GENERAL BIOLOGICAL ASSESSMENT
AND
WESTERN RIVERSIDE COUNTY MSHCP
CONSISTENCY ANALYSIS
FOR
ASSESSOR'S PARCEL NUMBERS
295-310-016, 295-310-037, 295-310-038, 295-310-039, and 295-310-040
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 an approximate 15.24-acre project site. The proposed project site consists of Assessor's Parcel Numbers (APNs) 295-310-016, 295-310-037, 295-310-038, 295-310-039, and 295-310-040 located within unincorporated Riverside County.

1.1 Project Site Location

The approximate 15.24-acre project site is located south of Harley Knox Boulevard, in Riverside County, California. The site consists of Riverside County APNs 295-310-016, 037, 038, 039, and 040. Specifically, the project site is located in Section 35 of Township 3 South, Range 4 West, within the *Steele Peak* United States Geological Survey (USGS) 7.5' topographic quadrangle. The center point latitude and longitude for the project site are 33°51'41.88" North and 117°16'03.12" West. Refer to Figures 1 and 2.

1.2 Project Description

The project proposes to construct an approximate 270,116 square foot speculative warehouse building. The proposed site will be utilized for warehousing/distribution use with approximately 5,000 square feet designated for supporting office use. The project also includes the installation of related parking lots, access driveways, trailer parking stalls, and a water detention basin (Figure 3). The project will result in impacts to the entire 15.24-acre site. The proposed project will occur entirely within the boundaries of the project site; therefore, no offsite impacts are proposed.

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 County of Riverside, 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 County 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 Mead Valley 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. The habitat assessment for burrowing owl found that the

site supports potentially suitable habitat for burrowing owl; therefore, focused burrowing owl surveys were conducted and determined that burrowing owls are currently present on the site (Appendix E).

2.2 Field Survey

On March 1, 2021, HES biologists conducted a field survey of the project site. The ambient temperature at 6:15 a.m. was 72 degrees Fahrenheit, sunny, with winds ranging from zero to three mile per hour from the east. 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 unincorporated Riverside County, California. The site is surrounded by industrial uses to the north and east and vacant lands to the south and west. The site is relatively flat with onsite elevations ranging from 1,557 feet above mean sea-level (AMSL) to 1,594 feet AMSL. The project site is vacant and appears to be continually disturbed by weed abatement activities and off-road vehicle use.

3.2 Soils

Four 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:

- Arlington fine sandy loam (AoC), deep, 2 to 8 percent slopes,
- Cieneba rocky sandy loam (CkD2), 8 to 15 percent slopes, eroded,
- Fallbrook rocky sandy loam (FcD2), shallow, 8 to 15 percent slopes, eroded, and
- Fallbrook fine sandy loam (FfC2), 2 to 8 percent slopes, eroded.

3.3 Plant and Habitat Communities

The project site contains two different habitat types: ruderal and disturbed non-vegetated. Refer to Figure 4.

Ruderal

The project site contains approximately 12.27 acres of ruderal areas. 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. Scattered rock outcrops are also present in these areas. The dominant plant species observed within these areas include oats (*Avena sp.*), brome spp. (*Bromus spp.*), Canada horseweed (*Erigeron canadensis*), and stinknet (*Oncosiphon piluliferum)*.

Disturbed Non-Vegetated

The project site contains approximately 2.97 acres of disturbed, non-vegetated areas. These areas consist of graded areas throughout the site and paved areas at the northern border of the project site.

3.4 Wildlife

General wildlife species documented on the project site or within the vicinity of the site include American crow (*Corvus brachyrhynchos),* mourning dove (*Zenaida macroura*), California ground squirrel (*Otospermophilus beecheyi*), and desert cottontail (*Sylvilagus audubonii*). The complete list of species observed is included in Appendix A.

3.5 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. However, the project area was evaluated for its function as a wildlife corridor that species use to move between wildlife habitat zones. The project site is relatively flat, and no hillside or drainages exist on the site. No wildlife movement corridors were found to be present within the project site.

3.6 Sensitive Biological Resources

According to the CNDDB, a total of 45 sensitive species of plants and 57 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 Plan 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 habitatsinclude freshwater marsh, marsh and swamp, and wetland. 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.**

Tecate cypress
Tecate cypress (Hesperocyparis forbesii) is ranked 1B.1 in the CNPS rare plant inventory. It is found on clay or gabbro, primarily on north-facing slopes and in groves often associated with chaparral habitat. Its habitat includes closed-cone coniferous forest, and chaparral. 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.**

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.**

California Orcutt grass
California Orcutt grass (*Orcuttia californica*) is a federal and state endangered species. It is ranked 1B.1 in the CNPS rare plant inventory. It is found in vernal pools. 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 16 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*). The habitat assessment found that the project site does provide suitable burrows/nesting opportunities for BUOW. Evidence of ground squirrels and ground squirrel activities was observed, and suitable burrows were identified and recorded on the project site. In addition, scattered rock outcrops were found throughout the site. Focused surveys found BUOW signs such as molted feathers, cast pellets, and excrement on rock outcrops located within the northeast portion of the site. During the 2021 focused burrowing owl surveys two individual BUOW were observed perched among rock outcrops in front of a burrow located within the northeastern portion of the site during the focused BUOW surveys performed on March 3 and 9, 2021 (Appendix E). Further, five individual BUOW were observed perched

among rock outcrops in front of two burrows located within the northeastern portion of the site during the August 12 and 14, 2020 focused BUOW surveys on site. One individual BUOW was observed within the same area during the focused survey performed on August 27, 2020. Three of the BUOW observed on August 12 and 14, 2020 were perched close together and appeared smaller in size than the other two BUOW observed on site. Based on the size and behavior of the BUOW observed during the 2020 focused BUOW surveys it was concluded that one pair and three juvenile BUOW were located on the site (Appendix F). **This species is 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 snowy plover

Western snowy plover (*Charadrius alexandrines nivosus*) is federally listed threatened. This species typically nests in sandy, gravelly or friable soils. It is commonly found in great basin standing waters, sand shores and wetland habitats. 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.**

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 (*Polioptila 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.**

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 drainage, riparian, or riverine features. There are no CDFW, United States Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdictional waters within the project boundaries. Also, 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 warehousing/distribution facility. Implementation of the proposed project will impact the entire 15.24-acre site, including approximately 12.27 acres of ruderal areas and 2.97 acres of disturbed non-vegetated habitat.

4.2 Impacts to Sensitive Species

The species discussed below have the potential to occur on site. Project activities were evaluated to determine the potential for impacts to these species.

Burrowing owl

Burrowing owl (*Athene cunicularia*) is a CDFW Species of Special Concern. The habitat assessment found that the project site does provide suitable burrows/nesting opportunities for BUOW. Focused surveys found BUOW signs such as molted feathers, cast pellets, and excrement on rock outcrops located within the northeast portion of the site. During the 2021 focused burrowing owl surveys two individual BUOW were observed perched among rock outcrops in front of a burrow located within the northeastern portion of the site during the focused BUOW surveys performed on March 3 and 9, 2021 (Appendix E). Further, five individual BUOW were observed perched among rock outcrops in front of two burrows located within the northeastern portion of the site during the August 12 and 14, 2020 focused BUOW surveys on site. One individual BUOW was observed within the same area during the focused survey performed on August 27, 2020. Three of the BUOW observed on August 12 and 14, 2020 were perched close together and appeared smaller in size than the other two BUOW observed on site. Based on the size and behavior of the BUOW observed during the 2020 focused BUOW surveys it was concluded that one pair and three juvenile BUOW were located on the site (Appendix F). The proposed project has the potential to result in impacts to this species. Implementation of the measures identified in the Recommendations section of this report will ensure that potential impacts to this species are less than significant.

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. Usually mountain canyons or riparian corridors are used by wildlife as corridors; the project site does not contain these features. No wildlife movement corridors were found to be present on the project site. No impacts to wildlife movement corridors is 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. If Western Riverside MSHCP guidelines and requirements are followed, no conflicts are expected.

4.7 State and Federal Drainages

The project area does not contain any state or federal drainages, therefore no impacts to any jurisdictional drainages are expected.

5.0 Western Riverside County MSHCP Consistency Analysis

5.1 MSHCP Requirements

The project area is located within the Mead Valley 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 area does not contain any drainage, riparian, or riverine features. In addition, none of the riparian/riverine bird species listed in Section 6.1.2 of the MSHCP were found within the project area. 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 plans, hydric soils, and evidence of hydrology.

The entire project area was evaluated for habitat that is suitable for fairy shrimp. The site is relatively flat and appears to be continually disturbed by weed abatement activities and off-road

vehicle use. The project site contains sandy loam soils that do not allow for water to remain on the surface long enough for hydrophytic plants to dominate or to saturate soils long enough to create hydric soils. The plant species found on site that are listed as facultative and facultative upland species on the Arid West 2016 Regional Wetland Plant List. No hydrophytic plants were found on site. The project area does not contain any vernal pools or seasonal depressions that can hold water at a sufficient depth and duration so that a large branchiopod to complete its lifecycle. Further, the project area did not contain any anthropogenic features such as tire ruts, agriculture and construction ditches, borrow pits, or cattle troughs that have the potential to hold water for a significant period of time. The project site contains no habitat suitable for large branchiopods such as fairy shrimp.

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. 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. Therefore, the NEPSSA and CAPSSA requirements are not applicable to the project.

Section 6.1.4 Urban/Wildlands Interface Guidelines

The project site is not located adjacent to a Western Riverside County MSHCP Conservation Area. Therefore, the Urban/Wildlands Interface Guidelines (Section 6.14 of the MSHCP) are not applicable to the project.

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. The project site is located within the Western Riverside County MSHCP additional survey area for burrowing owl. The habitat assessment found that the project site does provide suitable burrows/nesting opportunities for BUOW. Focused surveys found BUOW signs such as molted feathers, cast pellets, and excrement on rock outcrops located within the northeast portion of the site. During the 2021 focused burrowing owl surveys two individual BUOW were observed perched among rock outcrops in front of a burrow located within the northeastern portion of the site during the focused BUOW surveys performed on March 3 and 9, 2021 (Appendix E). Further, five individual BUOW were observed perched among rock outcrops in front of two burrows located within the northeastern portion of the site during the August 12 and 14, 2020 focused BUOW surveys on site. One individual BUOW was observed within the same area during the focused survey performed on August 27, 2020. Three of the BUOW observed on August 12 and 14, 2020 were perched close together and appeared smaller in size than the other two BUOW observed on site. Based on the size and behavior of the BUOW observed during the 2020 focused BUOW surveys it was concluded that one pair and three juvenile BUOW were located on the site

(Appendix F). The proposed project has the potential to result in impacts to this species. Implementation of the measures identified in the Recommendations section of this report will ensure that potential impacts to this species are less than significant.

6.0 Recommendations

Based upon the findings of this report, it is recommended that the following studies or surveys be performed as part of the project, as required by the Western Riverside County MSHCP:

Burrowing Owl

It is recommended that the following measures be implemented to ensure that potential impacts to BUOW are less than significant:

- Conduct a presence/absence survey within 120 days prior to ground disturbance to determine if relocation is necessary.
- According to the MSHCP, if BUOW are detected on the project site then the action(s) taken will be as follows:
    - If the site is within the Criteria Area, then at least 90 percent of the area with long-term conservation value will be included in the MSHCP Conservation Area.
    - Otherwise:
        1. If the site contains, or is part of an area supporting less than 35 acres of suitable habitat or the survey reveals that the site and the surrounding area supports fewer than 3 pairs of BUOWs, then the on-site BUOWs will be passively or actively relocated following accepted protocols.
        2. If the site (including adjacent areas) supports three or more pairs of BUOWs, supports greater than 35 acres of suitable habitat and is non-contiguous with MSHCP Conservation Area lands, at least 90 percent of the area with long-term conservation value and BUOW pairs will be conserved onsite.
    - If the 15.24-acre project site is found to support BUOWs, a Determination of Biologically Equivalent or Superior Preservation (DBESP) Report and Burrowing Owl Relocation Plan will need to be prepared in coordination with the RCA and resource agencies.
        - The DBESP and Burrowing Owl Relocation Plan will include the following:
            - Location that BUOWs are being removed from;
            - Number of BUOWs being relocated, including number of pairs and number of singles;
            - Description of methods that will be used to ensure that onsite burrows are vacant prior to their collapse;
            - Location and landowner contact information for the release site;

- Description of the release site, including habitat description, presence/absence of ground squirrels, presence/absence of other BUOWs, results of predator survey, results of prey survey, and plans to maintain artificial burrow systems and manage the land for BUOWs long-term.

