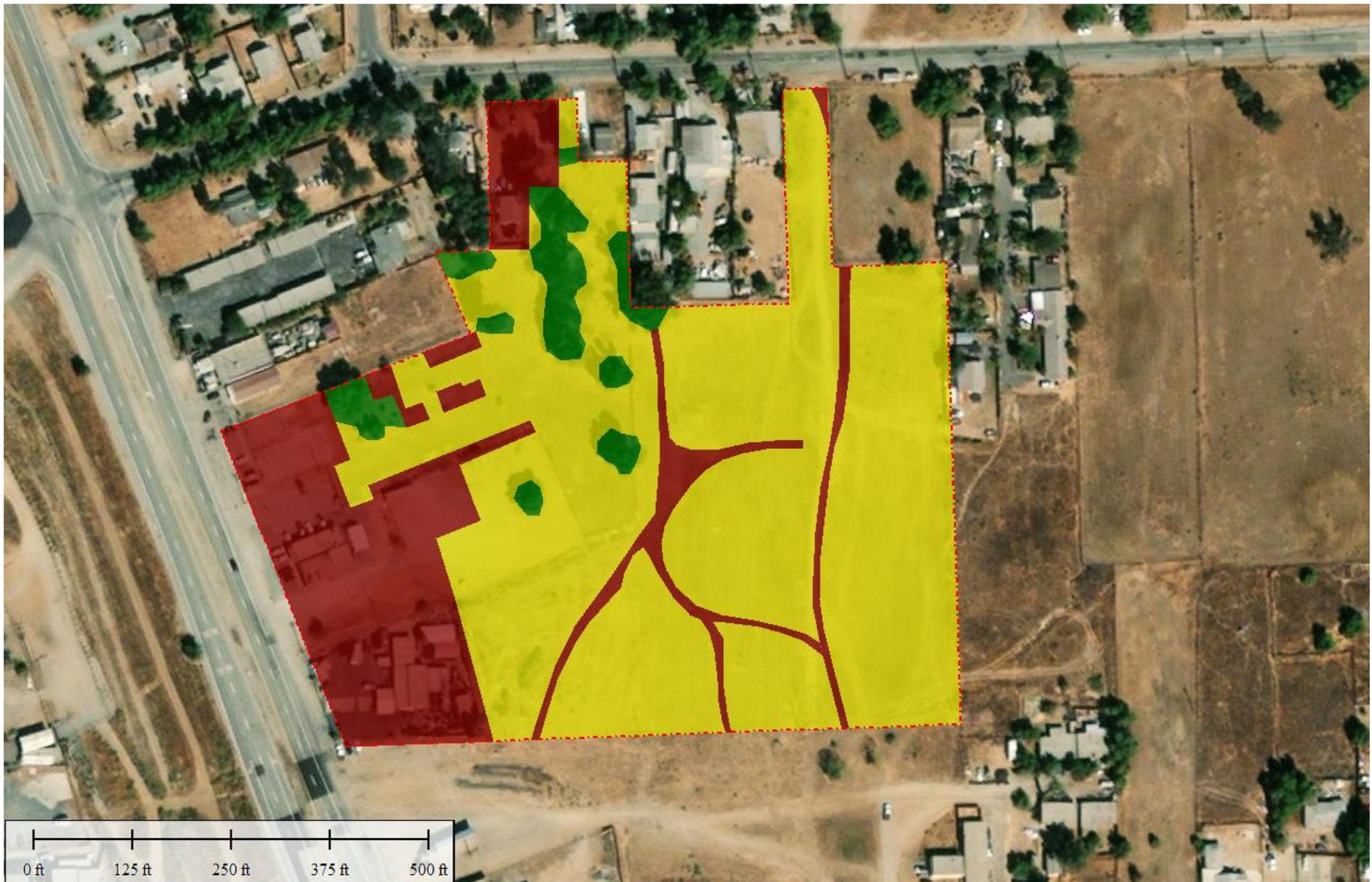


Figure 4
 Habitat Map
 APNs 263-220-004, 008, 009, 017, 018,
 023, 027, 028, 029, & 263-230-002
 City of Moreno Valley, Riverside County, California

Legend

- Project Site Boundary (11.46 ac.)
- Ruderal Habitat (8.14 ac.)
- Disturbed/ Developed Habitat (2.7 ac.)
- Eucalyptus Woodland (0.62 ac.)



