



***NATURAL RESOURCES ASSESSMENT, INC.***

**Thrifty Oil Commercial Development**

**HAN220027**

**Breeding Season Burrowing Owl Report**

**Riverside County, California**

**Prepared for:**

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**February 14, 2024**

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I hereby certify that the statements furnished below 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.



Karen Kirtland

*NATURAL RESOURCES ASSESSMENT, INC.*

February 14, 2024

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## **1.0 Introduction**

Lilburn Corporation contracted with Natural Resources Assessment, Inc. (NRAI) on behalf of Thrifty Oil Company to prepare a burrowing owl breeding season survey for a Thrifty Oil Plot Plan No. 2200047 project in unincorporated Riverside County, California. The survey was required for the development application.

## **2.0 Site Location and Property Description**

The project encompasses two entire parcels (APN's 317-260-016, 317-260-015) and a portion of APN 317-260-017). Impacts to APN's 317-260-016 and 317-260-015 total 8.87 acres. Offsite impacts to APN 317-260-017 equal 0.17 acres. Road improvement will amount to a total of 4.16 acres. Overall impacts associated with this project will be 13.2 acres. All impacts are permanent impacts.

The project is located on the northeast corner of Water Street and Tobacco Road approximately 7 miles west of the City of Perris in unincorporated Riverside County, California (Figures 1 and 2).

The project site is on the Perris 7.5' U. S. Geological Survey (USGS) topographic quadrangle, San Bernardino base and meridian (Figure 2).

Thrifty Oil Co (Applicant) proposes to construct one 192,249 square foot (SF) concrete tilt-up, non-refrigerated warehouse on an 8.87-acres of vacant land designated as APN 317-260-016 and 317-260-015 (Proposed Project), Figure 1.

### **2.1 On-Site Improvements**

Site Plan Overview. The Project is to construct one 192,249 SF non-refrigerated warehouse with 10 bays, one grade level door and 25 truck docks on 8.87 acres. The warehouse is designed to house one tenant, which has not been identified at this time, and includes two 4,000 SF offices (total 8,000 SF total office space)). The lot coverage would be 47.3 percent where a maximum of 50 percent is allowed, and the floor area ratio (FAR) would be 0.48.

The Project Site abuts APN 317-260-17 on the north which has R-R-1 zoning and APN 317-260-034 on the east, which is zoned M-SC. The Project Applicant owns APN 317-260-17. The Project is designed with a building setback of 41 feet on the northern property boundary and an approximate 138 feet on the east, where a minimum of 50 feet is allowed where an industrial property abuts a residential or commercially zoned property. A 6-foot-minimum and approximately 13-foot maximum varying landscape area is planned along the northerly property line and approximately 25-30 feet is provided along the easterly property line, where a minimum of 20 feet is required unless a tree screen is proposed. Therefore, to be compliant with the design standards for the northern property boundary the Applicant requires a variance. It is not feasible to move the building due to lot size and topography, and it is not financially feasible for the Applicant to reduce the building size while funding the County's master plan of drainage improvements being required as part of Project approvals.

The building height would be approximately 36-foot clear, with an exterior height not to exceed 46 feet which is consistent with Federal Aviation Administration/March Air Reserve Base limitations and is consistent with the building elevations of the industrial uses within the immediate Project vicinity (The Project was reviewed and approved by the ALUC on January 12, 2023 under File No. ZAP1550MA22).

The color scheme of the warehouse is a variety of neutral earth tones with accents which are consistent with a color scheme to blend with the surrounding area.