- If the presence/absence survey finds that BUOW no longer occupy the study area, conduct an MSHCP preconstruction survey within 30 days prior to the start of any ground disturbing activities 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.

Nesting Birds

- It is recommended that vegetation removal be conducted during the non-nesting season for migratory birds to avoid direct impacts. The 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 preconstruction nesting bird surveys be performed within three days prior to vegetation removal.

- If active nests are found during nesting bird surveys, they shall be flagged and a 200-foot buffer shall be fenced around the nests.

- A biological monitor shall visit the site once a week during ground disturbing activities to ensure all fencing is in place and no nesting birds are being 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 07-19-2021 Signed _____

PROJECT MANAGER

Fieldwork Performed By:

Hallie Hernandez

_____

ASSOCIATE BIOLOGIST

Elizabeth Gonzalez

_____

ASSOCIATE BIOLOGIST

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FIGURES

Figure 1
Location Map
APNs 295-310-016, 037, 038, 039, and 040
Riverside County, California

Legend

Project Site Boundary

N

Hernandez Environmental Services

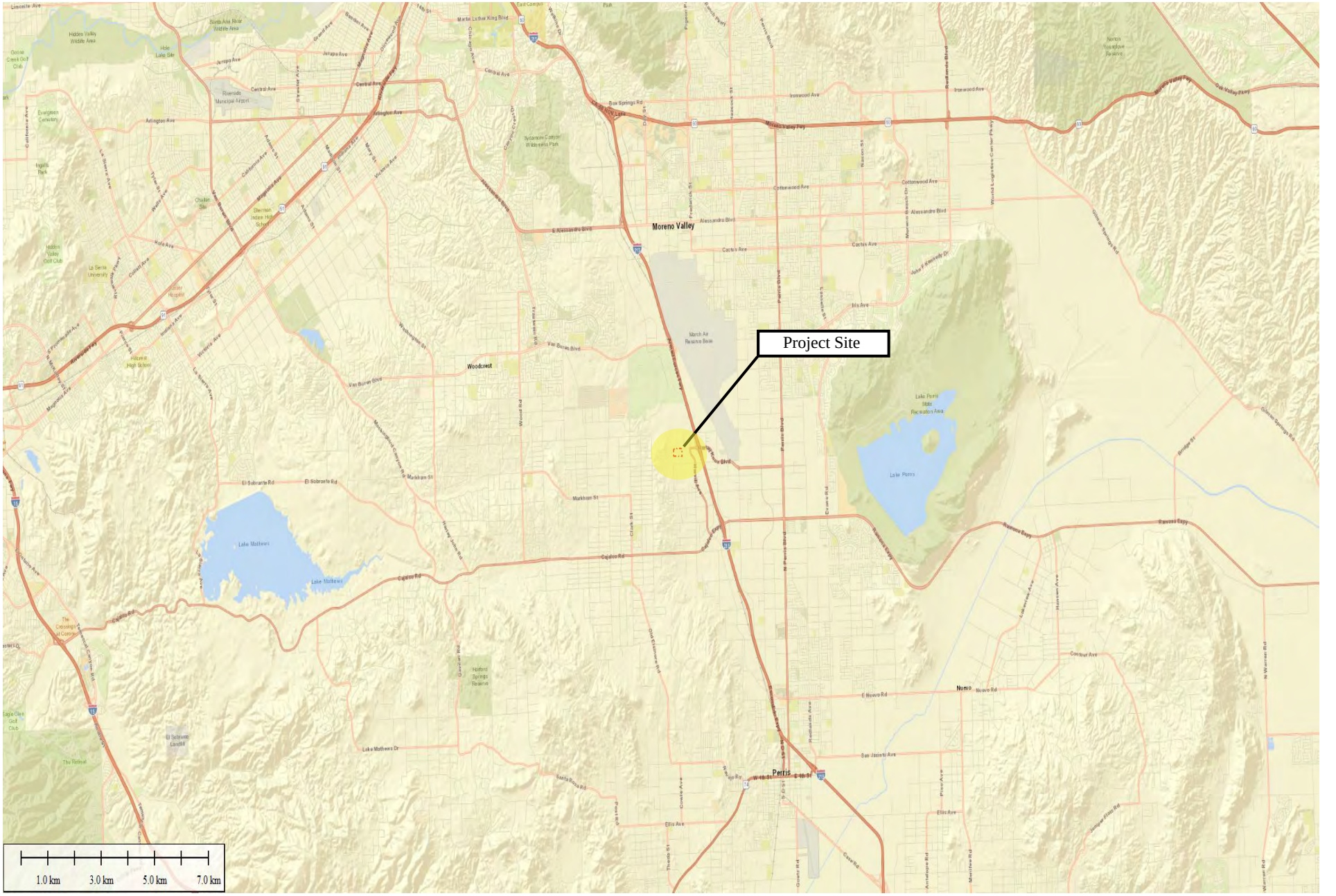


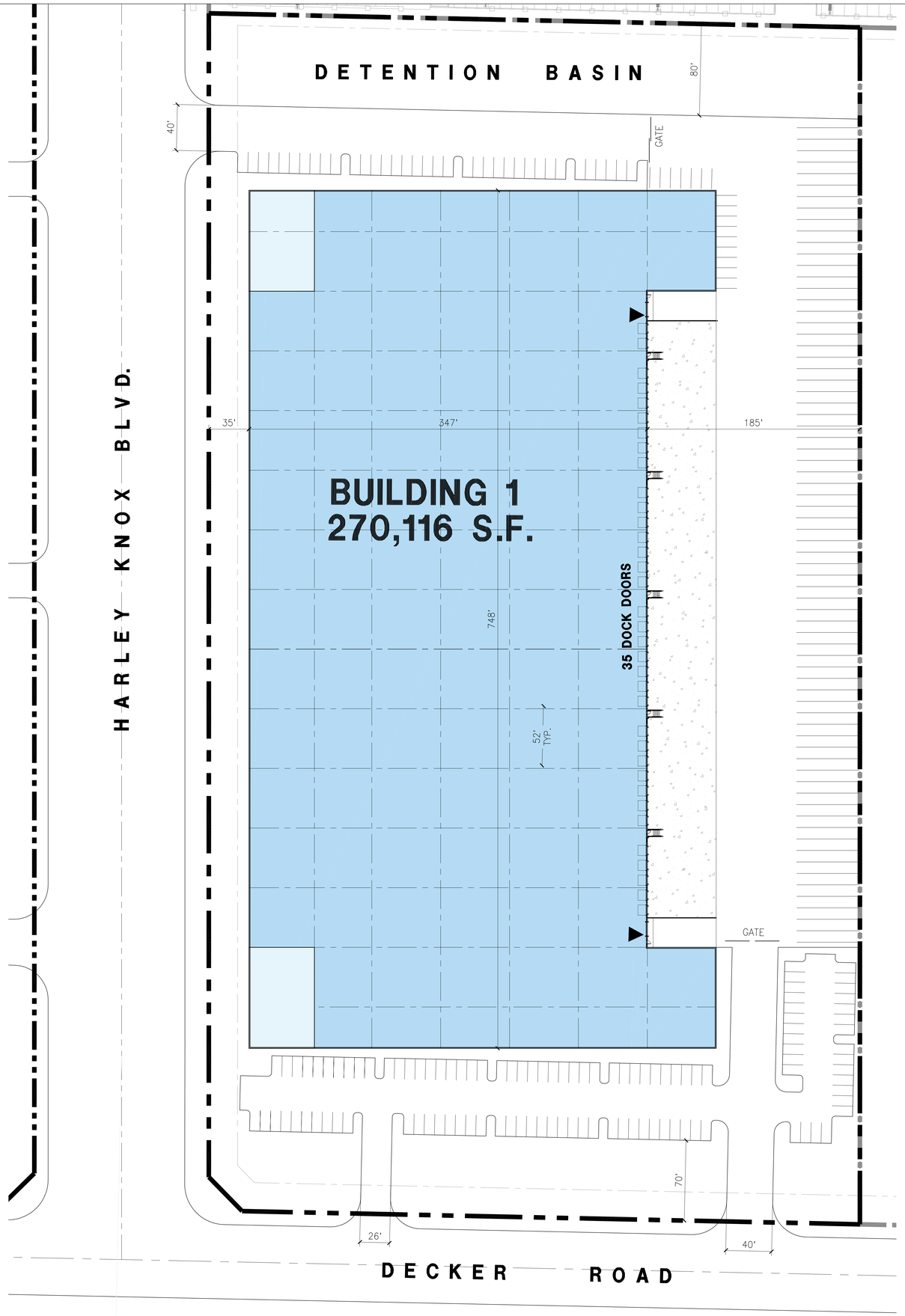
Figure 2
Vicinity Map
APNs 295-310-016, 037, 038, 039, and 040
Riverside County, California

Legend

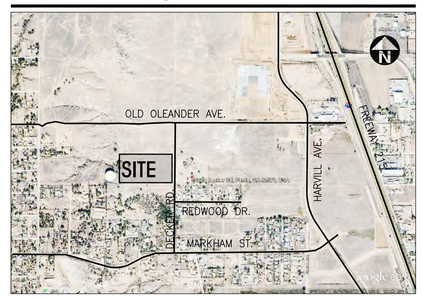
Project Site Boundary

N

Hernandez Environmental Services



Aerial Map



Tabulation

SITE AREA	BUILDING 1
in sq. ft.	591,437 s.f.
in acres	13.6 ac
BUILDING AREA	
Office	5,000 s.f.
Warehouse	265,116 s.f.
Total	270,116 s.f.
COVERAGE	45.7%
AUTO PARKING REQUIRED	
Office @ 1/250 s.f.	20 stalls
Whse @ 1/2,000 s.f.	133 stalls
TOTAL	153 stalls
AUTO PARKING PROVIDED	
Standard (9'x18')	158 stalls
TRAILER PARKING PROVIDED	
Trailer (10'x53')	71 stalls

ZONING ORDINANCE FOR CITY

Current Zoning Designation :

Rural Residential (R-R)

Manufacturing Medium (M-M)

Industrial Park (I-P)

Proposed Zoning:

Industrial Park (I-P)

MAXIMUM FLOOR AREA RATIO

F.A.R. .60

BUILDING HEIGHT ALLOWED

Height - 50'

SETBACKS

Street Side = 25'

Side = 5'

Rear = 5'

Abuts Residential/commercial zone = 50'

Legend

POTENTIAL OFFICE

WAREHOUSE

▼ DRIVE THRU DOOR

Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

north

1" = 40'

0 40 80 120

HARLEY KNOX BLVD & DECKER ROAD

Conceptual Site Plan

HPA architecture
18831 Bardeen Ave. - Ste. #100
Irvine, CA 92612
(949) 863-1770
www.hparchs.com

County of Riverside, CA

March 08, 2019 / Job #19119

Scheme 3

Figure 4
Habitat Map
APNs 295-310-016, 037, 038, 039, and 040
Riverside County, California

Legend

- Project Site Boundary
- Ruderal (12.27 Acres)
- Disturbed Non-Vegetated (2.97 Acres)

N

Hernandez Environmental Services

APPENDIX A

Appendix A Species List

Plant List

Adenostoma fasciculatum	Chamise
Amsinckia intermedia	Common fiddleneck
Astragalus trichopodus	Santa Barbra milk vetch
Avena sp.	Oats
Bromus spp.	Bromus
Croton setiger	Doveweed
Cylindropuntia sp.	Cholla sp.
Datura stramonium	Jimson weed
Encelia farinosa	Brittlebush
Ericameria sp.	Rabbitbrush
Erigeron bonariensis	Horseweed
Eriogonum fasciculatum	California buckwheat
Heterptheca grandiflora	Telegraph weed
Hirschfeldia incana	Mustard
Isocoma menziesii	Menzies' goldenbush
Lactuca serriola	Prickly lettuce
Lamarckia aurea	Goldentop grass
Marrubium vulgare	White horehound
Oncosiphon piluliferum	Stinknet
Stephanomeria sp.	Wire lettuce
Trichostema lanceolatum	Vinegarweed