APPENDIX A

Species List

Plants

Amsinckia menziesii

Menzies' fiddleneck

Ericameria laricifolia

Turpentine bush

Erigeron canadensis

Canada horseweed

Erodium cicutarium

Common stork's-bill

Hordeum murinum

Wall barley

Lepidium virginicum

Virginia pepperweed

Malva parviflora

Cheeseweed

Opuntia phaeacantha

Brown spined prickly pear

Salvia apiana

White sage

Schinus molle

Peruvian pepper tree

Sisymbrium irio

London rocket

Washingtonia robusta

Mexican fan palm

Animals

Canis lupus familiaris

Domestic Dog

Corvus corax

Common raven

Falco sparverius

American kestrel

Zenaida macroura

Mourning dove

APPENDIX B

Scientific Name	Common Name	Taxon Group	Federal List	State List	R Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
<i>Abronia villosa</i> var. <i>aurita</i>	chaparral sand- verbena	Dicots	None	None	1B.1	Chaparral Coastal scrub Desert dunes	Chaparral, coastal scrub, desert dunes.	Sandy areas. -60- 1570 m.	No suitable habitat present on site. Not present.
<i>Allium marvinii</i>	Yucaipa onion	Monocots	None	None	1B.2	Chaparral	Chaparral.	In openings on clay soils. 850-1070 m.	No suitable habitat present on site. Not present.
<i>Allium munzii</i>	Munz's onion	Monocots	Endangered	Threatened	1B.1	Chaparral Cismontane woodland Coastal scrub Pinon & juniper woodlands Valley & foothill grassland	Chaparral, coastal scrub, cismontane woodland, pinyon and juniper woodland, valley and foothill grassland.	Heavy clay soils; grows in grasslands & openings within shrublands or woodlands. 375-1040 m.	No suitable habitat present on site. Not present.
<i>Ambrosia pumila</i>	San Diego ambrosia	Dicots	Endangered	None	1B.1	Chaparral Coastal scrub Valley & foothill grassland	Chaparral, coastal scrub, valley and foothill grassland.	Sandy loam or clay soil; sometimes alkaline. In valleys; persists where disturbance has been superficial. Sometimes on margins or near vernal pools. 3-580 m.	No suitable habitat present on site. Not present.
<i>Arenaria paludicola</i>	marsh sandwort	Dicots	Endangered	Endangered	1B.1	Freshwater marsh Marsh & swamp Wetland	Marshes and swamps.	Growing up through dense mats of Typha, Juncus, Scirpus, etc. in freshwater marsh. Sandy soil. 3-170 m.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	R Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Astragalus hornii var. hornii	Horn's milk-vetch	Dicots	None	None	1B.1	Alkali playa Meadow & seep Wetland	Meadows and seeps, playas.	Lake margins, alkaline sites. 75-350 m.	No suitable habitat present on site. Not present.
Atriplex coronata var. notatior	San Jacinto Valley crownscale	Dicots	Endangered	None	1B.1	Alkali playa Valley & foothill grassland Vernal pool Wetland	Playas, valley and foothill grassland, vernal pools.	Alkaline areas in the San Jacinto River Valley. 35-460 m.	No suitable habitat present on site. Not present.
Atriplex parishii	Parish's brittle-scale	Dicots	None	None	1B.1	Alkali playa Chenopod scrub Meadow & seep Vernal pool Wetland	Vernal pools, chenopod scrub, playas.	Usually on drying alkali flats with fine soils. 4-1420 m.	No suitable habitat present on site. Not present.
Atriplex serenana var. davidsonii	Davidson's salt-scale	Dicots	None	None	1B.2	Coastal bluff scrub Coastal scrub	Coastal bluff scrub, coastal scrub.	Alkaline soil. 0-480 m.	No suitable habitat present on site. Not present.
Berberis nevinsii	Nevin's barberry	Dicots	Endangered	Endangered	1B.1	Chaparral Cismontane woodland Coastal scrub Riparian scrub	Chaparral, cismontane woodland, coastal scrub, riparian scrub.	On steep, N-facing slopes or in low grade sandy washes. 90-1590 m.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	R Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
<i>Brodiaea filifolia</i>	thread-leaved brodiaea	Monocots	Threatened	Endangered	1B.1	Chaparral Cismontane woodland Coastal scrub Valley & foothill grassland Vernal pool Wetland	Chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, vernal pools.	Usually associated with annual grassland and vernal pools; often surrounded by shrubland habitats. Occurs in openings on clay soils. 15-1030 m.	No suitable habitat present on site. Not present.
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	Monocots	None	None	4.2	Chaparral Cismontane woodland Coastal scrub Lower montane coniferous forest Valley & foothill grassland	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest.	Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 60-2500 m.	No suitable habitat present on site. Not present.
<i>Carex comosa</i>	bristly sedge	Monocots	None	None	2B.1	Coastal prairie Freshwater marsh Marsh & swamp Valley & foothill grassland Wetland	Marshes and swamps, coastal prairie, valley and foothill grassland.	Lake margins, wet places; site below sea level is on a Delta island. -5-1010 m.	No suitable habitat present on site. Not present.
<i>Caulanthus simulans</i>	Payson's jewelflower	Dicots	None	None	4.2	Chaparral Coastal scrub	Chaparral, coastal scrub.	Frequently in burned areas, or in disturbed sites such as streambeds; also on rocky, steep slopes. Sandy, granitic soils. 90-2200 m.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	R Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
