

Memorandum

Date: February 10, 2017

To: Trammell Crow Southern California Development, Inc.

From: Juan J. Hernandez, Principal Biologist

Subject: Habitat Assessment Update for Parcel Map No. 36962

This memorandum provides an update to the habitat assessment performed in December 2014 for Parcel Map No. 36962. The Parcel Map No. 36962 project site is located immediately southwest of the intersection of Ellsworth Street and Oleander Avenue within an unincorporated area of Riverside County, California (Figures 1 and 2). Specifically, the project site is located within Township 4 South, Range 4 West in the northeastern portion of Section 2 of the *Steele Peak* United States Geological Survey (USGS) 7.5' topographic quadrangle. The center point latitude and longitude coordinates for the project site are 33° 51' 26.15" North and 117° 16' 18.82" West

Parcel Map No. 36962 consists of the construction of a 410,982-square-foot warehouse with associated offices and parking stalls (Figure 3). The project site consists of Assessor's Parcel Numbers 314-020-010 and 314-020-017. Approximately 21.52 acres of the project site will be impacted by the proposed project.

Results

Plant and Habitat Communities

The project site contains four habitat types: 20.43 acres of disturbed non-native vegetation, 0.67 acres of disturbed non-vegetated habitat, 0.31 acres of granitic rocky outcrops, and a 0.11-acre swale dominated by upland plant species (Figure 4).

Disturbed Non-Native Vegetation Habitat

The project site contains 20.43 acres of habitat characterized by disturbed non-native vegetation. This type of habitat is associated with areas characterized by high human use, vegetation maintenance, past diking, or previous ground-disturbing activities such as grading or grubbing. The disturbed non-native vegetation on the property is dominated by red brome (*Bromus madritensis* ssp. *rubens*), Russian thistle (*Salsola tragus*), summer mustard (*Hirschfeldia incana*), tree tobacco (*Nicotiana glauca*), and tocalote (*Centaurea*

melitensis). Native species present includes telegraph weed (*Heterotheca grandiflora*), vinegar weed (*Trichostema lanceolatum*), dove weed (*Croton setigerus*), spurge (*Chamaesyce* sp.) common sandaster (*Corethrogyne filaginifolia*), Palmer's goldenbush (*Ericameria palmeri*), and coyote gourd (*Cucurbita palmate*).

Disturbed Non-Vegetated Habitat

The project site contains approximately 0.67 acres of disturbed non-vegetated habitat. This habitat type lacks vegetation and is associated with areas of high human use such as roads and trails.

Granitic Rocky Outcrops

The project site contains approximately 0.31 acres of areas characterized as granitic rocky outcrops. The outcrops are dominated by Palmer's goldenbush and dove weed.

Drainage Feature

The project site contains approximately 0.11-acre of a drainage feature vegetated with non-native upland plant species. Dominant plant species observed include red brome and summer mustard.

Soils

The project site contains eight soil types: Cieneba rocky sandy loam (CkD2), 8 to 15 percent slopes, eroded; Cieneba rocky sandy loam (CkF2), 15 to 50 percent slopes, eroded; Fallbrook sandy loam (FbC2) shallow, 5 to 8 percent slopes, eroded; Fallbrook rocky sandy loam (FbD2), 8 to 15 percent slopes, eroded; Fallbrook fine sandy loam (FfC2), 2 to 8 percent slopes, eroded; Fallbrook fine sandy loam (FkD2), 8 to 15 percent slopes, eroded; Hanford coarse sandy loam (HcC), 2 to 8 percent slopes; Vista coarse sandy loam (Vsc), 2 to 8 percent slopes. None of the soils present on-site are classified as hydric soils.

Wildlife

General wildlife species documented on-site or within the vicinity of the site include side-blotched lizard (*Uta stansburiana*), western fence lizard (*Sceloporus occidentalis*), turkey vulture (*Cathartes aura*), mourning dove (*Zenaida macroura*), common raven (*Corvus corax*), northern mockingbird (*Mimus polyglottos*), house finch (*Carpodacus mexicanus*), song sparrow (*Melospiza melodia*), desert cottontail (*Sylvilagus audubonii*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), domestic dog (*Canis lupus familiaris*), American kestrel (*Falco sparverius*), mountain bluebird (*Sialia currocoides*), and coyote (*Canis latrans*).

Regional Connectivity/Wildlife Movement

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. Furthermore, the project site is surrounded by human activity in the form of residences, agricultural use, warehouses, and an interstate highway. No wildlife movement corridors were found to be present on the project site.