Animal List

Athene cunicularia	Burrowing owl
Chondestes grammacus	Lark sparrow
Circus hudsonius	Northern harrier
Corvus brachyrhynchos	Crow
Corvus corax	Raven
Haemorhous mexicanus	House finch
Mimus polyglottos	Northern mockingbird
Spermophilus beecheyi	California ground squirrel
Sturnella neglecta	Western Meadowlark
Sylvilagus audubonii	Desert cottontail
Tyrannus verticalis	Western kingbird
Zenaida macroura	Mourning dove
Zonotrichia leucophrys	White crowned sparrow

APPENDIX B

Scientific Name	Common Name	Taxon Group	Federal List	California List	Rare Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Abronia villosa var. aurita	chaparral sand-verbena	Dicots	None	None	1B.1	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Coastal scrub | Desert dunes	Chaparral, coastal scrub, desert dunes.	Sandy areas. -60-1570 m.	No suitable habitat is present on site. **This speceies is not present.**
Allium munzii	Munz's onion	Monocots	Endangered	Threatened	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Rare Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Ambrosia pumila	San Diego ambrosia	Dicots	Endangered	None	1B.1	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	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 is present on site. **This speceies is not present.**
Arenaria paludicola	marsh sandwort	Dicots	Endangered	Endangered	1B.1	SB_SBBG-Santa Barbara Botanic Garden	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 is present on site. **This speceies is not present.**
Atriplex coronata var. notatior	San Jacinto Valley crownscale	Dicots	Endangered	None	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Rare Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Atriplex parishii	Parish's brittlescale	Dicots	None	None	1B.1	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | USFS_S-Sensitive	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 is present on site. **This speceies is not present.**
Atriplex serenana var. davidsonii	Davidson's saltscale	Dicots	None	None	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Coastal bluff scrub | Coastal scrub	Coastal bluff scrub, coastal scrub.	Alkaline soil. 0-480 m.	No suitable habitat is present on site. **This speceies is not present.**
Berberis nevinii	Nevin's barberry	Dicots	Endangered	Endangered	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Rare Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Brodiaea filifolia	thread-leaved brodiaea	Monocots	Threatened	Endangered	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	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 is present on site. **This speceies is not present.**
Calochortus plummerae	Plummer's mariposa-lily	Monocots	None	None	4.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Rare Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Calochortus weedii var. intermedius	intermediate mariposa-lily	Monocots	None	None	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Coastal scrub | Valley & foothill grassland	Coastal scrub, chaparral, valley and foothill grassland.	Dry, rocky calcareous slopes and rock outcrops. 60-1575 m.	No suitable habitat is present on site. **This speceies is not present.**
Canyon Live Oak Ravine Forest	Canyon Live Oak Ravine Forest	Riparian	None	None			Riparian forest			**Not present.**
Caulanthus simulans	Payson's jewelflower	Dicots	None	None	4.2	USFS_S-Sensitive	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 is present on site. **This speceies is not present.**
Centromadia pungens ssp. laevis	smooth tarplant	Dicots	None	None	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Rare Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Chloropyron maritimum ssp. maritimum	salt marsh bird's-beak	Dicots	Endangered	Endangered	1B.2	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | SB_SBBG-Santa Barbara Botanic Garden	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 is present on site. **This speceies is not present.**
Chorizanthe parryi var. parryi	Parry's spineflower	Dicots	None	None	1B.1	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Rare Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Chorizanthe polygonoides var. longispina	long-spined spineflower	Dicots	None	None	1B.2	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	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 is present on site. **This speceies is not present.**
Clinopodium chandleri	San Miguel savory	Dicots	None	None	1B.2	BLM_S-Sensitive | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | USFS_S-Sensitive	Chaparral | Cismontane woodland | Coastal scrub | Riparian woodland | Ultramafic | Valley & foothill grassland	Chaparral, cismontane woodland, coastal scrub, riparian woodland, valley and foothill grassland.	Rocky, gabbroic or metavolcanic substrate. 120-975 m.	No suitable habitat is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Rare Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Dodecahema leptoceras	slender-horned spineflower	Dicots	Endangered	Endangered	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral | Cismontane woodland | Coastal scrub	Chaparral, cismontane woodland, coastal scrub (alluvial fan sage scrub).	Flood deposited terraces and washes; associates include Encelia, Dalea, Lepidospartum, etc. Sandy soils. 200-765 m.	No suitable habitat is present on site. **This speceies is not present.**
Dudleya multicaulis	many-stemmed dudleya	Dicots	None	None	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	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 is present on site. **This speceies is not present.**
Dudleya viscida	sticky dudleya	Dicots	None	None	1B.2	BLM_S-Sensitive | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | USFS_S-Sensitive	Chaparral | Cismontane woodland | Coastal bluff scrub | Coastal scrub	Coastal scrub, coastal bluff scrub, chaparral, cismontane woodland.	On north and south-facing cliffs and banks. 20-870 m.	No suitable habitat is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Rare Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Eriastrum densifolium ssp. sanctorum	Santa Ana River woollystar	Dicots	Endangered	Endangered	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral | Coastal scrub	Coastal scrub, chaparral.	In sandy soils on river floodplains or terraced fluvial deposits. 180-705 m.	No suitable habitat is present on site. **This speceies is not present.**
Harpagonella palmeri	Palmer's grappling-hook	Dicots	None	None	4.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Rare Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Hesperocyparis forbesii	Tecate cypress	Gymno-sperms	None	None	1B.1	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | SB_UCSC-UC Santa Cruz | SB_USDA-US Dept of Agriculture | USFS_S-Sensitive	Chaparral | Closed-cone coniferous forest	Closed-cone coniferous forest, chaparral.	Primarily on north-facing slopes; groves often associated with chaparral. On clay or gabbro. 60-1650 m.	No suitable habitat is present on site. **This speceies is not present.**
Horkelia cuneata var. puberula	mesa horkelia	Dicots	None	None	1B.1	USFS_S-Sensitive	Chaparral | Cismontane woodland | Coastal scrub	Chaparral, cismontane woodland, coastal scrub.	Sandy or gravelly sites. 15-1645 m.	No suitable habitat is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Rare Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Dicots	None	None	1B.1	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden	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 is present on site. **This speceies is not present.**
Lepechinia cardiophylla	heart-leaved pitcher sage	Dicots	None	None	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral | Cismontane woodland | Closed-cone coniferous forest	Closed-cone coniferous forest, chaparral, cismontane woodland.	115-1345 m.	No suitable habitat is present on site. **This speceies is not present.**
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	Dicots	None	None	4.3		Chaparral | Coastal scrub	Chaparral, coastal scrub.	Dry soils, shrubland. 4-1435 m.	No suitable habitat is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Rare Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Monardella hypoleuca ssp. intermedia	intermediate monardella	Dicots	None	None	1B.3		Chaparral | Cismontane woodland | Lower montane coniferous forest	Chaparral, cismontane woodland, lower montane coniferous forest (sometimes).	Often in steep, brushy areas. 195-1675 m.	No suitable habitat is present on site. **This speceies is not present.**
Monardella macrantha ssp. hallii	Hall's monardella	Dicots	None	None	1B.3	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Broadleaved upland forest | Chaparral | Cismontane woodland | Lower montane coniferous forest | Valley & foothill grassland	Broadleafed upland forest, chaparral, lower montane coniferous forest, cismontane woodland, valley and foothill grassland.	Dry slopes and ridges in openings. 700-1800 m.	No suitable habitat is present on site. **This speceies is not present.**
Myosurus minimus ssp. apus	little mousetail	Dicots	None	None	3.1	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Valley & foothill grassland | Vernal pool | Wetland	Vernal pools, valley and foothill grassland.	Alkaline soils. 20-640 m.	No suitable habitat is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Rare Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Navarretia fossalis	spreading navarretia	Dicots	Threatened	None	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	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 surrouded by other habitat types. 15-850 m.	No suitable habitat is present on site. **This speceies is not present.**
Orcuttia californica	California Orcutt grass	Monocots	Endangered	Endangered	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Vernal pool | Wetland	Vernal pools.	10-660 m.	No suitable habitat is present on site. **This speceies is not present.**
Phacelia stellaris	Brand's star phacelia	Dicots	None	None	1B.1	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Coastal dunes | Coastal scrub	Coastal scrub, coastal dunes.	Open areas. 3-370 m.	No suitable habitat is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Rare Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Pseudognaphaliu m leucocephalum	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 is present on site. **This speceies is not present.**
Senecio aphanactis	chaparral ragwort	Dicots	None	None	2B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral | Cismontane woodland | Coastal scrub	Chaparral, cismontane woodland, coastal scrub.	Drying alkaline flats. 20-1020 m.	No suitable habitat is present on site. **This speceies is 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.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Rare Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
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.**
Symphyotrichum defoliatum	San Bernardino aster	Dicots	None	None	1B.2	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | USFS_S-Sensitive	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Rare Plant Rank	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
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 is present on site. **This speceies is not present.**
Tortula californica	California screw moss	Bryo-phytes	None	None	1B.2	BLM_S-Sensitive	Chenopod scrub | Valley & foothill grassland	Chenopod scrub, valley and foothill grassland.	Moss growing on sandy soil. 45-750 m.	No suitable habitat is present on site. **This speceies is 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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Accipiter cooperii	Cooper's hawk	Birds	None	None	CDFW_WL-Watch List | IUCN_LC-Least Concern	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 is present on site. **This speceies is not present.**
Agelaius tricolor	tricolored blackbird	Birds	None	Threatened	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered | NABCI_RWL-Red Watch List | USFWS_BCC-Birds of Conservation Concern	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 is present on site. **This speceies is not present.**
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	Birds	None	None	CDFW_WL-Watch List	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Anniella stebbinsi	Southern California legless lizard	Reptiles	None	None	CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Aquila chrysaetos	golden eagle	Birds	None	None	BLM_S-Sensitive | CDF_S-Sensitive | CDFW_FP-Fully Protected | CDFW_WL-Watch List | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Broadleaved upland forest | Cismontane woodland | Coastal prairie | Great Basin grassland | Great Basin scrub | Lower montane coniferous forest | Pinon & juniper woodlands | Upper montane coniferous forest | Valley & foothill grassland	Rolling foothills, mountain areas, sage-juniper flats, and desert.	Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	No suitable habitat is present on site. **This speceies is not present.**
Arizona elegans occidentalis	California glossy snake	Reptiles	None	None	CDFW_SSC-Species of Special Concern		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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Artemisiospiza belli belli	Bell's sage sparrow	Birds	None	None	CDFW_WL-Watch List | USFWS_BCC-Birds of Conservation Concern	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 is present on site. **This speceies is not present.**
Asio otus	long-eared owl	Birds	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Aspidoscelis hyperythra	orange-throated whiptail	Reptiles	None	None	CDFW_WL-Watch List | IUCN_LC-Least Concern | USFS_S-Sensitive	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 is present on site. **This speceies is not present.**
Aspidoscelis tigris stejnegeri	coastal whiptail	Reptiles	None	None	CDFW_SSC-Species of Special Concern		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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Athene cunicularia	burrowing owl	Birds	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	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.	**This species is 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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Buteo regalis	ferruginous hawk	Birds	None	None	CDFW_WL-Watch List | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	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 is present on site. **This speceies is not present.**
Buteo swainsoni	Swainson's hawk	Birds	None	Threatened	BLM_S-Sensitive | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	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 is present on site. **This speceies is not present.**
Carolella busckana	Busck's gallmoth	Insects	None	None		Coastal dunes | Coastal scrub			No suitable habitat is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Catostomus santaanae	Santa Ana sucker	Fish	Threatened	None	AFS_TH-Threatened | IUCN_VU-Vulnerable	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 is present on site. **This speceies is not present.**
Chaetodipus californicus femoralis	Dulzura pocket mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	Chaparral | Coastal scrub | Valley & foothill grassland	Variety of habitats including coastal scrub, chaparral & grassland in San Diego County.	Attracted to grass-chaparral edges.	No suitable habitat is present on site. **This speceies is not present.**
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	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 is present on site. **This speceies is not present.**
Charadrius alexandrinus nivosus	western snowy plover	Birds	Threatened	None	CDFW_SSC-Species of Special Concern | NABCI_RWL-Red Watch List | USFWS_BCC-Birds of Conservation Concern	Great Basin standing waters | Sand shore | Wetland	Sandy beaches, salt pond levees & shores of large alkali lakes.	Needs sandy, gravelly or friable soils for nesting.	No suitable habitat is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Cicindela senilis frosti	senile tiger beetle	Insects	None	None		Mud shore/flats | Wetland	Inhabits marine shoreline, from Central California coast south to salt marshes of San Diego. Also found at Lake Elsinore	Inhabits dark-colored mud in the lower zone and dried salt pans in the upper zone.	No suitable habitat is present on site. **This speceies is not present.**
Coccyzus americanus occidentalis	western yellow-billed cuckoo	Birds	Threatened	Endangered	BLM_S-Sensitive | NABCI_RWL-Red Watch List | USFS_S-Sensitive | USFWS_BCC-Birds of Conservation Concern	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Coturnicops noveboracensis	yellow rail	Birds	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | NABCI_RWL-Red Watch List | USFS_S-Sensitive | USFWS_BCC-Birds of Conservation Concern	Freshwater marsh | Meadow & seep	Summer resident in eastern Sierra Nevada in Mono County.	Freshwater marshlands.	No suitable habitat is present on site. **This speceies is not present.**
Crotalus ruber	red-diamond rattlesnake	Reptiles	None	None	CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Diadophis punctatus modestus	San Bernardino ringneck snake	Reptiles	None	None	USFS_S-Sensitive		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 is present on site. **This speceies is not present.**
Dipodomys merriami parvus	San Bernardino kangaroo rat	Mammals	Endangered	Candidate Endangered	CDFW_SSC-Species of Special Concern	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 is present on site. **This speceies is not present.**
Dipodomys stephensi	Stephens' kangaroo rat	Mammals	Endangered	Threatened	IUCN_EN-Endangered	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Elanus leucurus	white-tailed kite	Birds	None	None	BLM_S-Sensitive | CDFW_FP-Fully Protected | IUCN_LC-Least Concern	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 is present on site. **This speceies is not present.**
Emys marmorata	western pond turtle	Reptiles	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable | USFS_S-Sensitive	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 stan	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Eremophila alpestris actia	California horned lark	Birds	None	None	CDFW_WL-Watch List | IUCN_LC-Least Concern	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 is present on site. **This speceies is not present.**
Eumops perotis californicus	western mastiff bat	Mammals	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | WBWG_H-High Priority	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 is present on site. **This speceies is 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 Plantago erecta, P. insularis, and Orthocarpus purpurescens.	No suitable habitat is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Gila orcuttii	arroyo chub	Fish	None	None	AFS_VU-Vulnerable | CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	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 is present on site. **This speceies is not present.**
Haliaeetus leucocephalus	bald eagle	Birds	Delisted	Endangered	BLM_S-Sensitive | CDF_S-Sensitive | CDFW_FP-Fully Protected | IUCN_LC-Least Concern | USFS_S-Sensitive | USFWS_BCC-Birds of Conservation Concern	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Icteria virens	yellow-breasted chat	Birds	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	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 is present on site. **This speceies is not present.**
Lanius ludovicianus	loggerhead shrike	Birds	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	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 is present on site. **This speceies is not present.**
Lasiurus xanthinus	western yellow bat	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | WBWG_H-High Priority	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Laterallus jamaicensis coturniculus	California black rail	Birds	None	Threatened	BLM_S-Sensitive | CDFW_FP-Fully Protected | IUCN_NT-Near Threatened | NABCI_RWL-Red Watch List | USFWS_BCC-Birds of Conservation Concern	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 is present on site. **This speceies is not present.**
Lepus californicus bennettii	San Diego black-tailed jackrabbit	Mammals	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub	Intermediate canopy stages of shrub habitats & open shrub / herbaceous & tree / herbaceous edges.	Coastal sage scrub habitats in Southern California.	No suitable habitat is present on site. **This speceies is not present.**
Myotis yumanensis	Yuma myotis	Mammals	None	None	BLM_S-Sensitive | IUCN_LC-Least Concern | WBWG_LM-Low-Medium Priority	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Neotoma lepida intermedia	San Diego desert woodrat	Mammals	None	None	CDFW_SSC-Species of Special Concern	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 is present on site. **This speceies is not present.**
Nyctinomops femorosaccus	pocketed free-tailed bat	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | WBWG_M-Medium Priority	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 is present on site. **This speceies is not present.**
Oncorhynchus mykiss irideus pop. 10	steelhead - southern California DPS	Fish	Endangered	None	AFS_EN-Endangered	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Onychomys torridus ramona	southern grasshopper mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	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 is present on site. **This speceies is not present.**
Pandion haliaetus	osprey	Birds	None	None	CDF_S-Sensitive | CDFW_WL-Watch List | IUCN_LC-Least Concern	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 is present on site. **This speceies is not present.**
Perognathus longimembris brevinasus	Los Angeles pocket mouse	Mammals	None	None	CDFW_SSC-Species of Special Concern	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Phrynosoma blainvillii	coast horned lizard	Reptiles	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	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 is present on site. **This speceies is not present.**
Plegadis chihi	white-faced ibis	Birds	None	None	CDFW_WL-Watch List | IUCN_LC-Least Concern	Marsh & swamp | Wetland	Shallow freshwater marsh.	Dense tule thickets for nesting, interspersed with areas of shallow water for foraging.	No suitable habitat is present on site. **This speceies is not present.**
Polioptila californica californica	coastal California gnatcatcher	Birds	Threatened	None	CDFW_SSC-Species of Special Concern | NABCI_YWL-Yellow Watch List	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Rhinichthys osculus ssp. 3	Santa Ana speckled dace	Fish	None	None	AFS_TH-Threatened | CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	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 is present on site. **This speceies is not present.**
Salvadora hexalepis virgultea	coast patch-nosed snake	Reptiles	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub	Brushy or shrubby vegetation in coastal Southern California.	Require small mammal burrows for refuge and overwintering sites.	No suitable habitat is present on site. **This speceies is not present.**
Setophaga petechia	yellow warbler	Birds	None	None	CDFW_SSC-Species of Special Concern | USFWS_BCC-Birds of Conservation Concern	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Southern California Arroyo Chub/Santa Ana Sucker Stream	Southern California Arroyo Chub/Santa Ana Sucker Stream	Inland Waters	None	None					No suitable habitat is present on site. **This speceies is not present.**
Spea hammondii	western spadefoot	Amphibians	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened	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 is present on site. **This speceies is not present.**
Spinus lawrencei	Lawrence's goldfinch	Birds	None	None	IUCN_LC-Least Concern | NABCI_YWL-Yellow Watch List | USFWS_BCC-Birds of Conservation Concern	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Streptocephalus woottoni	Riverside fairy shrimp	Crustaceans	Endangered	None	IUCN_EN-Endangered	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 is present on site. **This speceies is not present.**
Taxidea taxus	American badger	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Alkali marsh | Alkali playa | Alpine | 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 |	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 is present on site. **This speceies is not present.**