<i>Centromadia pungens</i> ssp. <i>laevis</i>	smooth tarplant	Dicots	None	None	1B.1	Alkali playa Chenopod scrub Meadow & seep Riparian woodland Valley & foothill grassland Wetland	Valley and foothill grassland, chenopod scrub, meadows and seeps, playas, riparian woodland.	Alkali meadow, alkali scrub; also in disturbed places. 5-1170 m.	No suitable habitat present on site. Not present.
<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	salt marsh bird's-beak	Dicots	Endangered	Endangered	1B.2	Coastal dunes Marsh & swamp Salt marsh Wetland	Marshes and swamps, coastal dunes.	Limited to the higher zones of salt marsh habitat. 0-10 m.	No suitable habitat present on site. Not present.
<i>Chorizanthe parryi</i> var. <i>parryi</i>	Parry's spineflower	Dicots	None	None	1B.1	Chaparral Cismontane woodland Coastal scrub Valley & foothill grassland	Coastal scrub, chaparral, cismontane woodland, valley and foothill grassland.	Dry slopes and flats; sometimes at interface of 2 vegetation types, such as chaparral and oak woodland. Dry, sandy soils. 90-1220 m.	No suitable habitat present on site. Not present.
<i>Chorizanthe polygonoides</i> var. <i>longispina</i>	long-spined spineflower	Dicots	None	None	1B.2	Chaparral Coastal scrub Meadow & seep Ultramafic Valley & foothill grassland Vernal pool	Chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, vernal pools.	Gabbroic clay. 30-1630 m.	No suitable habitat present on site. Not present.
<i>Cuscuta obtusiflora</i> var. <i>glandulosa</i>	Peruvian dodder	Dicots	None	None	2B.2	Marsh & swamp Wetland	Marshes and swamps (freshwater).	Freshwater marsh. 15-280 m.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	R Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
<i>Dodecahema leptoceras</i>	slender-horned spineflower	Dicots	Endangered	Endangered	1B.1	Chaparral Cismontane woodland Coastal scrub	Chaparral, cismontane woodland, coastal scrub (alluvial fan sage scrub).	Flood deposited terraces and washes; associates include <i>Encelia</i> , <i>Dalea</i> , <i>Lepidospartum</i> , etc. Sandy soils. 200-765 m.	No suitable habitat present on site. Not present.
<i>Dudleya multicaulis</i>	many-stemmed dudleya	Dicots	None	None	1B.2	Chaparral Coastal scrub Valley & foothill grassland	Chaparral, coastal scrub, valley and foothill grassland.	In heavy, often clayey soils or grassy slopes. 1-910 m.	No suitable habitat present on site. Not present.
<i>Eriastrum densifolium</i> ssp. <i>sanctorum</i>	Santa Ana River woollystar	Dicots	Endangered	Endangered	1B.1	Chaparral Coastal scrub	Coastal scrub, chaparral.	In sandy soils on river floodplains or terraced fluvial deposits. 180-705 m.	No suitable habitat present on site. Not present.
<i>Galium californicum</i> ssp. <i>primum</i>	Alvin Meadow bedstraw	Dicots	None	None	1B.2	Chaparral Lower montane coniferous forest	Chaparral, lower montane coniferous forest.	Grows in shade of trees and shrubs at the lower edge of the pine belt, in pine forest-chaparral ecotone. Granitic, sandy soils. 1460-1830 m.	No suitable habitat present on site. Not present.
<i>Harpagonella palmeri</i>	Palmer's grapplinghook	Dicots	None	None	4.2	Chaparral Coastal scrub Valley & foothill grassland	Chaparral, coastal scrub, valley and foothill grassland.	Clay soils; open grassy areas within shrubland. 20-955 m.	No suitable habitat present on site. Not present.
<i>Helianthus nuttallii</i> ssp. <i>parishii</i>	Los Angeles sunflower	Dicots	None	None	1A	Freshwater marsh Marsh & swamp Salt marsh Wetland	Marshes and swamps (coastal salt and freshwater).	35-1525 m.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	R Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
<i>Horkelia cuneata</i> var. <i>puberula</i>	mesa horkelia	Dicots	None	None	1B.1	Chaparral Cismontane woodland Coastal scrub	Chaparral, cismontane woodland, coastal scrub.	Sandy or gravelly sites. 15-1645 m.	No suitable habitat present on site. Not present.
<i>Imperata brevifolia</i>	California satintail	Monocots	None	None	2B.1	Chaparral Coastal scrub Meadow & seep Mojavean desert scrub Riparian scrub Wetland	Coastal scrub, chaparral, riparian scrub, mojavean desert scrub, meadows and seeps (alkali), riparian scrub.	Mesic sites, alkali seeps, riparian areas. 3-1495 m.	No suitable habitat present on site. Not present.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Coulter's goldfields	Dicots	None	None	1B.1	Alkali playa Marsh & swamp Salt marsh Vernal pool Wetland	Coastal salt marshes, playas, vernal pools.	Usually found on alkaline soils in playas, sinks, and grasslands. 1-1375 m.	No suitable habitat present on site. Not present.
<i>Lepidium virginicum</i> var. <i>robinsonii</i>	Robinson's pepper-grass	Dicots	None	None	4.3	Chaparral Coastal scrub	Chaparral, coastal scrub.	Dry soils, shrubland. 4-1435 m.	No suitable habitat present on site. Not present.
<i>Lycium parishii</i>	Parish's desert-thorn	Dicots	None	None	2B.3	Coastal scrub Sonoran desert scrub	Coastal scrub, Sonoran desert scrub.	-3-570 m.	No suitable habitat present on site. Not present.
<i>Malacothamnus parishii</i>	Parish's bush-mallow	Dicots	None	None	1A	Chaparral Coastal scrub	Chaparral, coastal sage scrub.	In a wash. 305-455 m.	No suitable habitat present on site. Not present.