Sensitive Biological Resources

Sensitive biological resources are plants or animals that have special protection under local, state, and federal laws. All special species protection regulations were considered in this report, but special attention was placed on species protected under the MSHCP, the California Endangered Species Act, the Federal Endangered Species Act, and plants listed under the CNPS's rare plant lists. For this report, a three-mile radius search of the CNDDDB was queried for sensitive species that have been observed in the vicinity of the project site. In addition, the Riverside County Transportation and Land Management Agency website was searched for the APNs associated with this project. The only species for which additional habitat assessments will need to be performed is the burrowing owl (*Athene cunicularia*).

Sensitive Plant Resources

No sensitive plant species were observed on the project site.

Sensitive Animal Resources

The project site contains habitat associated with the burrowing owl. On October 3, 2014, a burrowing owl was observed on the Decker Parcel I located immediately to the east of the project site. In addition, the CNDDDB documents a separate occurrence of the species on the Decker Parcel I in 2006. Due to these two occurrences, protocol burrowing owl surveys were performed on March 29, April 9, April 19, and April 28 or 2015 to determine the presence and use of the site by burrowing owls. A total of 65 burrows were checked and recorded during the protocol surveys. Most of the identified burrows were made by small mammals and appeared to be active. One BUOW was observed outside of its burrow in the north central portion of the site, as shown on the BUOW Results Map (Figure 5). In addition to the observed BUOW, an owl pellet was found on a rock used for

perching which was located in the northeastern portion of the site. The location of the BUOW and occupied burrow had UTM coordinates of 474708.33 and 3746481.58. The owl pellet was located at UTM coordinates 474832.33 and 3746466.49. The BUOW appeared to be nesting in the burrow, but the mate was not seen. No other BUOW or BUOW sign was found on the remainder of the Parcel Map No. 36962 site; however, it was determined that the site is also used by BUOW to forage.

Nesting Birds

The project site contains Peruvian pepper trees that can be used by migratory birds or raptors for nesting. In addition, an area adjacent to the western project boundary contains habitat for nesting birds. Shrubs located on the site may also be used by nesting birds. Therefore, it is recommended that nesting bird surveys be performed if construction will occur between February 1 and August 31.

Impacts

The proposed project will impact approximately 21.52 acres of the project site due to the construction of the proposed buildings and parking structures.

Impacts to Habitats

The development of the proposed project will impact approximately 20.43 acres of non-native disturbed habitat, 0.67 acres of disturbed non-vegetated habitat, 0.31 acres of granitic rocky outcrops, and 0.11 acre of swale (Figure 4).

Impacts to Nesting Birds

The project site contains habitat for migratory nesting birds and raptors. If vegetation removal or ground-disturbing activities will occur between February 1 and August 31, a preconstruction nesting bird survey will need to be performed.

Western Riverside County MSHCP Consistency Analysis

MSHCP Requirements

The proposed project site is located within an unincorporated portion of Riverside County and the Mead Valley Area Plan. The site is not located within an MSHCP criteria cell or area plan sub unit.

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

The project site contains one small isolated ephemeral drainage feature that does not support riparian vegetation. There is no riparian/riverine habitat found within the project site. No depressions or areas where water would pool were observed within the project site. No vernal pools occur on the project site and there is no suitable habitat for fairy shrimp to occur. Further, none of the riparian/riverine species listed in Section 6.1.2 of the MSHCP were found within the project site.

Section 6.1.3 - Sensitive Plant Species

The project site is not within the MSHCP Narrow Endemic Plant Species (NEPS) or Criteria Area Species (CAS) survey areas. There were no rare plants found within the project area and there is no suitable habitat for rare plants.

Section 6.1.4 - Urban/Wildlands Interface Guidelines

According to the MSHCP, the Urban/Wildlands Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. The project site is not within the vicinity of a conservation area and the Urban/Wildlife Interface Guidelines are not applicable.

Additional Surveys and Procedures

The MSHCP establishes habitat assessment requirements for certain species of plants, birds, mammals, and amphibians. The project site is located within the Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan Fee Area, which is administered by the Riverside County Habitat Conservation Agency. In addition, the project is within a survey area for burrowing owls. Based upon the results of the focused surveys conducted for this species, the recommendations identified below will be required for this project.