Scientific Name	Common Name	Taxon Group	Federal List	California List	Other Status	Habitats	General Habitat	Micro Habitat	Presnce/ Absence
Vireo bellii pusillus	least Bell's vireo	Birds	Endangered	Endangered	IUCN_NT-Near Threatened | NABCI_YWL-Yellow Watch List	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 is present on site. **This speceies is not present.**

APPENDIX C

View of burrowing owls perched in front of burrow located on northeast portion of the project site.

View of rock outcrops located on the northern portion of the site.

View of ruderal habitat and disturbed non-vegetated areas within the eastern portion of the project site.

Hernandez Environmental Services

View from the south of ruderal habitat on site and adjacent commercial areas.

View of disturbed non-vegetated areas and litter located on southern portion of the project site.

View of ruderal habitat from the southwest corner of the site.

Hernandez Environmental Services

APPENDIX D

Map Scale: 1:1,730 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Western Riverside Area, California
Survey Area Data: Version 13, May 27, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 25, 2019—Jun 25, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AoC	Arlington fine sandy loam, deep, 2 to 8 percent slopes	0.9	6.3%
CkD2	Cieneba rocky sandy loam, 8 to 15 percent slopes, eroded	3.5	23.2%
FcD2	Fallbrook rocky sandy loam, shallow, 8 to 15 percent slopes, eroded	0.1	0.8%
FfC2	Fallbrook fine sandy loam, 2 to 8 percent slopes, eroded	10.4	69.7%
Totals for Area of Interest		**15.0**	**100.0%**

APPENDIX E

Memorandum

Date: March 12, 2021

To: Trammell Crow So. Cal Development, Inc.

From: Juan J. Hernandez, Principal Biologist

Subject: Focused Burrowing Owl Survey Report for Assessor's Parcel Numbers 295-310-016, 295-310-037, 295-310-038, 295-310-039, and 295-310-040 located in Riverside County, California.

This memorandum provides the methods and results of a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) burrowing owl (*Athene cunicularia*) (BUOW) survey for Assessor's Parcel Numbers (APNs) 295-310-016, 295-310-037, 295-310-038, 295-310-039, and 295-310-040 located within unincorporated Riverside County. The project proposes to construct an approximate 270,116 square foot speculative warehouse building. The proposed site will be utilized for warehousing/distribution use with approximately 5,000 square feet designated for supporting office use. The project also includes the installation of related parking lots, access driveways, trailer parking stalls, and a water detention basin (Figure 3). The project will result in impacts to the entire 15.24-acre site.

Project Location

The approximate 15.24-acre project site is located south of Harley Knox Boulevard, in Riverside County, California. The site consists of Riverside County APNs 295-310-016, 037, 038, 039, and 040. Specifically, the project site is located in Section 35 of Township 3 South, Range 4 West, within the *Steele Peak* United States Geological Survey (USGS) 7.5' topographic quadrangle. The center point latitude and longitude for the project site are 33°51'41.88" North and 117°16'03.12" West. Refer to Figures 1 and 2.

The study area included APNs 295-310-016, 037, 038, 039, and 040 and a 150-meter (500-foot) buffer around the site, where accessible (Figure 4).

Project Contact Information

Owner/Applicant: Trammell Crow So. Cal Development, Inc.
3501 Jamboree Road, Suite 230
Newport Beach, CA 92660

Principal Investigator: Juan J. Hernandez
Hernandez Environmental Services
17037 Lakeshore Drive
Lake Elsinore, CA 92530
(909) 772-9009

Field Survey Methods

HES implemented the three steps as described in the *Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area*. The "General Biological Assessment and Western Riverside MSHCP Consistency Analysis" prepared for the project, determined that focused surveys for BUOW would be required due to recorded historic observations near the site and the presence of suitable habitat documented during the March 1, 2021 habitat assessment. In accordance with the *Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area*, focused burrow and focused BUOW surveys (Part A and Part B, respectively) were conducted on four separate days during the breeding season: March 1, March 2, March 3, and March 9, 2021. Survey times, weather, and sunrise/sunset information is described in Table 1 below.

Table 1. Survey Information

Survey	Date	Survey Start Time	Sunrise/Sunset	Weather
1	March 1, 2021	0700 hours	0615 hours	52 degrees Fahrenheit, clear, winds 0-3 miles per hour from the east
2	March 2, 2021	0645 hours	0614 hours	43 degrees Fahrenheit, 40% cloud cover, winds 0-2 miles per hour from the north
3	March 3, 2021	0730 hours	0613 hours	43 degrees Fahrenheit, 50% cloud cover, winds 0-3 miles per hour from the south
4	March 9, 2021	O745 hours	0605 hours	46 degrees Fahrenheit, 70% cloud cover, winds 0-6 miles per hour from the south.

Surveys were conducted from one hour before sunrise to two hours after sunrise or two hours before sunset to one hour after sunset and during weather that was conducive to observing owls outside their burrows and detecting BUOW sign. The surveys were not conducted during rain, high winds (> 20 miles per hour), dense fog, or temperatures above 90 degrees Fahrenheit. Surveys involved walking through potentially suitable habitat within the survey area.

The pedestrian survey transects were spaced approximately 30 to 50 feet apart to allow 100 percent visual coverage of the ground surface. Special attention was paid to those habitat areas that appeared to provide suitable habitat for BUOW. Where permission to access the buffer areas could not be obtained, the biologist visually inspects adjacent habitats with binoculars.

All encountered burrows or structure entrances were checked for the presence of BUOW, molted feathers, cast pellets, prey remains, eggshell fragments, tracks, or excrement. Natural or man-made structures and debris piles that could support BUOW were also surveyed. The locations of all suitable BUOW habitat, potential burrows, BUOW sign, and any BUOW observed was recorded and mapped with a handheld Global Positioning System (GPS) unit.