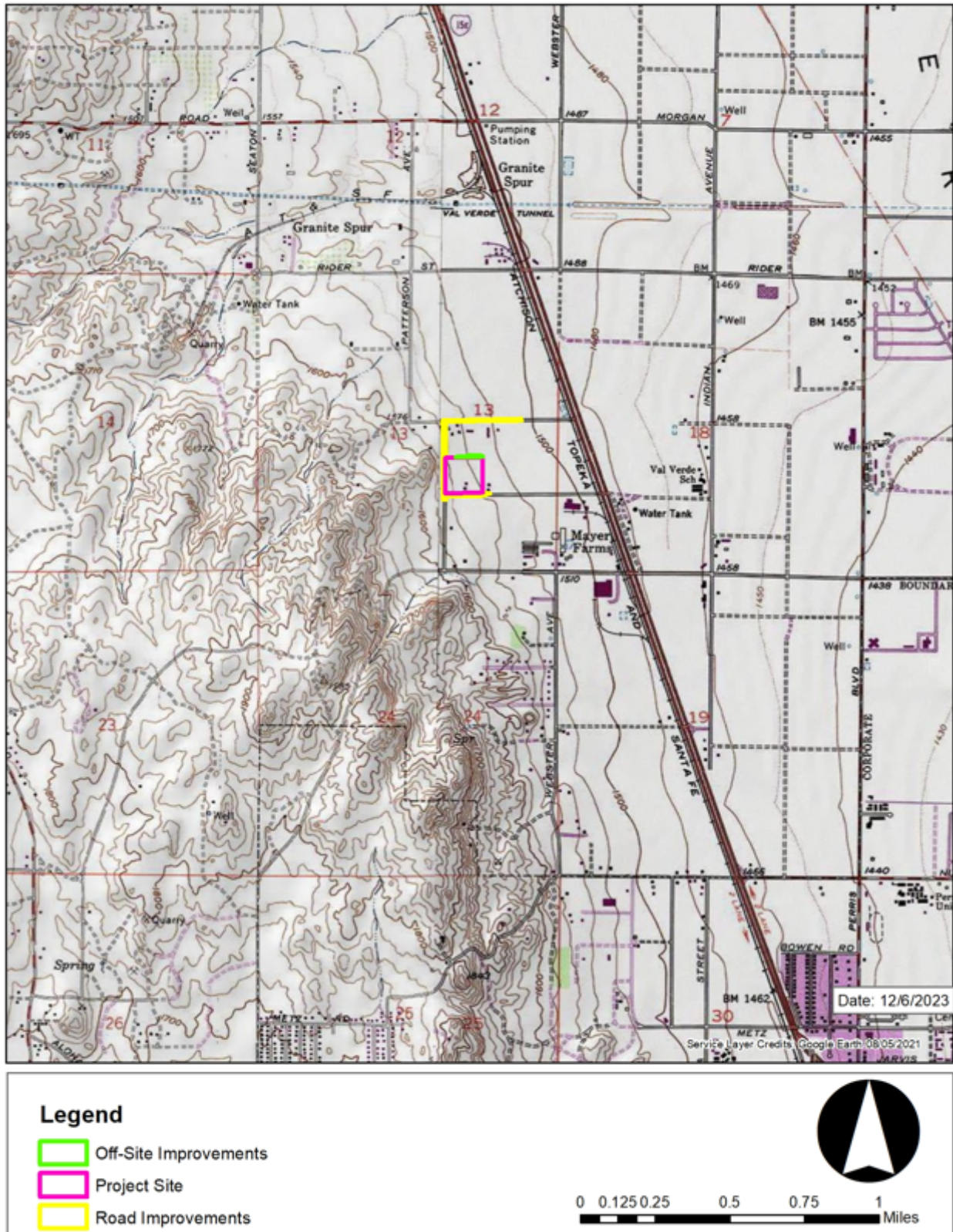


Figure 1. Site and Regional Location of the Project Site.



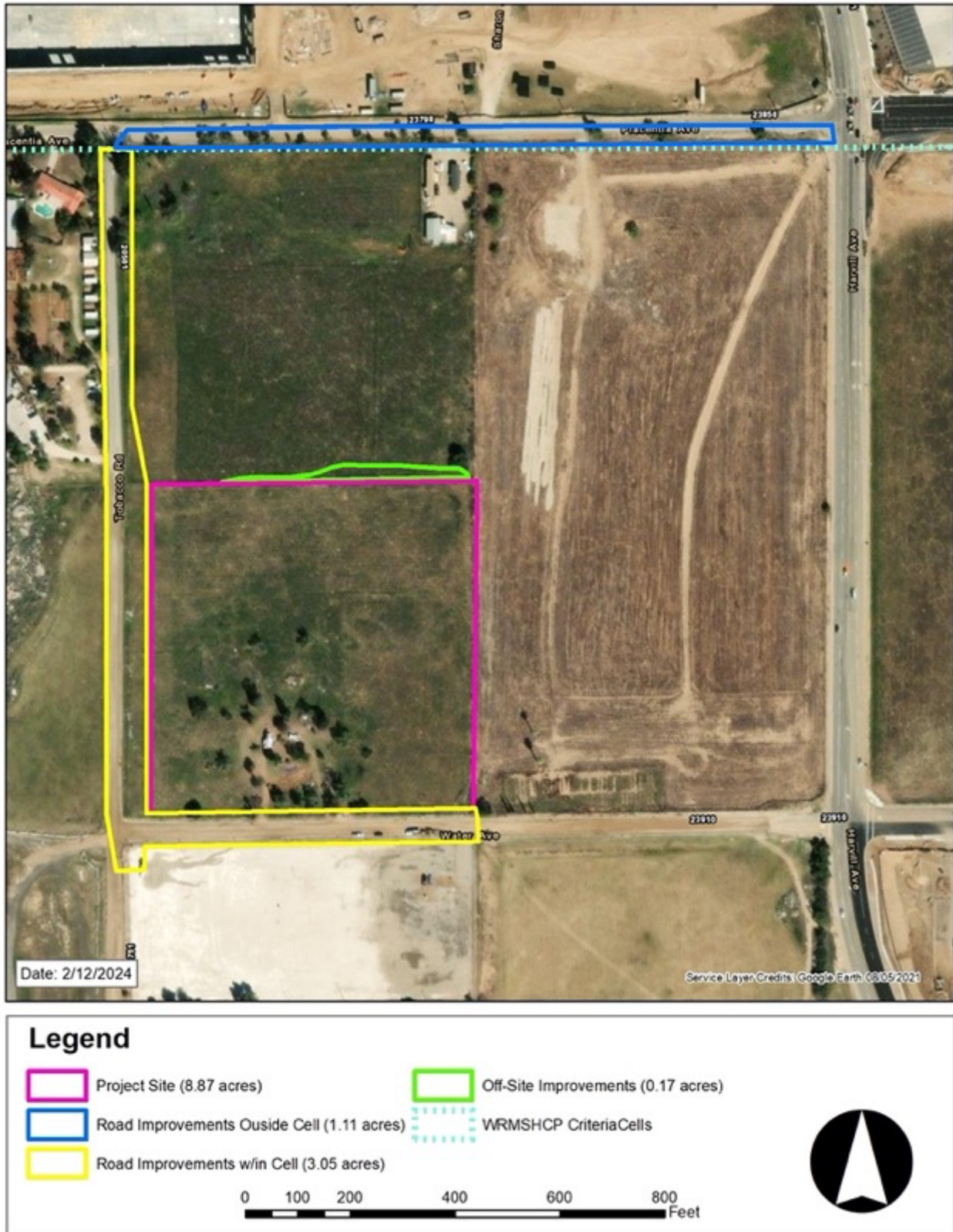


Figure 2. Project Aerial and Surrounding Off-site Areas.

**Parking.** The site contains a total of 125 auto-parking spaces, which include five spaces that are American with Disabilities Act (ADA)-compliant stalls. Pursuant to Section 5.106.5.3.1 of the CalGreen Code, a total of 25 electric vehicle (EV) spaces will be provided. Of the 25 EV spaces, 7 will be auto parking spaces with electric vehicle supply equipment (EVSE) installed. Of the 7 auto parking spaces with EVSE, one will be designated as standard accessible EVCS and one will be designated as van accessible EVCS. Pursuant to Section 5.106.4.1.2 of the CalGreen Code, 7 long-term bicycle parking spaces will be provided.