<i>Monardella pringlei</i>	Pringle's monardella	Dicots	None	None	1A	Coastal scrub	Coastal scrub.	Sandy hills. 300-400 m.	No suitable habitat present on site. Not present.
<i>Myosurus minimus</i> ssp. <i>apus</i>	little mouseltail	Dicots	None	None	3.1	Valley & foothill grassland Vernal pool Wetland	Vernal pools, valley and foothill grassland.	Alkaline soils. 20-640 m.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	R Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
<i>Nasturtium gambelii</i>	Gambel's water cress	Dicots	Endangered	Threatened	1B.1	Brackish marsh Freshwater marsh Marsh & swamp Wetland	Marshes and swamps.	Freshwater and brackish marshes at the margins of lakes and along streams, in or just above the water level. 5-305 m.	No suitable habitat present on site. Not present.
<i>Navarretia fossalis</i>	spreading navarretia	Dicots	Threatened	None	1B.1	Alkali playa Chenopod scrub Marsh & swamp Vernal pool Wetland	Vernal pools, chenopod scrub, marshes and swamps, playas.	San Diego hardpan and San Diego claypan vernal pools; in swales & vernal pools, often surrounded by other habitat types. 15-850 m.	No suitable habitat present on site. Not present.
<i>Phacelia stellaris</i>	Brand's star phacelia	Dicots	None	None	1B.1	Coastal dunes Coastal scrub	Coastal scrub, coastal dunes.	Open areas. 3-370 m.	No suitable habitat present on site. Not present.
<i>Pseudognaphalium leucocephalum</i>	white rabbit-tobacco	Dicots	None	None	2B.2	Chaparral Cismontane woodland Coastal scrub Riparian woodland	Riparian woodland, cismontane woodland, coastal scrub, chaparral.	Sandy, gravelly sites. 35-515 m.	No suitable habitat present on site. Not present.
<i>Ribes divaricatum</i> var. <i>parishii</i>	Parish's gooseberry	Dicots	None	None	1A	Riparian woodland	Riparian woodland.	Salix swales in riparian habitats. 65-300 m.	No suitable habitat present on site. Not present.
Riversidian Alluvial Fan Sage Scrub	Riversidian Alluvial Fan Sage Scrub	Scrub	None	None		Coastal scrub			Not present.
<i>Senecio aphanactis</i>	chaparral ragwort	Dicots	None	None	2B.2	Chaparral Cismontane woodland Coastal scrub	Chaparral, cismontane woodland, coastal scrub.	Drying alkaline flats. 20-1020 m.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	R Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Sidalcea neomexicana	salt spring checkerbloom	Dicots	None	None	2B.2	Alkali playa Chaparral Coastal scrub Lower montane coniferous forest Mojavean desert scrub Wetland	Playas, chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub.	Alkali springs and marshes. 3-2380 m.	No suitable habitat present on site. Not present.
Southern California Arroyo Chub/Santa Ana Sucker Stream	Southern California Arroyo Chub/Santa Ana Sucker Stream	Inland Waters	None	None					Not present.
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Riparian	None	None		Riparian forest			Not present.
Southern Cottonwood Willow Riparian Forest	Southern Cottonwood Willow Riparian Forest	Riparian	None	None		Riparian forest			Not present.
Southern Riparian Forest	Southern Riparian Forest	Riparian	None	None		Riparian forest			Not present.
Southern Riparian Scrub	Southern Riparian Scrub	Riparian	None	None		Riparian scrub			Not present.
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Riparian	None	None		Riparian woodland			Not present.
Southern Willow Scrub	Southern Willow Scrub	Riparian	None	None		Riparian scrub			Not present.
Sphenopholis obtusata	prairie wedge grass	Monocots	None	None	2B.2	Cismontane woodland Meadow & seep Wetland	Cismontane woodland, meadows and seeps.	Open moist sites, along rivers and springs, alkaline desert seeps. 15-2625 m.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	R Plant Rank	Habitats	General Habitat	Micro Habitat	Presence/Absence
Symphytotrichum defoliatum	San Bernardino aster	Dicots	None	None	1B.2	Cismontane woodland Coastal scrub Lower montane coniferous forest Marsh & swamp Meadow & seep Valley & foothill grassland	Meadows and seeps, cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, valley and foothill grassland.	Vernally mesic grassland or near ditches, streams and springs; disturbed areas. 3-2045 m.	No suitable habitat present on site. Not present.
Texosporium sancti-jacobi	woven-spored lichen	Lichens	None	None	3	Chaparral	Chaparral.	Open sites; in California with Adenostoma fasciculatum, Eriogonum, Selaginella. Found on soil, small mammal pellets, dead twigs, and on Selaginella. 60-870 m.	No suitable habitat present on site. Not present.
Trichocoronis wrightii var. wrightii	Wright's trichocoronis	Dicots	None	None	2B.1	Marsh & swamp Meadow & seep Riparian forest Vernal pool Wetland	Marshes and swamps, riparian forest, meadows and seeps, vernal pools.	Mud flats of vernal lakes, drying river beds, alkali meadows. 5-435 m.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Habitats	General Habitat	Micro Habitat	Presence/Absence
<i>Accipiter cooperii</i>	Cooper's hawk	Birds	None	None	Cismontane woodland Riparian forest Riparian woodland Upper montane coniferous forest	Woodland, chiefly of open, interrupted or marginal type.	Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	No suitable habitat present on site. Not present.