All wildlife species encountered visually or audibly during the field survey were identified and recorded in field notes. Binoculars were used to aid in the identification of observed wildlife. Photographs were taken to document existing conditions within the survey area.

Results

The project site contains two different habitat types: ruderal and disturbed non-vegetated. Soils at the project site are classified as Arlington fine sandy loam (AoC), deep, 2 to 8 percent slopes, Cieneba rocky sandy loam (CkD2), 8 to 15 percent slopes, eroded, Fallbrook rocky sandy loam (FcD2), shallow, 8 to 15 percent slopes, eroded, and Fallbrook fine sandy loam (FfC2), 2 to 8 percent slopes, eroded. The project site is flat with elevation ranges from 1,557 feet above mean sea-level (AMSL) to 1,594 AMSL. The site is disturbed, and evidence of past grading is apparent. The dominant species on site are oats (*Avena sp.*), brome spp. (*Bromus spp.*), Canada horseweed (*Erigeron canadensis*), and stinknet (*Oncosiphon piluliferum)*.

The habitat assessment conducted on March 1, 2020 found that the project site does provide suitable burrows/nesting opportunities for BUOW. Evidence of ground squirrels and ground squirrel activities was observed, and approximately 50 suitable burrows were identified and recorded on the project site. In addition, scattered rock outcrops were found throughout the site. BUOW signs such as molted feathers, cast pellets, and excrement found on rock outcroppings were noted during focused surveys. Two individual BUOW were observed near their burrow near the boulder outcrops located within the northeastern portion of the site during the focused BUOW surveys performed on March 3 and 9. No BUOW were observed within the study during the March 1 and 2 focused surveys, but the presence of cast pellets, molted feathers, and excrement were found near the burrow they currently occupy.

Based on the presence of BUOW and BUOW evidence (i.e., scat, pellets, and feathers) within the study area, it can be concluded that the study area is currently in use by BUOW.

Recommendations

It is recommended that the following measures be implemented to ensure that potential impacts to BUOW are less than significant:

- Conduct a presence/absence survey within 120 days prior to ground disturbance to determine if relocation is necessary.
- According to the MSHCP, if BUOW are detected on the project site then the action(s) taken will be as follows:
    - If the site is within the Criteria Area, then at least 90 percent of the area with long-term conservation value will be included in the MSHCP Conservation Area.
    - Otherwise:
        1. If the site contains, or is part of an area supporting less than 35 acres of suitable habitat or the survey reveals that the site and the surrounding area supports fewer than 3 pairs of BUOWs, then the on-site BUOWs will be passively or actively relocated following accepted protocols.
        2. If the site (including adjacent areas) supports three or more pairs of BUOWs, supports greater than 35 acres of suitable habitat and is non-contiguous with MSHCP Conservation Area lands, at least 90 percent of the area with long-term conservation value and BUOW pairs will be conserved onsite.
    - If the 15.24-acre project site is found to support BUOWs, a Determination of Biologically Equivalent or Superior Preservation (DBESP) Report and Burrowing Owl Relocation Plan will need to be prepared in coordination with the RCA and resource agencies.
        - The DBESP and Burrowing Owl Relocation Plan will include the following:
            - Location that BUOWs are being removed from;
            - Number of BUOWs being relocated, including number of pairs and number of singles;
            - Description of methods that will be used to ensure that onsite burrows are vacant prior to their collapse;
            - Location and landowner contact information for the release site;
            - Description of the release site, including habitat description, presence/absence of ground squirrels, presence/absence of other BUOWs, results of predator survey, results of prey survey, and plans to maintain artificial burrow systems and manage the land for BUOWs long-term.
- If the presence/absence survey finds that BUOW no longer occupy the study area, conduct an MSHCP preconstruction survey within 30 days prior to the start of any ground disturbing activities 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.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present 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: March 12, 2021

Juan J. Hernandez
Principal Biologist

Enclosures:

Figure 1: Project Location Map
Figure 2: Project Vicinity Map
Figure 3: Project Plans
Figure 4: Survey Area Map
Figure 5: Results Map
Appendix A: Site Photographs

FIGURES

Figure 1
Location Map
APNs 295-310-016, 037, 038, 039, and 040
Riverside County, California

Legend

Project Site Boundary

N

Hernandez Environmental Services

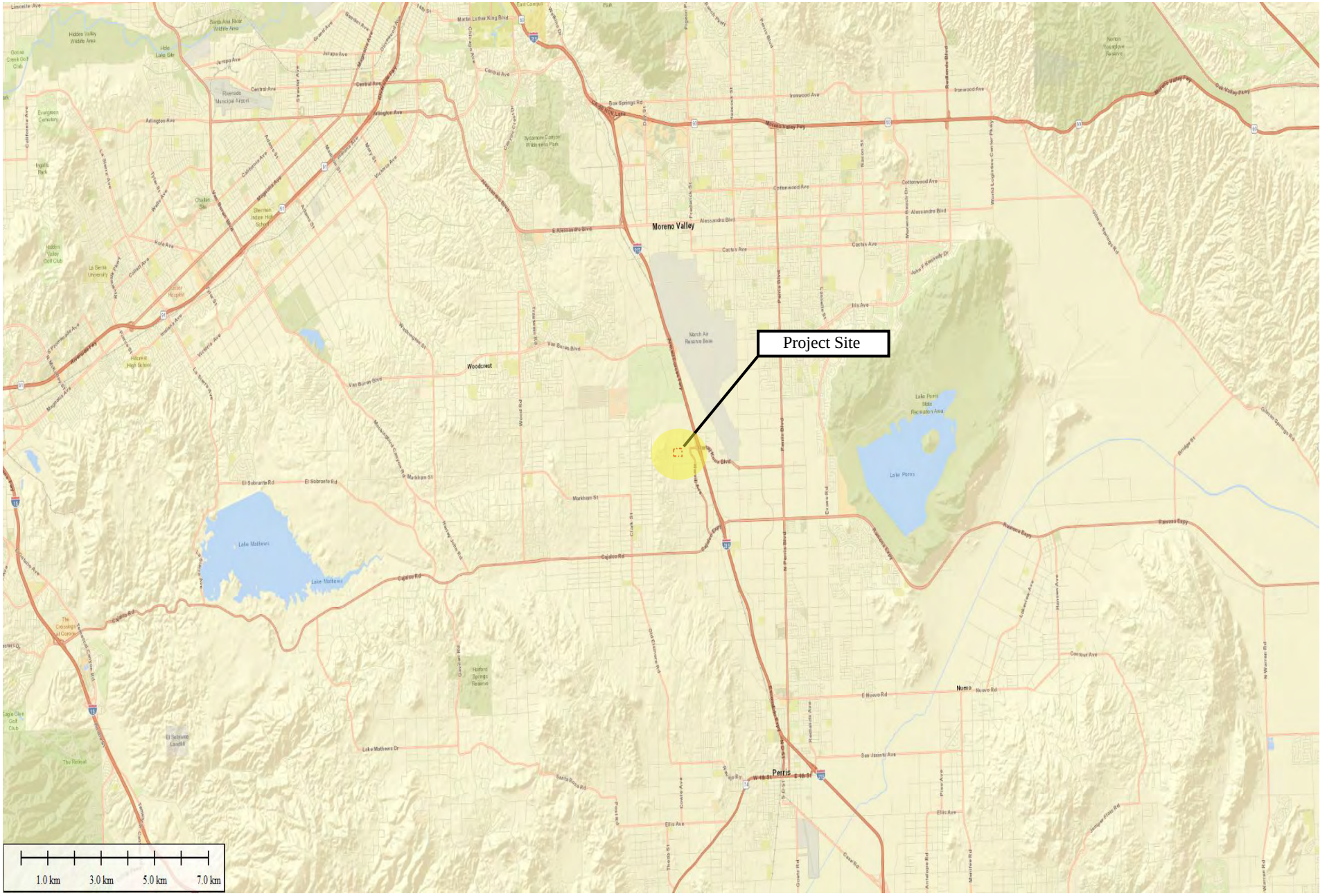


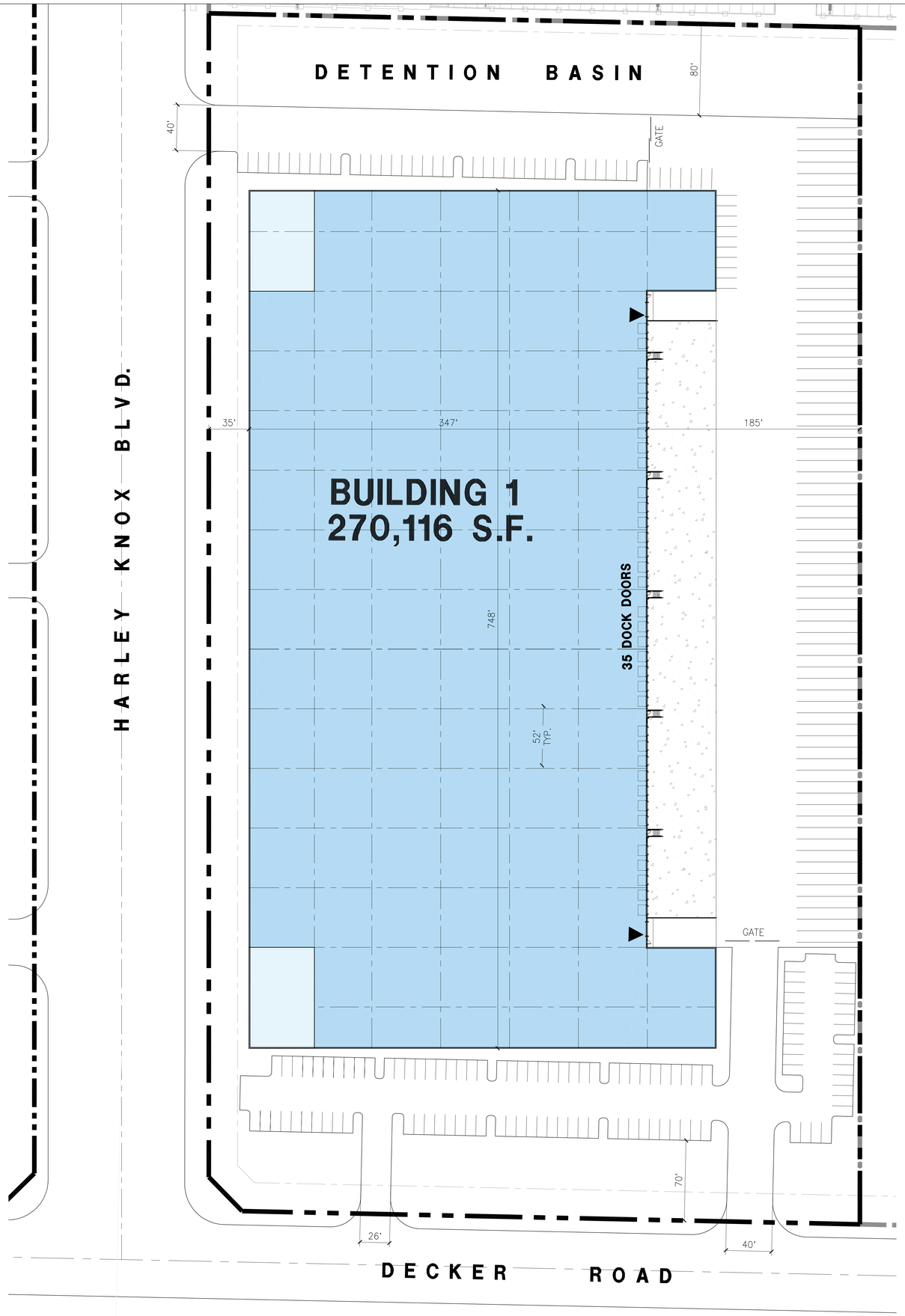
Figure 2
Vicinity Map
APNs 295-310-016, 037, 038, 039, and 040
Riverside County, California