**Landscaping and Hardscape.** Landscaping is designed around the perimeter as well as within various parking areas. The facility will provide approximately 58,062 SF of landscaped area (approximately 15 percent of the net lot area), which exceeds the 15 percent (or 57,979 SF) minimum required by the County London Plane and California sycamore primarily are planned for the Water Street frontage, while catalpa and blue palo verde are planned for the Tobacco Road frontage. Brisbane box trees are planned for the northern property boundary. Drought tolerant ground cover is identified around the building perimeter and along the property boundary perimeter.

**Site Lighting:** Site lighting will be low-level high-pressure sodium that will be pointed downward at the parking lot and/or along the edges of the building

**Stormwater Management:** The Project Applicant has prepared a Water Quality Management Plan (WQMP) that identifies stormwater management for the building operations/ post construction. Overall, the existing drainage patterns were identified, and the design preserves the overall drainage pattern. As part of the Project, the on-site storm drain system will be constructed to collect and convey the storm water runoff in a northeasterly direction to proposed permanent structural best management practices (BMPs) for treatment purpose. The site BMP's will consist of pre-treatment filtering systems prior to stormwater infiltration by underground storm chambers. The site will attenuate the Q-100 6 hr. design storm and the flows will be infiltrated. The chambers are sized to attenuate the developed flows to below Q-100 predevelopment flow rates and water will discharge through four 12-inch diameter storm drainpipes to an overflow "U" shaped concrete channel and weirs to the adjacent County of Riverside easterly parcel. There will also be a 3-foot-wide stabilization blanket consisting of grouted rip-rap continuous to the property line discharge via sheet flow. The design attenuates the Q-100 from 15 cubic feet per second (cfs) to 7.7 cfs. Construction of the Project will also require the contractor to prepare a Stormwater Pollution Prevention Plan (SWPPP) as the site is more than 1 acre.

**Utilities and Services:** Public water and sewer are provided by Eastern Municipal Water District (EMWD), electrical service is available from Southern California Edison (SCE), and natural gas is available from Sempra Energy. The Applicant has received a "will serve letter" from EMWD.

## **2.2 Off-Site Improvements**

- Installation of approximately 1,250 linear feet of sewer main to connect with the existing main currently located east of the Project Site, at the intersection of Water Street and Harvill Avenue. A new 8-inch line will be installed in the Water Street right of way from the existing EMWD sewer manhole located at Harvill Avenue intersection (westerly side of the street).
- The water connections are planned to tie into existing water mains fronting the site in Tobacco Road and Water Street.
- Road improvements are proposed to widen and pave Water Street along the Project frontage, from Tobacco Road to approximately 660 feet easterly of the intersection of Water Street and Tobacco Road. Improvements include paving, installation of curb, gutter and sidewalk (28-foot half street improvements) plus 18-foot width.

- Road improvements are proposed to widen Tobacco Road from the intersection of Water Street approximately 650 linear feet north from the intersection of Tobacco Road and Water Street to Placentia Avenue. Improvements include 32 feet of pavement along the Project frontage with Tobacco Road and 16 feet of one-half street pavement and graded shoulder from the northern property boundary to the intersection of Tobacco Road and Placentia Avenue. In addition, minor curb return and pavement transitions to the existing asphalt pavement will be installed at the intersection of Tobacco Road and Placentia Avenue. An asphalt-concrete berm will be constructed to convey drainage to the Placentia Avenue intersection storm drain system (Lateral H 10.1).
- Construction of 630 feet of 36-inch Master Planned Storm Drain Line H-10 along the project frontage in Water Street from the intersection of Tobacco Road easterly to the tie-in per County of Riverside Storm Drain Improvement plan IP220057. The adjacent developer (BCIF Harvill Business Center LP) per PPT220002 will construct the Master Plan Storm Drain Line H-10, 672-ft of 36-inch RCP in Water St. from the intersection of Harvill Ave. and Water St. to our project's easterly boundary. The Orden Company (Thrifty Oil Company), has also coordinated with BCIF Harvill Business Center LP for construction of the downstream storm drain Line H 10 (1,337.5 +/- feet of 54-inch and 48-inch RCP in Harvill Ave.) from the intersection of Water St. and Harvill Ave. to the intersection of Harvill Ave. and Placentia Ave. per Perris Valley MDP Line H-10 County Flood Control Plans prepared per IP 220057.
- Northern Graded Slope, Offsite. The graded slope on the northern boundary extends offsite of the property boundary into APN 317-260-017. The graded slope is necessary to accommodate grading of the site.

Offsite impacts to APN 317-260-017 equal 0.17 acres. Road improvement will amount to a total of 4.16 acres.

### **2.3 Construction**

Construction is anticipated to occur in one phase, beginning in winter 2023, lasting approximately 12 months. Initial site improvements include grading and underground infrastructure followed by building construction, paving, and landscape activities. The grading quantities are anticipated to balance on site and little to no import or export of fill material is anticipated. Project construction will require the use of heavy equipment such as dozers, scrapers, paving machines, concrete trucks, and water trucks.