<i>Agelaius tricolor</i>	tricolored blackbird	Birds	None	Threatened	Freshwater marsh Marsh & swamp Swamp Wetland	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	No suitable habitat present on site. Not present.
<i>Aimophila ruficeps canescens</i>	southern California rufous-crowned sparrow	Birds	None	None	Chaparral Coastal scrub	Resident in Southern California coastal sage scrub and sparse mixed chaparral.	Frequents relatively steep, often rocky hillsides with grass and forb patches.	No suitable habitat present on site. Not present.
<i>Anniella stebbinsi</i>	Southern California legless lizard	Reptiles	None	None	Broadleaved upland forest Chaparral Coastal dunes Coastal scrub	Generally south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County.	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Habitats	General Habitat	Micro Habitat	Presence/Absence
<i>Antrozous pallidus</i>	pallid bat	Mammals	None	None	Chaparral Coastal scrub Desert wash Great Basin grassland Great Basin scrub Mojavean desert scrub Riparian woodland Sonoran desert scrub Upper montane coniferous forest Valley & foothill grassland	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting.	Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	No suitable habitat present on site. Not present.
<i>Arizona elegans occidentalis</i>	California glossy snake	Reptiles	None	None		Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California.	Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	No suitable habitat present on site. Not present.
<i>Artemisiospiza belli belli</i>	Bell's sage sparrow	Birds	None	None	Chaparral Coastal scrub	Nests in chaparral dominated by fairly dense stands of chamise. Found in coastal sage scrub in south of range.	Nest located on the ground beneath a shrub or in a shrub 6-18 inches above ground. Territories about 50 yds apart.	No suitable habitat present on site. Not present.
<i>Asio otus</i>	long-eared owl	Birds	None	None	Cismontane woodland Great Basin scrub Riparian forest Riparian woodland Upper montane coniferous forest	Riparian bottomlands grown to tall willows and cottonwoods; also, belts of live oak paralleling stream courses.	Require adjacent open land, productive of mice and the presence of old nests of crows, hawks, or magpies for breeding.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Habitats	General Habitat	Micro Habitat	Presence/Absence
Aspidoscelis hyperythra	orange-throated whiptail	Reptiles	None	None	Chaparral Cismontane woodland Coastal scrub	Inhabits low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats.	Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants necessary for its major food: termites.	No suitable habitat present on site. Not present.
Aspidoscelis tigris stejnegeri	coastal whiptail	Reptiles	None	None		Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland & riparian areas.	Ground may be firm soil, sandy, or rocky.	No suitable habitat present on site. Not present.
Athene cunicularia	burrowing owl	Birds	None	None	Coastal prairie Coastal scrub Great Basin grassland Great Basin scrub Mojavean desert scrub Sonoran desert scrub Valley & foothill grassland	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	No suitable habitat present on site. The site is too heavily disturbed. Not present.
Bombus crotchii	Crotch bumble bee	Insects	None	Candidate Endangered		Coastal California east to the Sierra-Cascade crest and south into Mexico.	Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	No suitable habitat present on site. Not present.
Buteo regalis	ferruginous hawk	Birds	None	None	Great Basin grassland Great Basin scrub Pinon & juniper woodlands Valley & foothill grassland	Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats.	Eats mostly lagomorphs, ground squirrels, and mice. Population trends may follow lagomorph population cycles.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Habitats	General Habitat	Micro Habitat	Presence/Absence
<i>Buteo swainsoni</i>	Swainson's hawk	Birds	None	Threatened	Great Basin grassland Riparian forest Riparian woodland Valley & foothill grassland	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, & agricultural or ranch lands with groves or lines of trees.	Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	No suitable habitat present on site. Not present.
<i>Catostomus santaanae</i>	Santa Ana sucker	Fish	Threatened	None	Aquatic South coast flowing waters	Endemic to Los Angeles Basin south coastal streams.	Habitat generalists, but prefer sand-rubble-boulder bottoms, cool, clear water, and algae.	No suitable habitat present on site. Not present.
<i>Ceratochrysis longimala</i>	Desert cuckoo wasp	Insects	None	None				No suitable habitat present on site. Not present.
<i>Chaetodipus fallax fallax</i>	northwestern San Diego pocket mouse	Mammals	None	None	Chaparral Coastal scrub	Coastal scrub, chaparral, grasslands, sagebrush, etc. in western San Diego County.	Sandy, herbaceous areas, usually in association with rocks or coarse gravel.	No suitable habitat present on site. Not present.