Legend

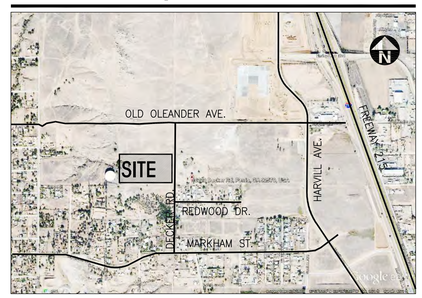
Project Site Boundary

N

Hernandez Environmental Services



Aerial Map



Tabulation

SITE AREA	BUILDING 1
in sq. ft.	591,437 s.f.
in acres	13.6 ac
BUILDING AREA	
Office	5,000 s.f.
Warehouse	265,116 s.f.
Total	270,116 s.f.
COVERAGE	45.7%
AUTO PARKING REQUIRED	
Office @ 1/250 s.f.	20 stalls
Whse @ 1/2,000 s.f.	133 stalls
TOTAL	153 stalls
AUTO PARKING PROVIDED	
Standard (9'x18')	158 stalls
TRAILER PARKING PROVIDED	
Trailer (10'x53')	71 stalls

ZONING ORDINANCE FOR CITY

Current Zoning Designation :

Rural Residential (R-R)

Manufacturing Medium (M-M)

Industrial Park (I-P)

Proposed Zoning:

Industrial Park (I-P)

MAXIMUM FLOOR AREA RATIO

F.A.R. .60

BUILDING HEIGHT ALLOWED

Height - 50'

SETBACKS

Street Side = 25'

Side = 5'

Rear = 5'

Abuts Residential/commercial zone = 50'

Legend

POTENTIAL OFFICE

WAREHOUSE

▼ DRIVE THRU DOOR

Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

north

1" = 40'

0 40 80 120

HARLEY KNOX BLVD & DECKER ROAD

Conceptual Site Plan

HPA architecture
18831 Bardeen Ave. - Ste. #100
Irvine, CA 92612
(949) 863-1770
www.hparchs.com

County of Riverside, CA

March 08, 2019 / Job #19119

Scheme 3

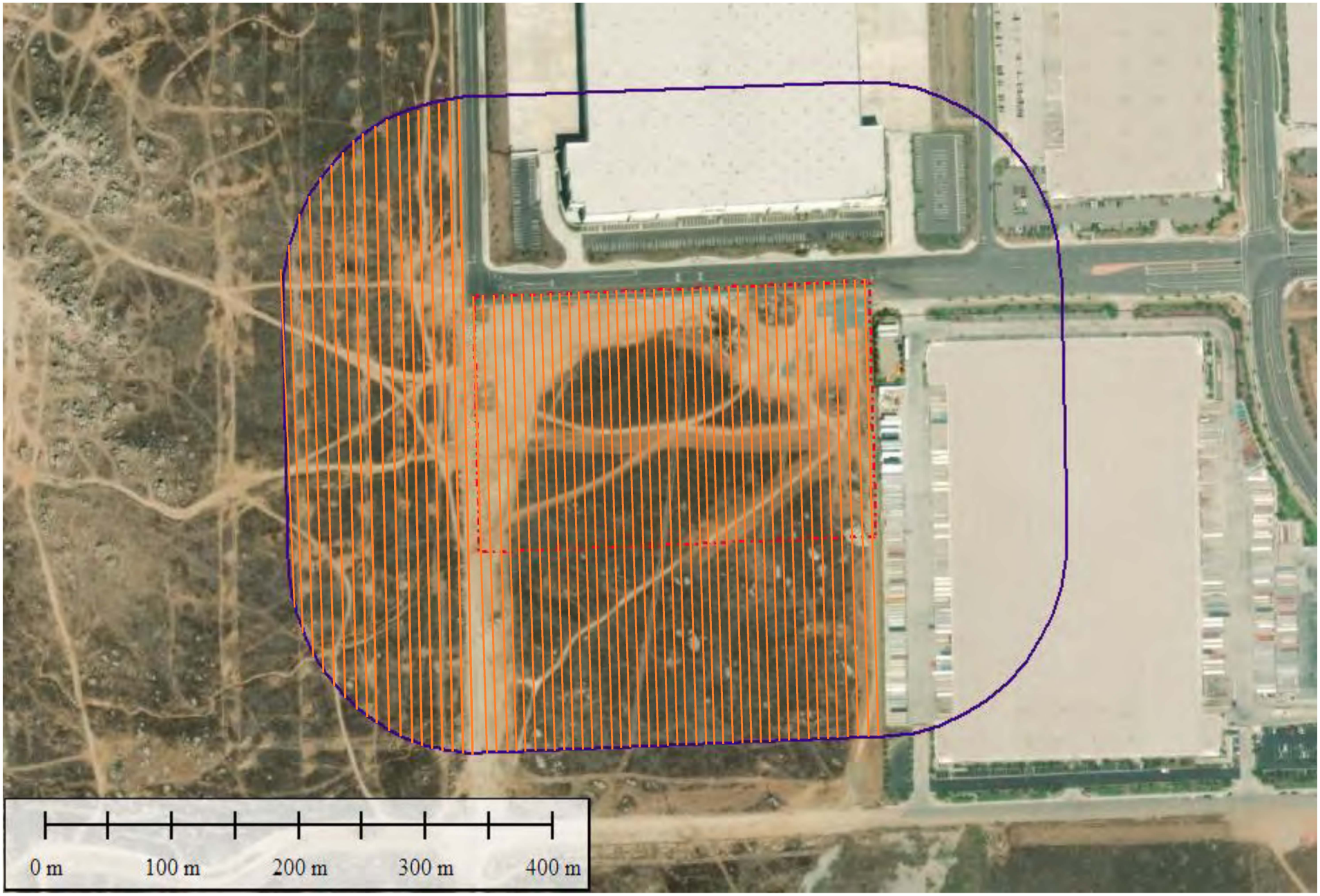


Figure 4
BUOW Survey Area Map
APNs 295-310-016, 037, 038, 039, and 040
Riverside County, California

Legend

Project Site Boundary
150 Meter (500 Foot) Buffer Area
Transect Locations

N

Hernandez Environmental Services

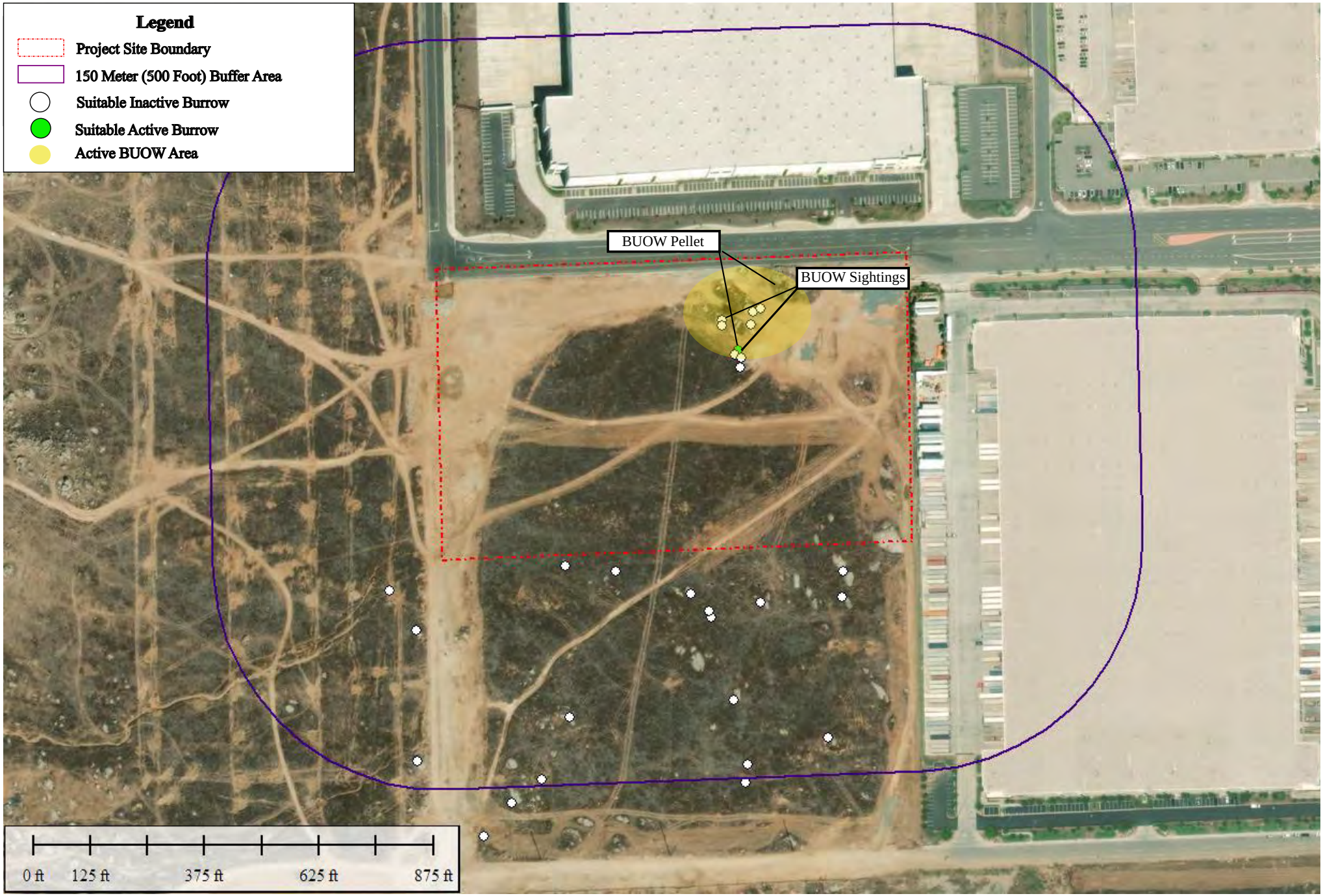


Figure 5
BUOW Survey Results Map
APNs 295-310-016, 037, 038, 039, and 040
Riverside County, California

Hernandez Environmental Services

APPENDIX A

View of two burrowing owls on the mound of their burrow located within northeastern portion of the project site.

View of active burrow within northeastern portion of the study area.

View of molted feather found near active burrow within the northeastern portion of the study area.

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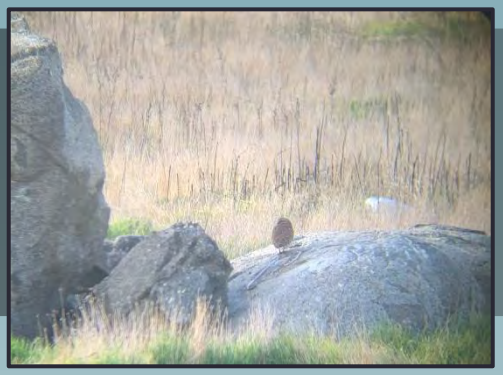


View of burrowing owl on rock outcrop located within northeastern portion of the project site.

View of pellet near burrow within northeastern portion of the project site.

View of burrow mound with burrowing owl pellets and excrement within northeastern portion of the study area.

Hernandez Environmental Services

APPENDIX F

Memorandum

Date: September 15, 2020

To: Trammell Crow So. Cal Development, Inc.

From: Juan J. Hernandez, Principal Biologist

Subject: Focused Burrowing Owl Survey Report for Assessor's Parcel Numbers 295-310-016, 295-310-037, 295-310-038, 295-310-039, and 295-310-040 located in Riverside County, California.

This memorandum provides the methods and results of a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) burrowing owl (*Athene cunicularia*) (BUOW) survey for Assessor's Parcel Numbers (APNs) 295-310-016, 295-310-037, 295-310-038, 295-310-039, and 295-310-040 located within unincorporated Riverside County. The project proposes to construct an approximate 270,116 square foot speculative warehouse building. The proposed site will be utilized for warehousing/distribution use with approximately 5,000 square feet designated for supporting office use. The project also includes the installation of related parking lots, access driveways, trailer parking stalls, and a water detention basin (Figure 3). The project will result in impacts to the entire 15.24-acre site.

Project Location

The approximate 15.24-acre project site is located south of Harley Knox Boulevard, in Riverside County, California. The site consists of Riverside County APNs 295-310-016, 037, 038, 039, and 040. Specifically, the project site is located in Section 35 of Township 3 South, Range 4 West, within the *Steele Peak* United States Geological Survey (USGS) 7.5' topographic quadrangle. The center point latitude and longitude for the project site are 33°51'41.88" North and 117°16'03.12" West. Refer to Figures 1 and 2.

The study area included APNs 295-310-016, 037, 038, 039, and 040 and a 150-meter (500-foot) buffer around the site, where accessible (Figure 4).