Recommendations

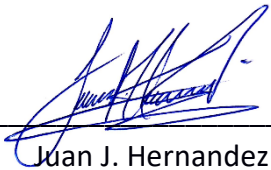
Based on the findings of this report, it is recommended the project perform the following studies or surveys as required by the MSHCP:

- The project site is located within the SKR Habitat Conservation Plan Fee Area which is administered by the Riverside County Habitat Conservation Agency. The SKR Fee is established at \$500 per acre.
- If vegetation removal or ground-disturbing activities will occur between February 1 and August 31, a preconstruction nesting bird survey should be conducted prior to ground-disturbing or vegetation removal activities;
- BUOW Avoidance
 - Avoid disturbing occupied burrows during the BUOW nesting period, from March 1 through August 31.
 - Avoid direct destruction of burrows by chaining (dragging a heavy chain over an area to remove shrubs), disking, and development related grading/construction activities.
 - An MSHCP pre-construction survey will be conducted within 30 days prior to the start of grading/construction activities to reevaluate the locations of active BUOW burrows located adjacent to or within the Parcel Map No. 36950 limits.
- If avoidance of BUOW is not possible, the following mitigation measures are recommended:
 - A biologist with knowledge of BUOW and its habitat will be retained to function as a biological monitor.
 - The biological monitor will develop and implement a contractor education program with regard to the BUOW to be provided to all personnel (including temporary contractors and subcontractors) before beginning work on the site.
 - The biological monitor will be present during vegetation clearing, grading, and construction activities to monitor occupied BUOW burrows and any construction-related impacts.
 - Prior to any ground disturbance, all limits of construction will be delineated and marked so as to be clearly visible to personnel on foot and in heavy equipment. All construction-related activities (e.g., vegetation removal, grading, equipment lay-down and storage, and contractor parking) will occur inside the limits of construction and designated staging areas. Construction staging and equipment storage will be located outside of any occupied BUOW burrow locations. All movement of contractors, subcontractors, or their agents and equipment will be restricted to the limits of construction and staging areas.
 - A qualified biologist will conduct any necessary BUOW passive relocation that may be required to avoid effects to BUOW.

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: February 10, 2017

Signed:  _____
Juan J. Hernandez

Enclosures:

- Figure 1: Project Location Map
- Figure 2: Project Vicinity Map
- Figure 3: Project Plans
- Figure 4: Habitat Map
- Figure 5: BUOW Results Map
- Appendix A: Project Photographs