<i>Cicindela tranquebarica viridissima</i>	greenest tiger beetle	Insects	None	None	Riparian woodland	Inhabits the woodlands adjacent to the Santa Ana River basin.	Usually found in open spots between trees.	No suitable habitat present on site. Not present.
<i>Coccyzus americanus occidentalis</i>	western yellow-billed cuckoo	Birds	Threatened	Endangered	Riparian forest	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems.	Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Habitats	General Habitat	Micro Habitat	Presence/Absence
<i>Coleonyx variegatus abbotti</i>	San Diego banded gecko	Reptiles	None	None	Chaparral Coastal scrub	Coastal & cismontane Southern California.	Found in granite or rocky outcrops in coastal scrub and chaparral habitats.	No suitable habitat present on site. Not present.
<i>Coturnicops noveboracensis</i>	yellow rail	Birds	None	None	Freshwater marsh Meadow & seep	Summer resident in eastern Sierra Nevada in Mono County.	Freshwater marshlands.	No suitable habitat present on site. Not present.
<i>Crotalus ruber</i>	red-diamond rattlesnake	Reptiles	None	None	Chaparral Mojavean desert scrub Sonoran desert scrub	Chaparral, woodland, grassland, & desert areas from coastal San Diego County to the eastern slopes of the mountains.	Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks or surface cover objects.	No suitable habitat present on site. Not present.
<i>Diadophis punctatus modestus</i>	San Bernardino ringneck snake	Reptiles	None	None		Most common in open, relatively rocky areas. Often in somewhat moist microhabitats near intermittent streams.	Avoids moving through open or barren areas by restricting movements to areas of surface litter or herbaceous veg.	No suitable habitat present on site. Not present.
<i>Dipodomys merriami parvus</i>	San Bernardino kangaroo rat	Mammals	Endangered	Candidate Endangered	Coastal scrub	Alluvial scrub vegetation on sandy loam substrates characteristic of alluvial fans and flood plains.	Needs early to intermediate seral stages.	No suitable habitat present on site. Not present.
<i>Dipodomys stephensi</i>	Stephens' kangaroo rat	Mammals	Endangered	Threatened	Coastal scrub Valley & foothill grassland	Primarily annual & perennial grasslands, but also occurs in coastal scrub & sagebrush with sparse canopy cover.	Prefers buckwheat, chamise, brome grass and filaree. Will burrow into firm soil.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Habitats	General Habitat	Micro Habitat	Presence/Absence
Elanus leucurus	white-tailed kite	Birds	None	None	Cismontane woodland Marsh & swamp Riparian woodland Valley & foothill grassland Wetland	Rolling foothills and valley margins with scattered oaks & river bottomlands or marshes next to deciduous woodland.	Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	No suitable habitat present on site. Not present.
Empidonax traillii extimus	southwestern willow flycatcher	Birds	Endangered	Endangered	Riparian woodland	Riparian woodlands in Southern California.		No suitable habitat present on site. Not present.
Emys marmorata	western pond turtle	Reptiles	None	None	Aquatic Artificial flowing waters Klamath/North coast flowing waters Klamath/North coast standing waters Marsh & swamp Sacramento/San Joaquin flowing waters Sacramento/San Joaquin standing waters South coast flowing waters South coast standing waters Wetland	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	No suitable habitat present on site. Not present.
Eremophila alpestris actia	California horned lark	Birds	None	None	Marine intertidal & splash zone communities Meadow & seep	Coastal regions, chiefly from Sonoma County to San Diego County. Also main part of San Joaquin Valley and east to foothills.	Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Habitats	General Habitat	Micro Habitat	Presence/Absence
Eugnosta busckana	Busck's gallmoth	Insects	None	None	Coastal dunes Coastal scrub			No suitable habitat present on site. Not present.
Eumops perotis californicus	western mastiff bat	Mammals	None	None	Chaparral Cismontane woodland Coastal scrub Valley & foothill grassland	Many open, semi-arid to arid habitats, including conifer & deciduous woodlands, coastal scrub, grasslands, chaparral, etc.	Roosts in crevices in cliff faces, high buildings, trees and tunnels.	No suitable habitat present on site. Not present.
Euphydryas editha quino	quino checkerspot butterfly	Insects	Endangered	None	Chaparral Coastal scrub	Sunny openings within chaparral & coastal sage shrublands in parts of Riverside & San Diego counties.	Hills and mesas near the coast. Need high densities of food plants <i>Plantago erecta</i> , <i>P. insularis</i> , and <i>Orthocarpus purpureus</i> .	No suitable habitat present on site. Not present.
Falco columbarius	merlin	Birds	None	None	Estuary Great Basin grassland Valley & foothill grassland	Seacoast, tidal estuaries, open woodlands, savannahs, edges of grasslands & deserts, farms & ranches.	Clumps of trees or windbreaks are required for roosting in open country.	No suitable habitat present on site. Not present.