Project Contact Information

Owner/Applicant: Trammell Crow So. Cal Development, Inc.
3501 Jamboree Road, Suite 230
Newport Beach, CA 92660

Principal Investigator: Juan J. Hernandez
Hernandez Environmental Services
17037 Lakeshore Drive
Lake Elsinore, CA 92530
(909) 772-9009

Field Survey Methods

HES implemented the three steps as described in the *Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area*. The "General Biological Assessment and Western Riverside MSHCP Consistency Analysis" prepared for the project, determined that focused surveys for BUOW would be required due to recorded historic observations near the site and the presence of suitable habitat documented during the August 12, 2020 habitat assessment. In accordance with the *Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area*, focused burrow and focused BUOW surveys (Part A and Part B, respectively) were conducted on four separate days during the breeding season: August 12, August 14, August 20, and August 27, 2020. Survey times, weather, and sunrise/sunset information is described in Table 1 below.

Table 1. Survey Information

Survey	Date	Survey Start Time	Sunrise/Sunset	Weather
1	August 12, 2020	0730 hours	0610 hours	77 degrees Fahrenheit, clear, winds 0-1 miles per hour from the northeast
2	August 14, 2020	0745 hours	0611 hours	79 degrees Fahrenheit, clear, winds 0-1 miles per hour from the southeast
3	August 20, 2020	0730 hours	0616 hours	80 degrees Fahrenheit, clear, winds 0-3 miles per hour from the south
4	August 27, 2020	O705 hours	0620 hours	66 degrees Fahrenheit, clear, winds 0-1 miles per hour from the south.

Surveys were conducted from one hour before sunrise to two hours after sunrise or two hours before sunset to one hour after sunset and during weather that was conducive to observing owls outside their burrows and detecting BUOW sign. The surveys were not conducted during rain, high winds (> 20 miles per hour), dense fog, or temperatures above 90 degrees Fahrenheit. Surveys involved walking through potentially suitable habitat within the survey area.

The pedestrian survey transects were spaced approximately 30 to 50 feet apart to allow 100 percent visual coverage of the ground surface. Special attention was paid to those habitat areas that appeared to provide suitable habitat for BUOW. Where permission to access the buffer areas could not be obtained, the biologist visually inspects adjacent habitats with binoculars.

All encountered burrows or structure entrances were checked for the presence of BUOW, molted feathers, cast pellets, prey remains, eggshell fragments, tracks, or excrement. Natural or man-made structures and debris piles that could support BUOW were also surveyed. The locations of all suitable BUOW habitat, potential burrows, BUOW sign, and any BUOW observed was recorded and mapped with a handheld Global Positioning System (GPS) unit.

All wildlife species encountered visually or audibly during the field survey were identified and recorded in field notes. Binoculars were used to aid in the identification of observed wildlife. Photographs were taken to document existing conditions within the survey area.

Results

The project site contains two different habitat types: ruderal and disturbed non-vegetated. Soils at the project site are classified as Arlington fine sandy loam (AoC), deep, 2 to 8 percent slopes, Cieneba rocky sandy loam (CkD2), 8 to 15 percent slopes, eroded, Fallbrook rocky sandy loam (FcD2), shallow, 8 to 15 percent slopes, eroded, and Fallbrook fine sandy loam (FfC2), 2 to 8 percent slopes, eroded. The project site is flat with elevation ranges from 1,557 feet above mean sea-level (AMSL) to 1,594 AMSL. The site is disturbed, and evidence of past grading is apparent. The dominant species on site are oats (*Avena sp.*), brome spp. (*Bromus spp.*), Canada horseweed (*Erigeron canadensis*), and stinknet (*Oncosiphon piluliferum)*.

The habitat assessment conducted on August 12, 2020 found that the project site does provide suitable burrows/nesting opportunities for BUOW. Evidence of ground squirrels and ground squirrel activities was observed, and approximately 40 suitable burrows were identified and recorded on the project site. In addition, scattered rock outcrops were found throughout the site. BUOW signs such as molted feathers, cast pellets, and excrement found on rock outcroppings were noted during focused surveys. Five individual BUOW were observed perched among rock outcrops located within the northeastern portion of the site during the focused BUOW surveys performed on August 12 and 14. One individual BUOW was observed within the same area during the focused survey performed on August 27, 2020. No BUOW were observed within the study during the August 20 focused survey.

Based on the presence of BUOW and BUOW evidence (i.e., scat, pellets, and feathers) within the study area, it can be concluded that the study area is currently in use by BUOW.

Recommendations

It is recommended that the following measures be implemented to ensure that potential impacts to BUOW are less than significant:

- Conduct a presence/absence survey within 120 days prior to ground disturbance to determine if relocation is necessary.
- According to the MSHCP, if BUOW are detected on the project site then the action(s) taken will be as follows:
    - If the site is within the Criteria Area, then at least 90 percent of the area with long-term conservation value will be included in the MSHCP Conservation Area.
    - Otherwise:
        1. If the site contains, or is part of an area supporting less than 35 acres of suitable habitat or the survey reveals that the site and the surrounding area supports fewer than 3 pairs of BUOWs, then the on-site BUOWs will be passively or actively relocated following accepted protocols.
        2. If the site (including adjacent areas) supports three or more pairs of BUOWs, supports greater than 35 acres of suitable habitat and is non-contiguous with MSHCP Conservation Area lands, at least 90 percent of the area with long-term conservation value and BUOW pairs will be conserved onsite.
    - If the 15.24-acre project site is found to support BUOWs, a Determination of Biologically Equivalent or Superior Preservation (DBESP) Report and Burrowing Owl Relocation Plan will need to be prepared in coordination with the RCA and resource agencies.
        - The DBESP and Burrowing Owl Relocation Plan will include the following:
            - Location that BUOWs are being removed from;
            - Number of BUOWs being relocated, including number of pairs and number of singles;
            - Description of methods that will be used to ensure that onsite burrows are vacant prior to their collapse;
            - Location and landowner contact information for the release site;
            - Description of the release site, including habitat description, presence/absence of ground squirrels, presence/absence of other BUOWs, results of predator survey, results of prey survey, and plans to maintain artificial burrow systems and manage the land for BUOWs long-term.
- If the presence/absence survey finds that BUOW no longer occupy the study area, conduct an MSHCP preconstruction survey within 30 days prior to the start of any ground disturbing activities 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.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present 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: September 15, 2020

Juan J. Hernandez
Principal Biologist

Enclosures:

Figure 1: Project Location Map
Figure 2: Project Vicinity Map
Figure 3: Project Plans
Figure 4: Survey Area Map
Figure 5: Results Map
Appendix A: Site Photographs

Figure 1
Location Map
APNs 295-310-016, 037, 038, 039, and 040
Riverside County, California