FIGURES

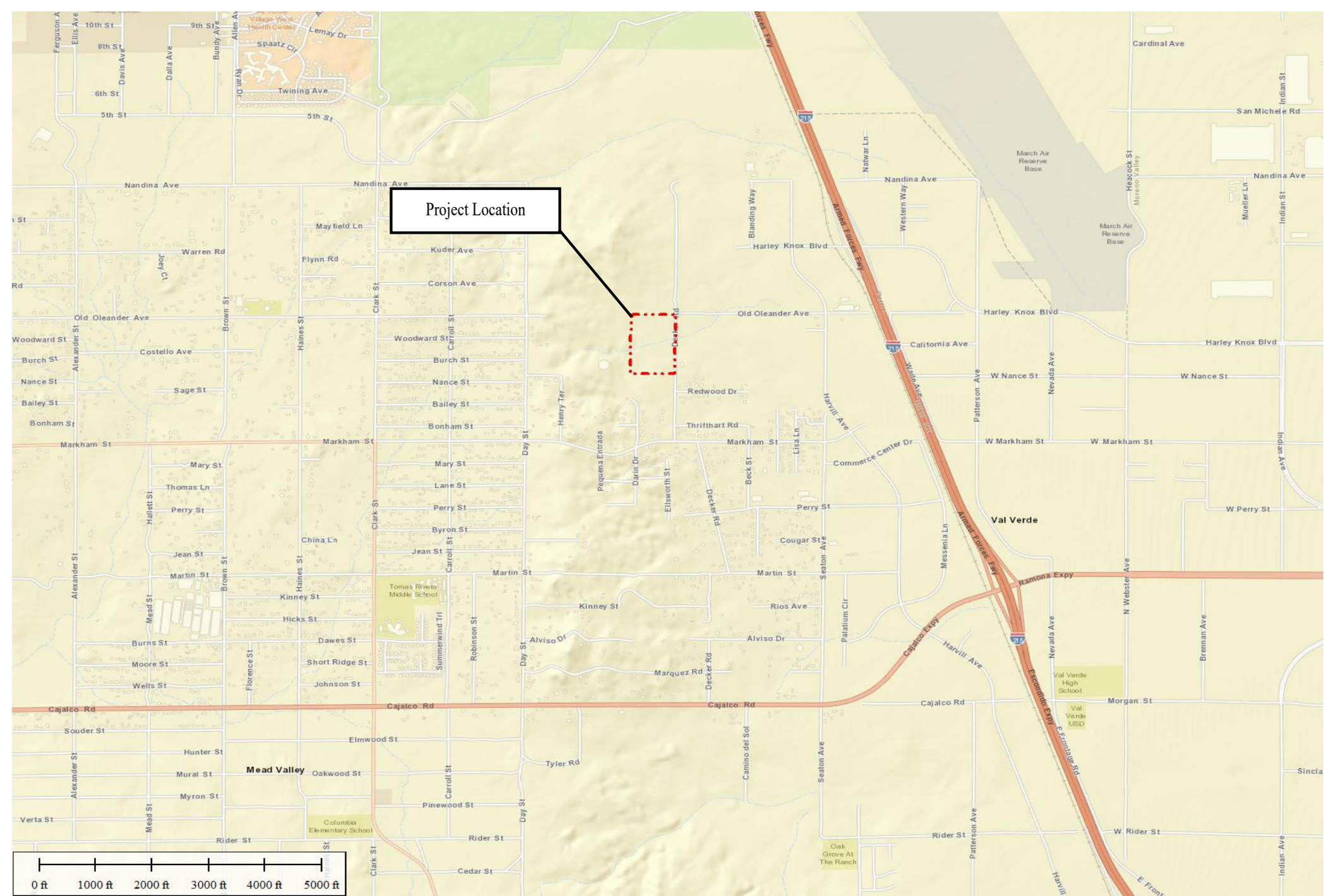


Figure 1
 Project Location Map
 Habitat Assessment
 Decker Parcels II Project
 County of Riverside, California