Gila orcuttii	arroyo chub	Fish	None	None	Aquatic South coast flowing waters	Native to streams from Malibu Creek to San Luis Rey River basin. Introduced into streams in Santa Clara, Ventura, Santa Ynez, Mojave & San Diego river basins.	Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Habitats	General Habitat	Micro Habitat	Presence/Absence
Haliaeetus leucocephalus	bald eagle	Birds	Delisted	Endangered	Lower montane coniferous forest Oldgrowth	Ocean shore, lake margins, and rivers for both nesting and wintering. Most nests within 1 mile of water.	Nests in large, old-growth, or dominant live tree with open branches, especially ponderosa pine. Roosts communally in winter.	No suitable habitat present on site. Not present.
Icteria virens	yellow-breasted chat	Birds	None	None	Riparian forest Riparian scrub Riparian woodland	Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses.	Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.	No suitable habitat present on site. Not present.
Lanius ludovicianus	loggerhead shrike	Birds	None	None	Broadleaved upland forest Desert wash Joshua tree woodland Mojavean desert scrub Pinon & juniper woodlands Riparian woodland Sonoran desert scrub	Broken woodlands, savannah, pinyon-juniper, Joshua tree, and riparian woodlands, desert oases, scrub & washes.	Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	No suitable habitat present on site. Not present.
Lasiurus xanthinus	western yellow bat	Mammals	None	None	Desert wash	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats.	Roosts in trees, particularly palms. Forages over water and among trees.	No suitable habitat present on site. Not present.
Laterallus jamaicensis coturniculus	California black rail	Birds	None	Threatened	Brackish marsh Freshwater marsh Marsh & swamp Salt marsh Wetland	Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays.	Needs water depths of about 1 inch that do not fluctuate during the year and dense vegetation for nesting habitat.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Habitats	General Habitat	Micro Habitat	Presence/Absence
Lepus californicus bennettii	San Diego black-tailed jackrabbit	Mammals	None	None	Coastal scrub	Intermediate canopy stages of shrub habitats & open shrub / herbaceous & tree / herbaceous edges.	Coastal sage scrub habitats in Southern California.	No suitable habitat present on site. Not present.
Myotis yumanensis	Yuma myotis	Mammals	None	None	Lower montane coniferous forest Riparian forest Riparian woodland Upper montane coniferous forest	Optimal habitats are open forests and woodlands with sources of water over which to feed.	Distribution is closely tied to bodies of water. Maternity colonies in caves, mines, buildings or crevices.	No suitable habitat present on site. Not present.
Neolarra alba	white cuckoo bee	Insects	None	None		Known only from localities in Southern California.	Cleptoparasitic in the nests of perdita bees.	No suitable habitat present on site. Not present.
Neotoma lepida intermedia	San Diego desert woodrat	Mammals	None	None	Coastal scrub	Coastal scrub of Southern California from San Diego County to San Luis Obispo County.	Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes.	No suitable habitat present on site. Not present.
Nyctinomops femorosaccus	pocketed free-tailed bat	Mammals	None	None	Joshua tree woodland Pinon & juniper woodlands Riparian scrub Sonoran desert scrub	Variety of arid areas in Southern California; pine-juniper woodlands, desert scrub, palm oasis, desert wash, desert riparian, etc.	Rocky areas with high cliffs.	No suitable habitat present on site. Not present.
Oncorhynchus mykiss irideus pop. 10	steelhead - southern California DPS	Fish	Endangered	None	Aquatic South coast flowing waters	Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County).	Southern steelhead likely have greater physiological tolerances to warmer water and more variable conditions.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Habitats	General Habitat	Micro Habitat	Presence/Absence
<i>Onychomys torridus ramona</i>	southern grasshopper mouse	Mammals	None	None	Chenopod scrub	Desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover.	Feeds almost exclusively on arthropods, especially scorpions and orthopteran insects.	No suitable habitat present on site. Not present.
<i>Pandion haliaetus</i>	osprey	Birds	None	None	Riparian forest	Ocean shore, bays, freshwater lakes, and larger streams.	Large nests built in tree-tops within 15 miles of a good fish-producing body of water.	No suitable habitat present on site. Not present.
<i>Perognathus longimembris brevinasus</i>	Los Angeles pocket mouse	Mammals	None	None	Coastal scrub	Lower elevation grasslands and coastal sage communities in and around the Los Angeles Basin.	Open ground with fine, sandy soils. May not dig extensive burrows, hiding under weeds and dead leaves instead.	No suitable habitat present on site. Not present.
<i>Phrynosoma blainvillii</i>	coast horned lizard	Reptiles	None	None	Chaparral Cismontane woodland Coastal bluff scrub Coastal scrub Desert wash Pinon & juniper woodlands Riparian scrub Riparian woodland Valley & foothill grassland	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	No suitable habitat present on site. Not present.