Legend

Project Site Boundary

N

Hernandez Environmental Services

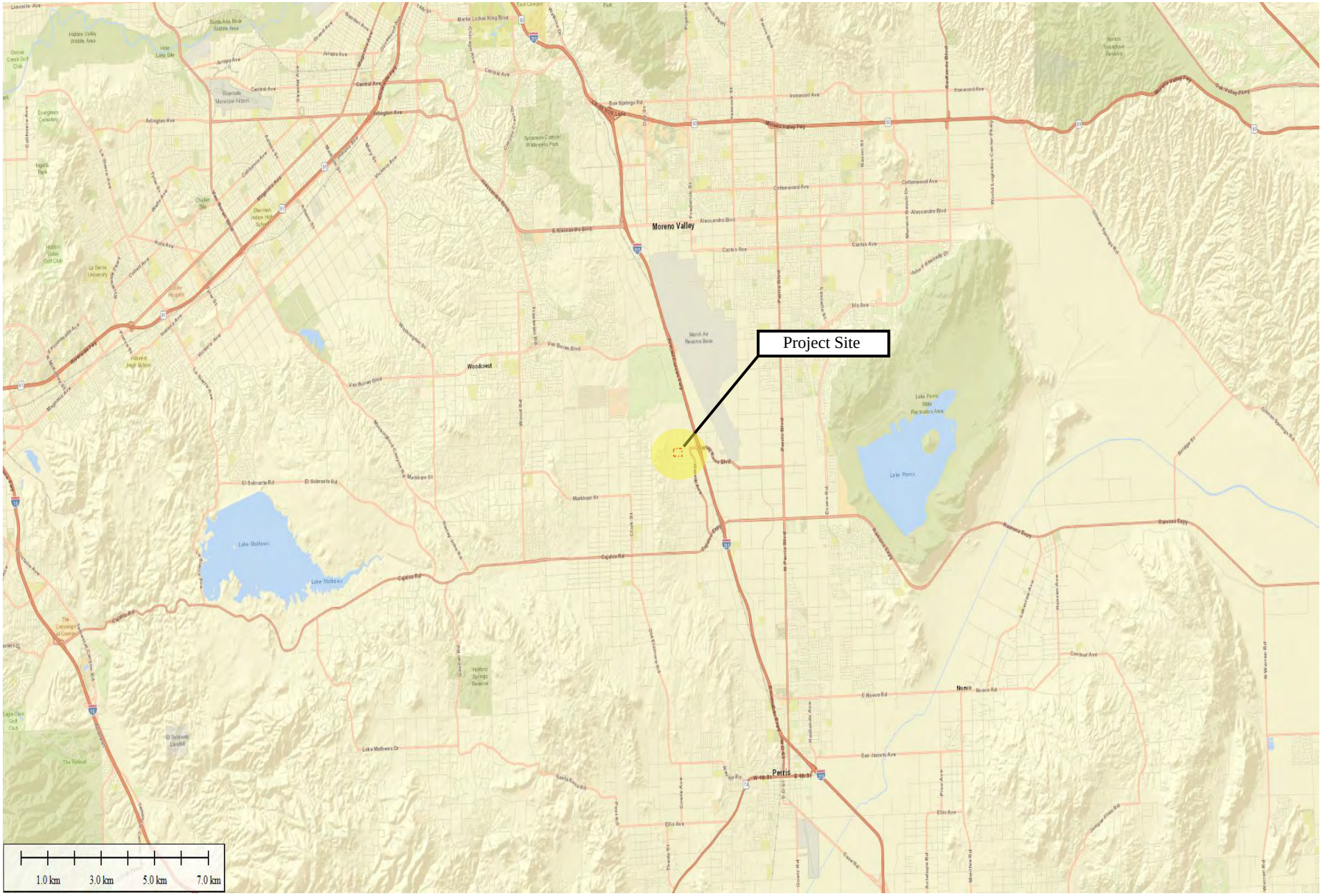


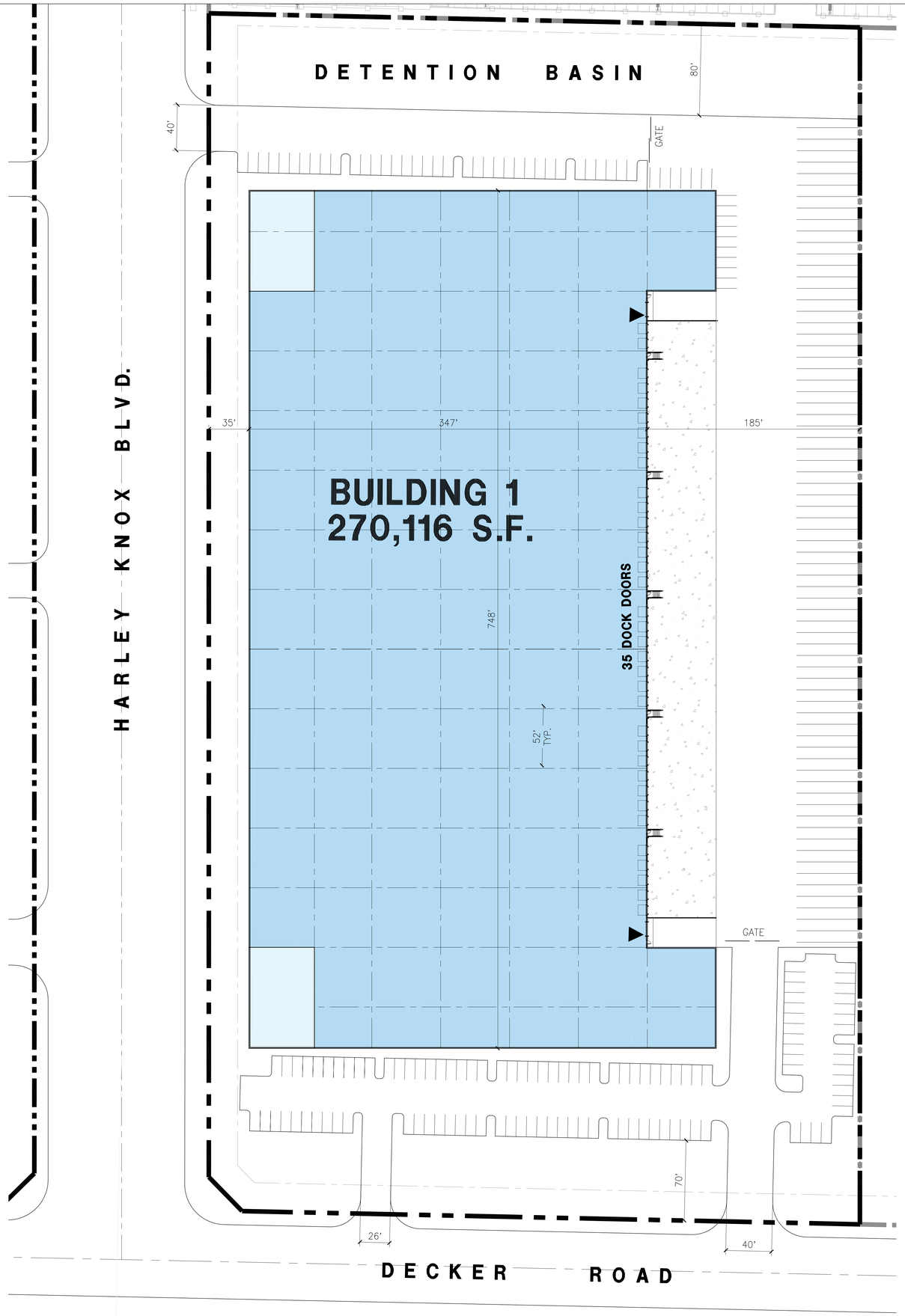
Figure 2
Vicinity Map
APNs 295-310-016, 037, 038, 039, and 040
Riverside County, California

Legend

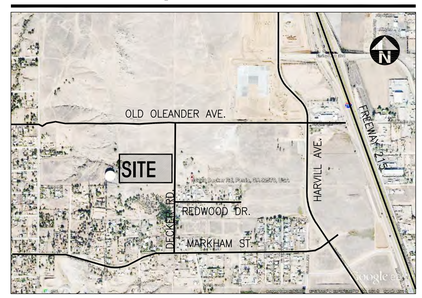
Project Site Boundary

N

Hernandez Environmental Services



Aerial Map



Tabulation

SITE AREA	BUILDING 1
in sq. ft.	591,437 s.f.
in acres	13.6 ac
BUILDING AREA	
Office	5,000 s.f.
Warehouse	265,116 s.f.
Total	270,116 s.f.
COVERAGE	45.7%
AUTO PARKING REQUIRED	
Office @ 1/250 s.f.	20 stalls
Whse @ 1/2,000 s.f.	133 stalls
TOTAL	153 stalls
AUTO PARKING PROVIDED	
Standard (9'x18')	158 stalls
TRAILER PARKING PROVIDED	
Trailer (10'x53')	71 stalls

ZONING ORDINANCE FOR CITY

Current Zoning Designation :

Rural Residential (R-R)

Manufacturing Medium (M-M)

Industrial Park (I-P)

Proposed Zoning:

Industrial Park (I-P)

MAXIMUM FLOOR AREA RATIO

F.A.R. .60

BUILDING HEIGHT ALLOWED

Height - 50'

SETBACKS

Street Side = 25'

Side = 5'

Rear = 5'

Abuts Residential/commercial zone = 50'

Legend

POTENTIAL OFFICE

WAREHOUSE

▼ DRIVE THRU DOOR

Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

north

1" = 40'

0 40 80 120

HARLEY KNOX BLVD & DECKER ROAD

Conceptual Site Plan

HPA architecture
18831 Bardeen Ave. - Ste. #100
Irvine, CA 92612
(949) 863-1770
www.hparchs.com

County of Riverside, CA

March 08, 2019 / Job #19119

Scheme 3

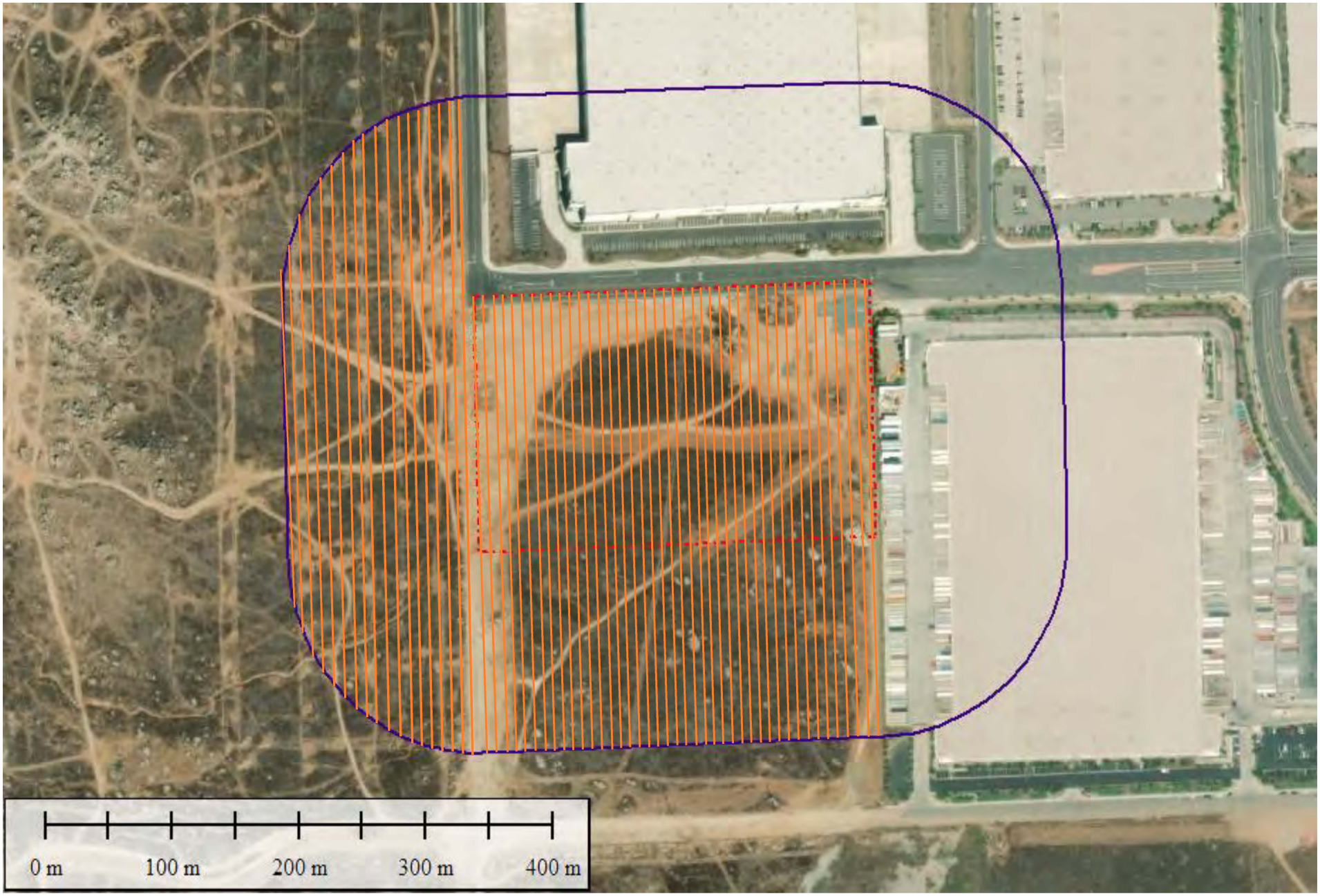


Figure 4
BUOW Survey Area Map
APNs 295-310-016, 037, 038, 039, and 040
Riverside County, California

Legend

Project Site Boundary
150 Meter (500 Foot) Buffer Area
Transect Locations

N

Hernandez Environmental Services

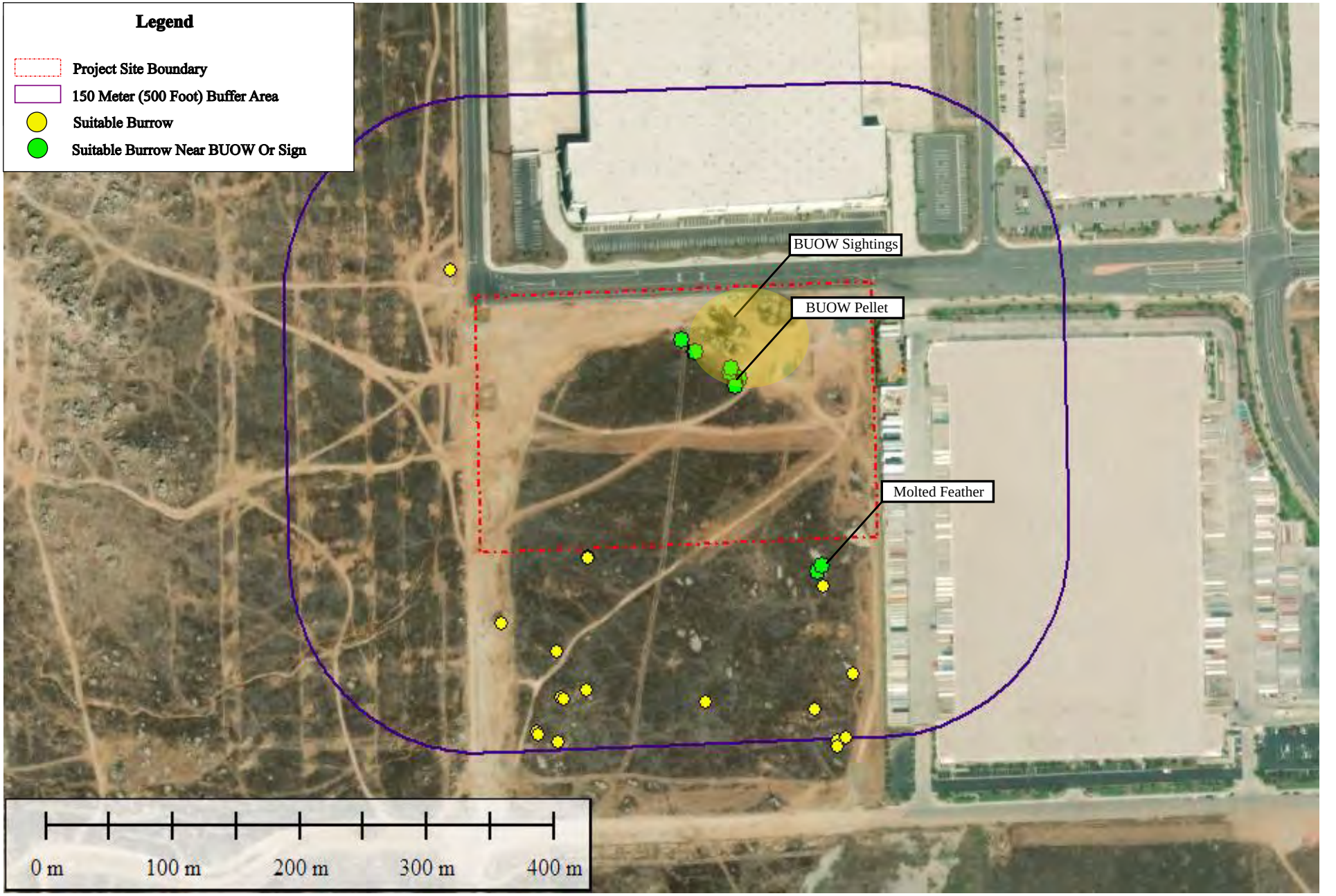


Figure 5
BUOW Survey Results Map
APNs 295-310-016, 037, 038, 039, and 040
Riverside County, California

N

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View of three burrowing owls on rock outcrop located within northeastern portion of the project site.

View of active burrow within southeastern portion of the study area.

View of molted feather found burrow within southeastern portion of the study area.

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View of burrowing owl on rock outcrop located within northeastern portion of the project site.

View of pellet near burrow within northeastern portion of the project site.

View of burrow near burrowing owl sign within southeastern portion of the study area.

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