Construction activities include the following:

- Site grading and underground utility construction – expected to last approximately two months. Site activities include placement of underground water, sewer and other utilities throughout the site to service the building. Typical equipment includes excavators and trenchers.
- Construction of 1,250 feet of multipurpose trail per the modified County of Riverside Standard Plan No. 405 (18 feet in width), consisting of 10-foot-wide densified granite trail with a split rail equestrian fence separating an 8-foot parkway section. The parkway section consists of two feet of landscaping and a 6-foot-wide public sidewalk. The multipurpose trail will be constructed within the public right-of-way on the southerly side of Placentia Avenue, from the southeasterly intersection of Placentia Avenue Tobacco Road to the intersection of Placentia Avenue with Harvill Avenue. The proposed section is identified in the plot plans.
- Building Construction and Architectural Coating – construction of the one 194,479 SF non-refrigerated warehouse (including 8,000 SF of office space) is expected to occur over eight to nine months. The construction method is concrete tilt-up – concrete is formed on the ground, lifted into



place and braced. Typical equipment includes welders, concrete trucks, and cranes for lifting. Should a crane be utilized, the Project contractor will comply with all local, State, and federal regulations, including but not limited to the FAA Section 77.13 for construction/alteration near airports. The type of equipment will be evaluated and all permits obtained as necessary prior to construction. All portions of the building will be completed including installation of rollup doors and painting.

- Final Site Paving and Landscaping – anticipated to occur over one month. All parking areas will be paved, and landscaping placed per the design. All architectural and parking lot lighting will also be installed.

## **2.4 Fuel Modification Zones**

There are no fuel modification zones proposed for this project as of the date of this report.

## **2.5 Off-Site Staging and Storage Areas**

The project does not require any staging or storage areas outside of the project limits as described above.

## **2.6 Temporary Impacts**

All impacts are permanent.

## **3.0 Methods**

Ms. Kirtland and Mr. Ricardo Montijo, subcontractor to NRAI, conducted the field survey of the onsite portion of the property on January 6, 2022 (Figure 3). Field data locations were mapped using a Global Positioning System (GPS) device. The field team surveyed the property from east to west and north to south. There was a small area along the southern border where a home trailer was camped, with occupants in residence. Due to safety concerns, the field crew surveyed this small occupied area using binoculars only. The field team took notes of soil conditions, plant cover, plant species mix and species.

Ms. Kirtland conducted a second survey of the off-site impact areas on June 6, 2023. She surveyed the road improvement alignments, sewer, storm and waterline underground routes and the proposal trail alignment (Figure 2).

Ms. Kirtland and Mr. Montijo conducted four burrowing owl breeding season surveys per the 2006 RCA Burrowing Owl Survey Instructions (Figure 3).

Transects were walked across the site in suitable habitat and spaced according to terrain and scrub cover to allow one hundred percent visual coverage of the ground surface. All fence posts along the boundary of the project and in the interior were checked for owls during each survey.

We surveyed the off-site road impact areas on foot. We were not able to conduct transect surveys of the off-site area along the northern boundary of the project because of trespassing regulations. We surveyed this area by binocular inspection from the northern boundary of the project area.

The team surveyed the five-hundred-foot buffer area around the project site and the off-site impact areas using binoculars.

All transects were a maximum of 30 meters wide and usually less (Figure 3). The location of all suitable burrowing owl habitat, potential owl burrows, were observed and mapped using GPS coordinates mapped using ESRI Collector (Figure 4). Because suitable burrow locations were found, focused burrowing owl breeding seasons surveys were conducted as described below:

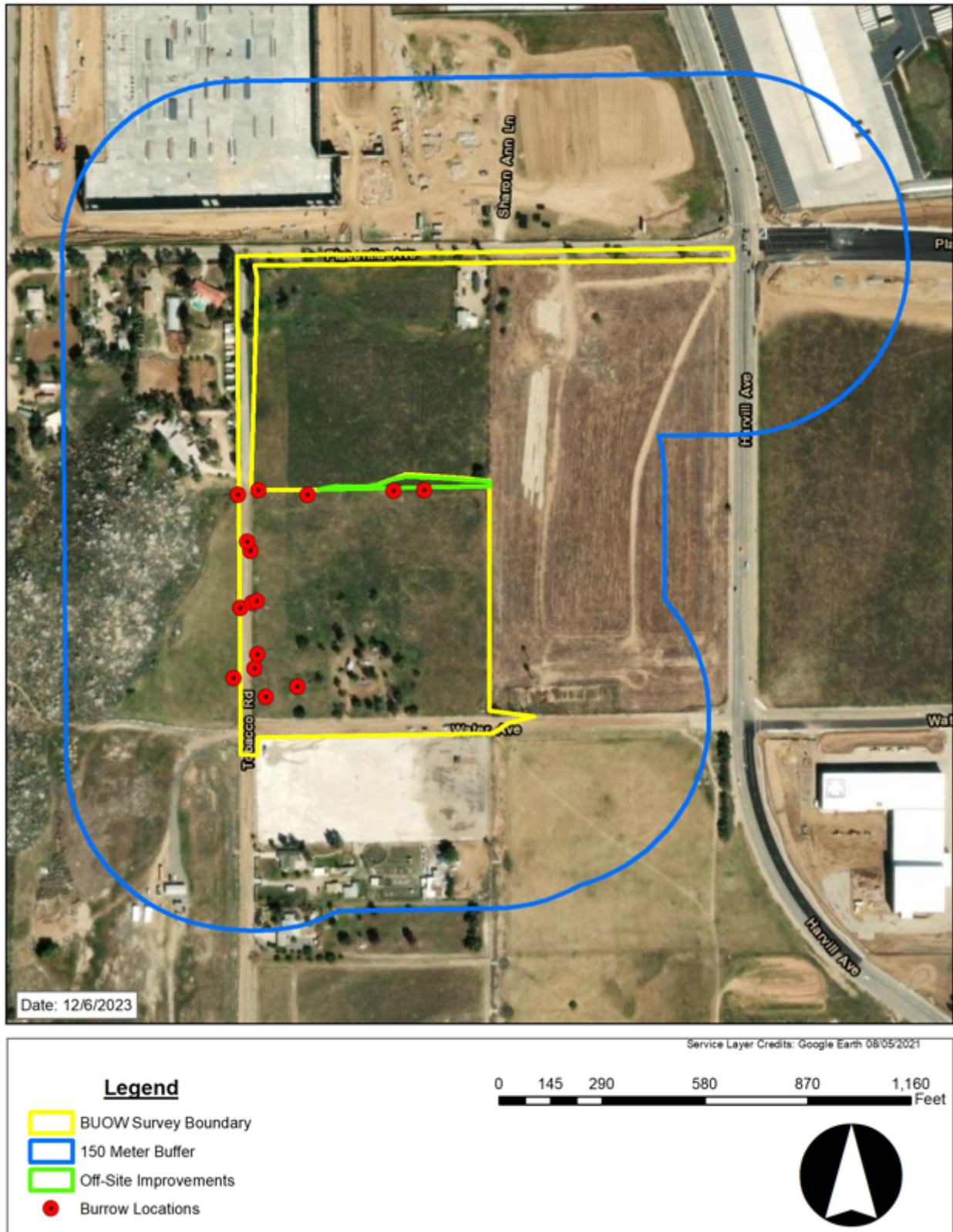


Figure 3. Survey Area and Mapped Burrow Locations.





Figure 4. Transects Walked.



Four breeding season surveys were conducted in addition to the focused burrow survey done on January 6, 2022. All surveys were performed to MSHCP Burrowing Owl Survey Instructions.

- The surveys were conducted on the mornings of August 2, 9, 16 and 23, 2022, The field team surveyed the project site, the surrounding area and the off-site areas.
- All four surveys were conducting during appropriate weather conditions early in the morning.
- On each survey, an initial visual scan using high-powered binoculars of suitable habitat and burrows was conducted for the property and within 150 meters.
- The visual survey was followed by walking transects. The transects were spaced according to terrain and scrub cover to allow one hundred percent visual coverage of the ground surface. All transects were a maximum of 30 meters and usually narrower to insure coverage.
- During each site visit, close inspection was made of all-natural and non-natural substrates. Searches were conducted for signs of BUOW including, burrows, molted feathers, cast pellets, prey remains, and owl white-wash. Date, time and weather conditions were logged for the beginning and end of all surveys.
- A digital camera was used to take representative photographs, and ArcMap was accessed to provide recent aerial photographs of the project site and surrounding area.

## 4.0 Results

### 4.1 Topography and Soils

The site topography is mostly flat, with some dirt mounds from prior disking (Figure 2, Photos 1 and 2).

Greenfield sandy loam, 2 to 8 percent slopes, eroded (GyC2) is the only soil type on the property (Figure 5, Natural Resources Conservation Service 2023<sup>1</sup>). This soil occurs on alluvial fans and terraces. Greenfield sandy loam is formed of an alluvium derived from granite and is a well-drained, non-hydric soil that never ponds or floods. It ranges from non-saline to very slightly saline. The soil on site has been mixed and mass-compacted by disking activities.

### 4.2 Land Uses

A review of aerial imagery from Google Earth shows there was a single residence in the southern portion of the site from at least 1994 to 2006, after which the land became vacant. Other than the residence, the property appears to have been vacant land from at least 1984. According to the Regional Conservation Authority (RCA) Multiple Species Habitat Conservation Plan (MSHCP) Information.

### 4.3 Vegetation Communities

At the time of the survey, the property was dominated by a ruderal (weedy) plant community (Figure 6, Photos 1 and 2). Species observed include non-native weed species such as Russian thistle (*Salsola tragus*), mare's tails (*Erigeron canadensis*) and white tumbleweed (*Amaranthus albus*). Weedy grasses include slender wild oats (*Avena barbata*), red brome (*Bromus madritensis* ssp. *rubens*) and old han schismus (*Schismus barbatus*).

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<sup>1</sup> <https://websoilsurvey.nrcs.usda.gov/app/>