<i>Polioptila californica californica</i>	coastal California gnatcatcher	Birds	Threatened	None	Coastal bluff scrub Coastal scrub	Obligate, permanent resident of coastal sage scrub below 2500 ft in Southern California.	Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Habitats	General Habitat	Micro Habitat	Presence/Absence
Rana muscosa	southern mountain yellow-legged frog	Amphibians	Endangered	Endangered	Aquatic	Federal listing refers to populations in the San Gabriel, San Jacinto and San Bernardino mountains (southern DPS). Northern DPS was determined to warrant listing as endangered, Apr 2014, effective Jun 30, 2014.	Always encountered within a few feet of water. Tadpoles may require 2 - 4 yrs to complete their aquatic development.	No suitable habitat present on site. Not present.
Rhaphiomidas terminatus abdominalis	Delhi Sands flower-loving fly	Insects	Endangered	None	Interior dunes	Found only in areas of the Delhi Sands formation in southwestern San Bernardino & northwestern Riverside counties.	Requires fine, sandy soils, often with wholly or partly consolidated dunes & sparse vegetation. Oviposition req. shade.	No suitable habitat present on site. Not present.
Rhinichthys osculus ssp. 3	Santa Ana speckled dace	Fish	None	None	Aquatic South coast flowing waters	Headwaters of the Santa Ana and San Gabriel rivers. May be extirpated from the Los Angeles River system.	Requires permanent flowing streams with summer water temps of 17-20 C. Usually inhabits shallow cobble and gravel riffles.	No suitable habitat present on site. Not present.
Salvadora hexalepis virgultea	coast patch-nosed snake	Reptiles	None	None	Coastal scrub	Brushy or shrubby vegetation in coastal Southern California.	Require small mammal burrows for refuge and overwintering sites.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Habitats	General Habitat	Micro Habitat	Presence/Absence
Setophaga petechia	yellow warbler	Birds	None	None	Riparian forest Riparian scrub Riparian woodland	Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada.	Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.	No suitable habitat present on site. Not present.
Spea hammondi	western spadefoot	Amphibians	None	None	Cismontane woodland Coastal scrub Valley & foothill grassland Vernal pool Wetland	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands.	Vernal pools are essential for breeding and egg-laying.	No suitable habitat present on site. Not present.
Spinus lawrencei	Lawrence's goldfinch	Birds	None	None	Broadleaved upland forest Chaparral Pinon & juniper woodlands Riparian woodland	Nests in open oak or other arid woodland and chaparral, near water. Nearby herbaceous habitats used for feeding.	Closely associated with oaks.	No suitable habitat present on site. Not present.
Streptocephalus woottoni	Riverside fairy shrimp	Crustaceans	Endangered	None	Coastal scrub Valley & foothill grassland Vernal pool Wetland	Endemic to Western Riverside, Orange, and San Diego counties in areas of tectonic swales/earth slump basins in grassland and coastal sage scrub.	Inhabit seasonally astatic pools filled by winter/spring rains. Hatch in warm water later in the season.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Habitats	General Habitat	Micro Habitat	Presence/Absence
Taxidea taxus	American badger	Mammals	None	None	Alpine tundra Alpine playa Alpine dwarf scrub Bog & fen Brackish marsh Broadleaved upland forest Chaparral Chenopod scrub Cismontane woodland Closed-cone coniferous forest Coastal bluff scrub Coastal dunes Coastal prairie Coastal scrub Desert dunes Desert wash Freshwater marsh Great Basin grassland Great Basin scrub Interior dunes Lone formation Joshua tree woodland Limestone Lower montane coniferous forest Marsh & swamp Meadow & seep Mojavean desert scrub Montane dwarf scrub North coast coniferous forest Oldgrowth Pavement plain	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	No suitable habitat present on site. Not present.
Thamnophis hammondii	two-striped gartersnake	Reptiles	None	None	Marsh & swamp Riparian scrub Riparian woodland Wetland	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation.	Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	No suitable habitat present on site. Not present.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Habitats	General Habitat	Micro Habitat	Presence/Absence
Vireo bellii pusillus	least Bell's vireo	Birds	Endangered	Endangered	Riparian forest Riparian scrub Riparian woodland	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	No suitable habitat present on site. Not present.

APPENDIX C



View of the southern portion of the site facing north. This area contains ruderal habitat.



View of the southern portion of the site facing east. This area contains ruderal habitat and is highly disturbed.



View of the southern portion of the site facing west. This area is highly disturbed.



View of the western portion of the site facing east. This area is partially developed and heavily disturbed.



View of the western portion of the site facing northeast. This area is developed and occupied by local business.



View of the southern portion of the site facing east.

APPENDIX D

Soil Map—Western Riverside Area, California