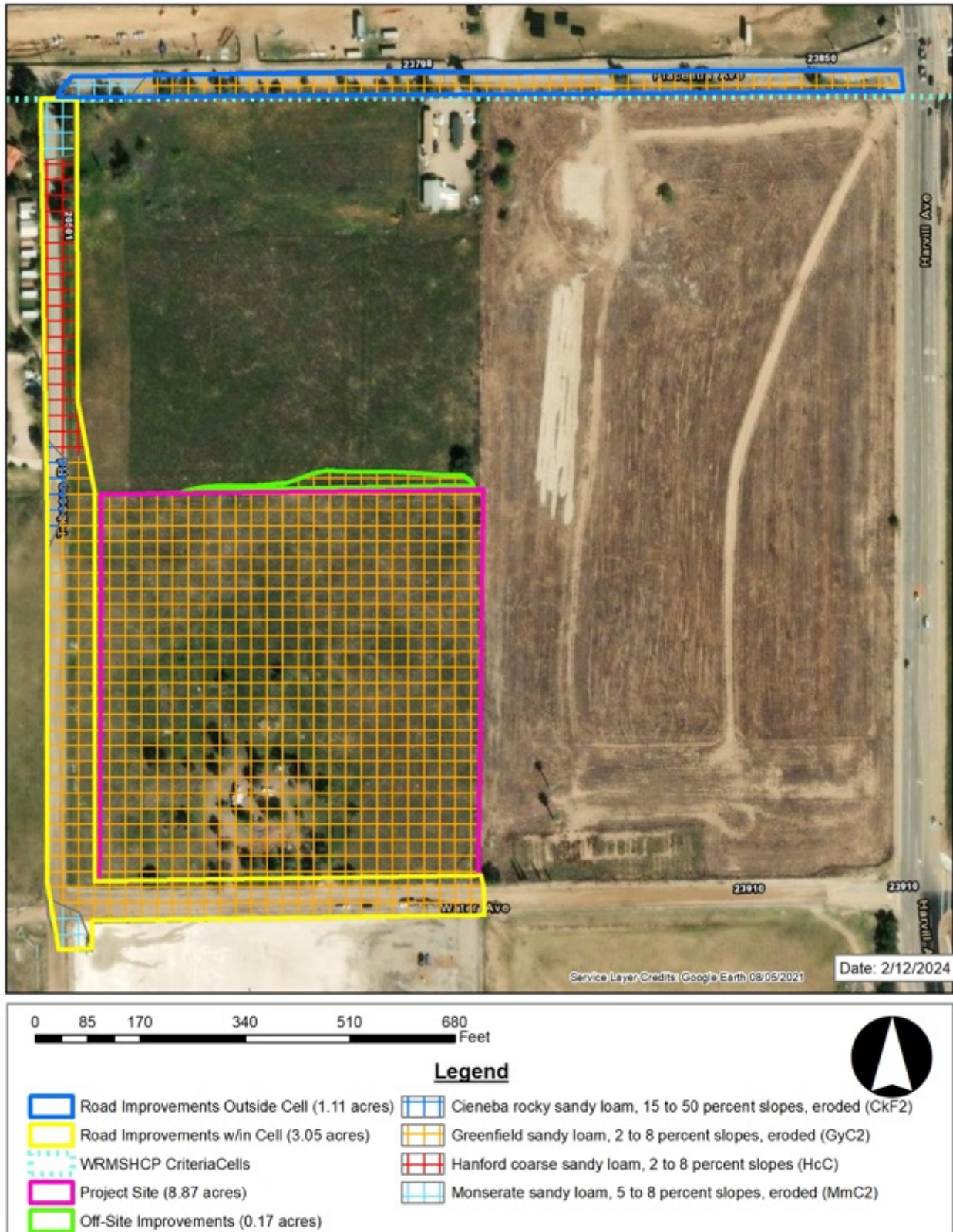


Figure 5. Soil Type.



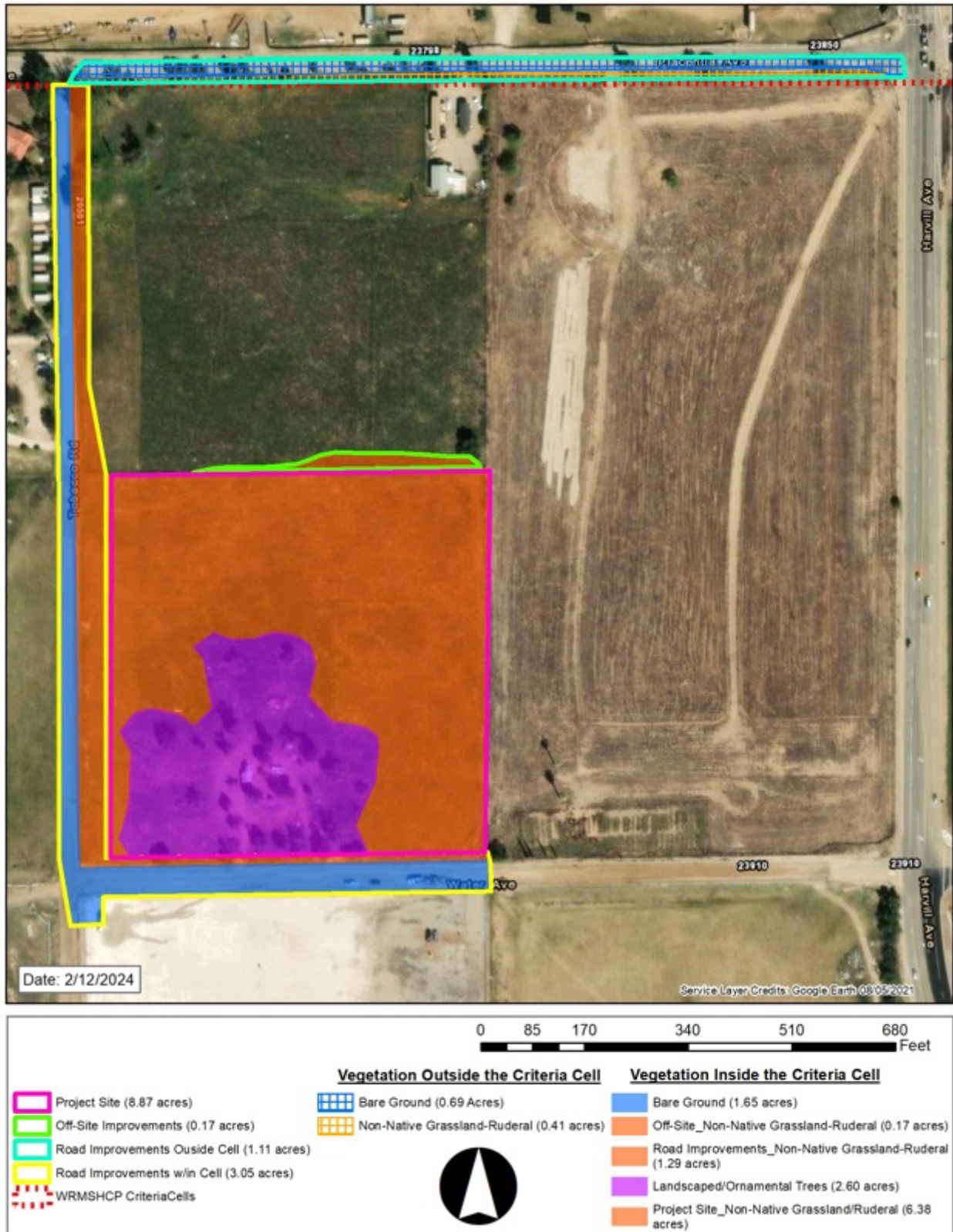


Figure 6. Vegetation Cover.



Photo 1. Topography of the site. Taken from the northern border looking south.



Photo 2. Topography of the site. Eastern border looking west.



A stand of landscape trees is at the southern end (Figure 6). Red gum eucalyptus (*Eucalyptus camaldulensis*), Peruvian pepper (*Schinus molle*) and China berry (*Melia azedarach*) were the two dominant species observed. Vegetation in the offsite areas is mostly bare ground with small stands of ruderal (weedy) plant cover. The offsite area along the northern boundary of the project is occupied by ruderal (weedy) plant cover.

Table 1 shows the total acreage of cover and onsite and offsite impacts.

Table 1. Impacts

	<u>On-Site (acres)</u>	<u>On-Site (acres)</u>	<u>Off-Site (acres)</u>	<u>Off-Site (acres)</u>	<u>Total inside/Outside</u>
	<b>Inside Criteria Cell</b>	<b>Outside Criteria Cell</b>	<b>Inside Criteria Cell</b>	<b>Outside Criteria Cell</b>	
Project Area	8.87	0.00	0.17	0.00	9.04
Road	0.00	0.00	3.05	1,11	4.16
<b>Total</b>	<b>8.87</b>	<b>0.00</b>	<b>3.22</b>	<b>1.11</b>	<b>13.20</b>

#### 4.4 Survey Results

Twenty-two (22) sites had burrows or burrow-like structures. All were checked for signs of burrowing owl on each site visit (Photos 3 – 6, representative sample). No burrowing owl or sign of burrowing owl was observed. Appendix A provides the list of bird species observed.

Table 2 below details the conditions during the surveys.

Table 2. Survey Information

<b>Date</b>	<b>Survey Period</b>	<b>Weather</b> cloud cover %, wind speed mph, beginning - ending	<b>Temperature</b> beginning – ending (Fahrenheit)	<b>Observations</b>
2 August 2022	0645 - 0832	Five percent to clearing skies Zero to two mph west wind - zero to one mph northeast	71° - 76° F	No burrowing owl observed
9 August 2022	0635 – 0814	50 percent increasing to 80 percent stratus No wind throughout survey	72° - 78° F	No burrowing owl observed
16 August 2022	0634 – 0822	Clear skies throughout survey No wind, increasing to zero to one mph	70° - 80° F	No burrowing owl observed
23 August 2022	0617 – 0812	Clear throughout survey No wind throughout survey	69° - 75° F	No burrowing owl observed

All project sites containing burrows or suitable habitat (based on Step I/Habitat Assessment) whether owls were found or not, require pre-construction surveys that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls.



Photo 3. Grounds squirrel burrow with flat entrance,

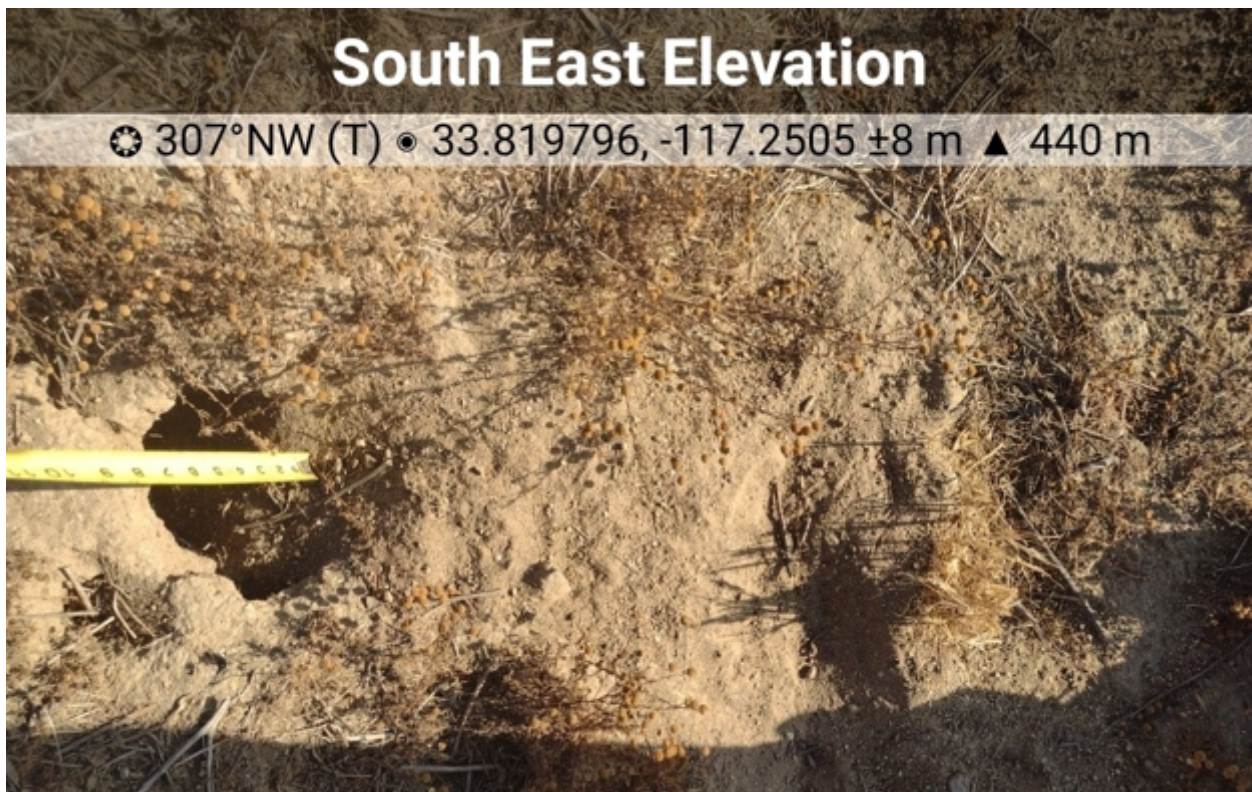


Photo 4. Ground squirrel burrow with ramped entrance



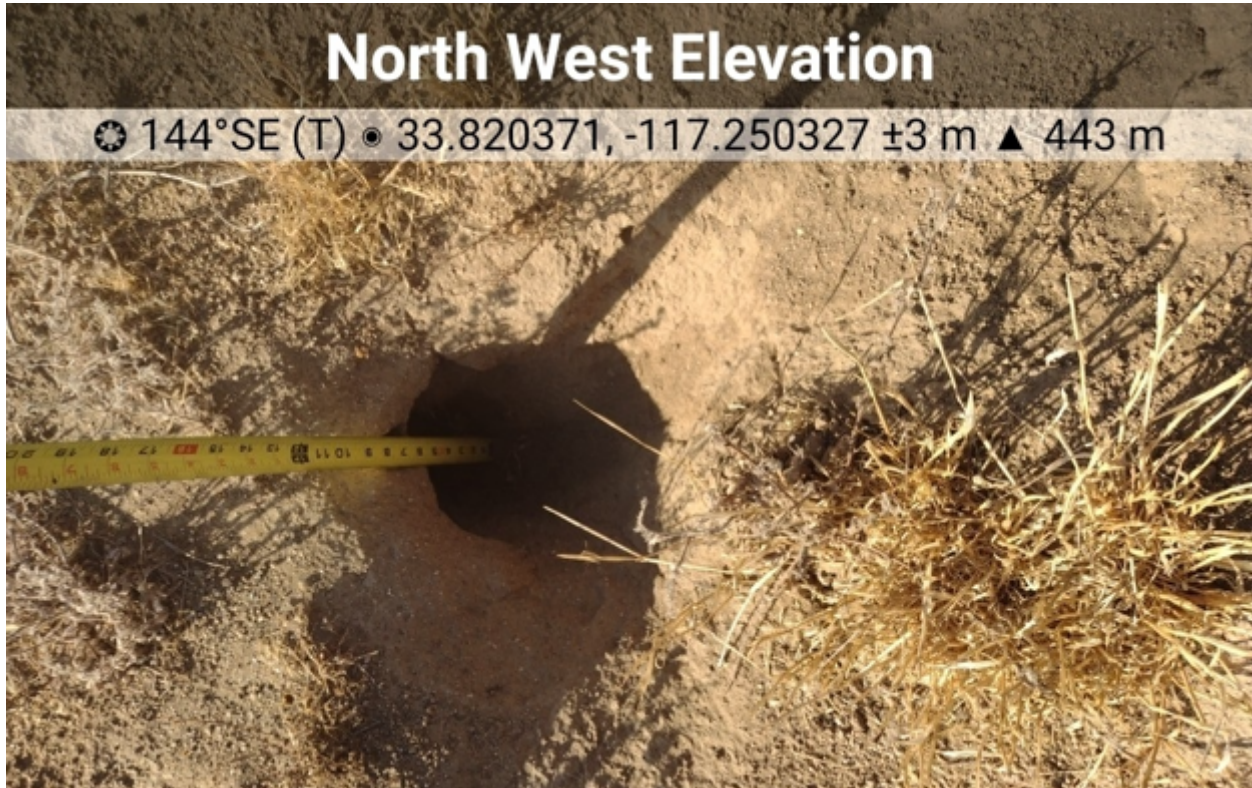


Photo 5. Ground squirrel burrow with vertical entry.



Photo 6. Atypical burrow site opening into fence line.

## **5.0 Conclusions**

No BUOW individuals were found onsite during the four surveys. Additionally, no feathers, cast pellets, prey remains, or owl whitewash were observed. Red-tailed Hawk (*Buteo jamaicensis*) were observed during the four site visits. Human use by homeless or transient persons was intermittent.

The lack of sign and the presence of predatory species such as the Red-tailed Hawk indicate BUOW are not onsite as of the survey.

According to MSHCP Burrowing Owl Survey Instructions and standard practices, the results of this survey will remain valid for a period of one year, after which time, if the site has not been disturbed in the interim, another survey may be required to determine the presence of BUOW and other sensitive plants and animals on-site.

Regardless of survey results and conclusions are given herein, BUOW is protected by applicable State and federal laws. As such, if a BUOW is found on-site at the time of construction, all activities likely to affect the animal(s) should cease immediately and regulatory agencies should be contacted to determine appropriate management actions.



## 6.0 References

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***Appendix A. Avian Species Observed***

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### Avian Species Observed

Common Name	Scientific Name	Family	2 Aug	9 Aug	16 Aug	23 Aug
Red-tailed Hawk	<i>Buteo jamaicensis</i>	Accipitridae				x
Eurasian Collared-dove	<i>Streptopelia decaocto</i>	Columbidae	x	x	x	x
Mourning Dove	<i>Zenaida macroura</i>	Columbidae	x	x		x
Common Raven	<i>Corvus corax</i>	Corvidae	x	x	x	x
Black Phoebe	<i>Sayornis nigricans</i>	Tyrannidae				x
American Crow	<i>Corvus brachyrhynchos</i>	Corvidae		x		
California Towhee	<i>Melospiza crissalis</i>	Emberizidae	x			
American Kestrel	<i>Falco sparverius</i>	Falconidae		x	x	x
House Finch	<i>Haemorhous mexicanus</i>	Fringillidae				x
Lesser Goldfinch	<i>Spinus psaltria</i>	Fringillidae		x		
Northern Mockingbird	<i>Mimus polyglottos</i>	Mimidae	x		x	x
Nuttall's Woodpecker	<i>Picoides nuttallii</i>	Picidae			x	
European Starling	<i>Sturnus vulgaris</i>	Sturnidae		x		x
Anna's Hummingbird	<i>Calypte anna</i>	Trochilidae	x			x
Cassin's Kingbird	<i>Tyrannus vociferans</i>	Tyrannidae		x	x	
Barn Swallow	<i>Hirundo rustica</i>	Hirundinidae	x	x	x	
House Sparrow	<i>Passer domesticus</i>	Passeridae	x			