 Project Site Boundary



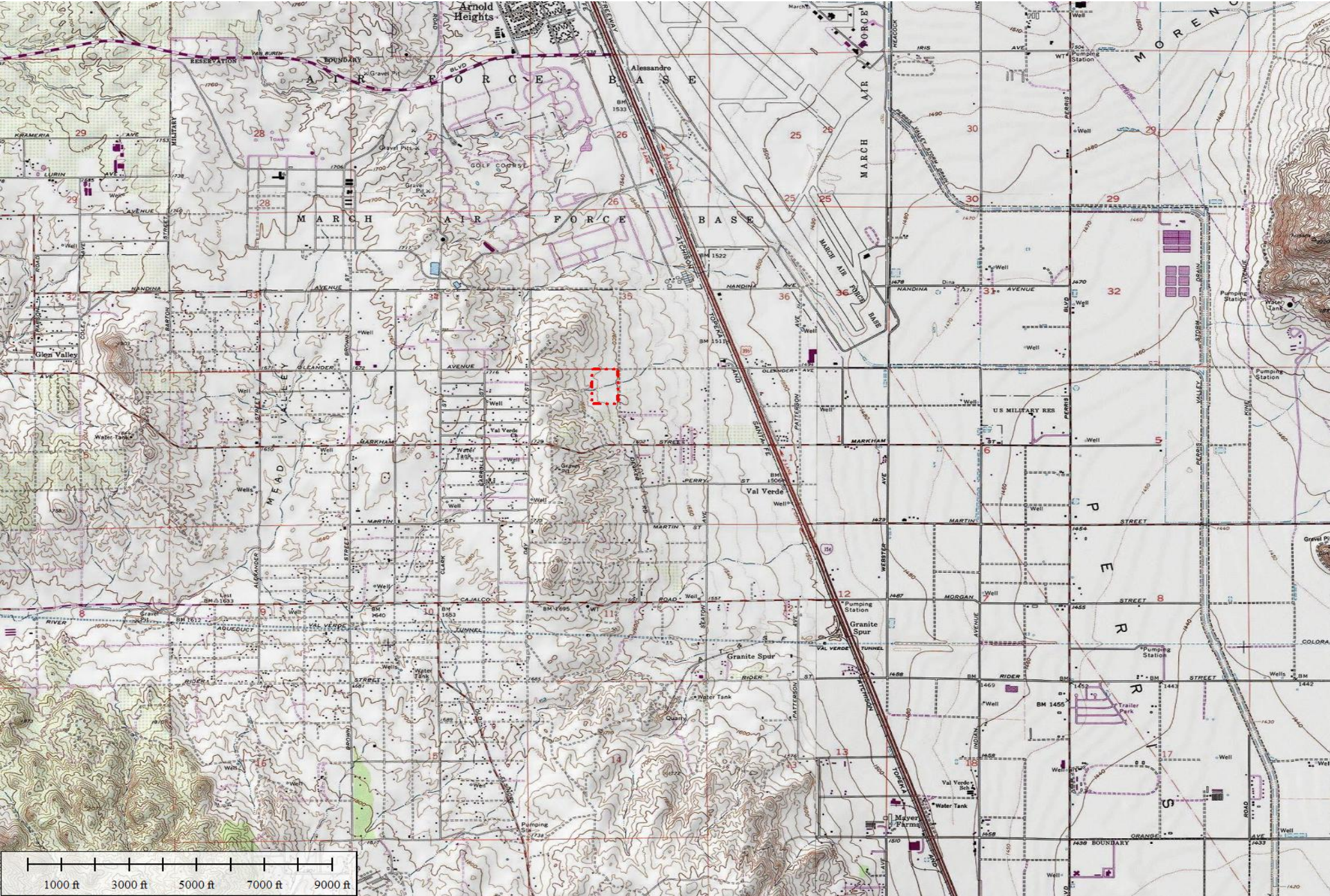


Figure 2
 Vicinity Map
 Habitat Assessment
 Decker II Parcels Project
 County of Riverside, California



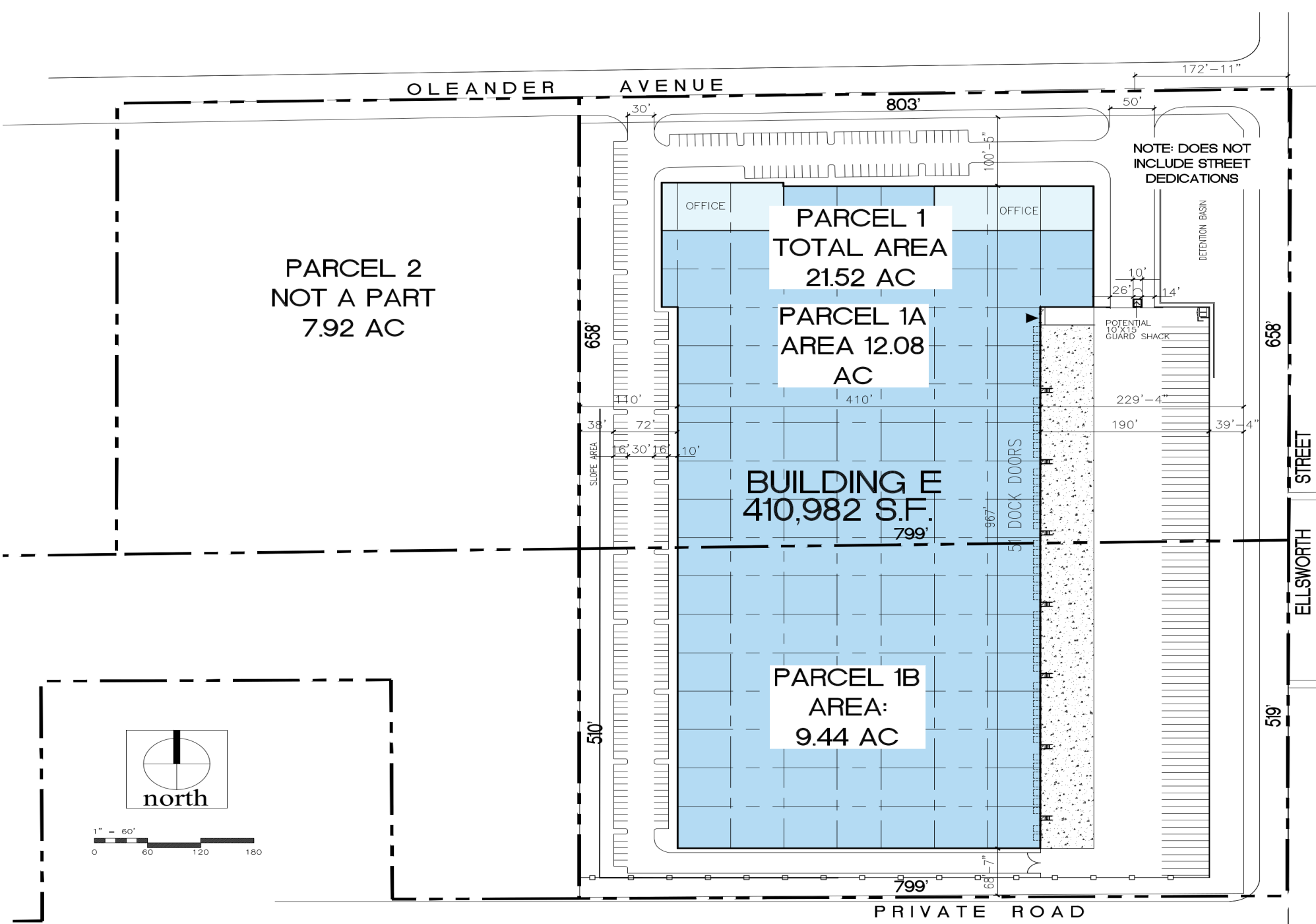
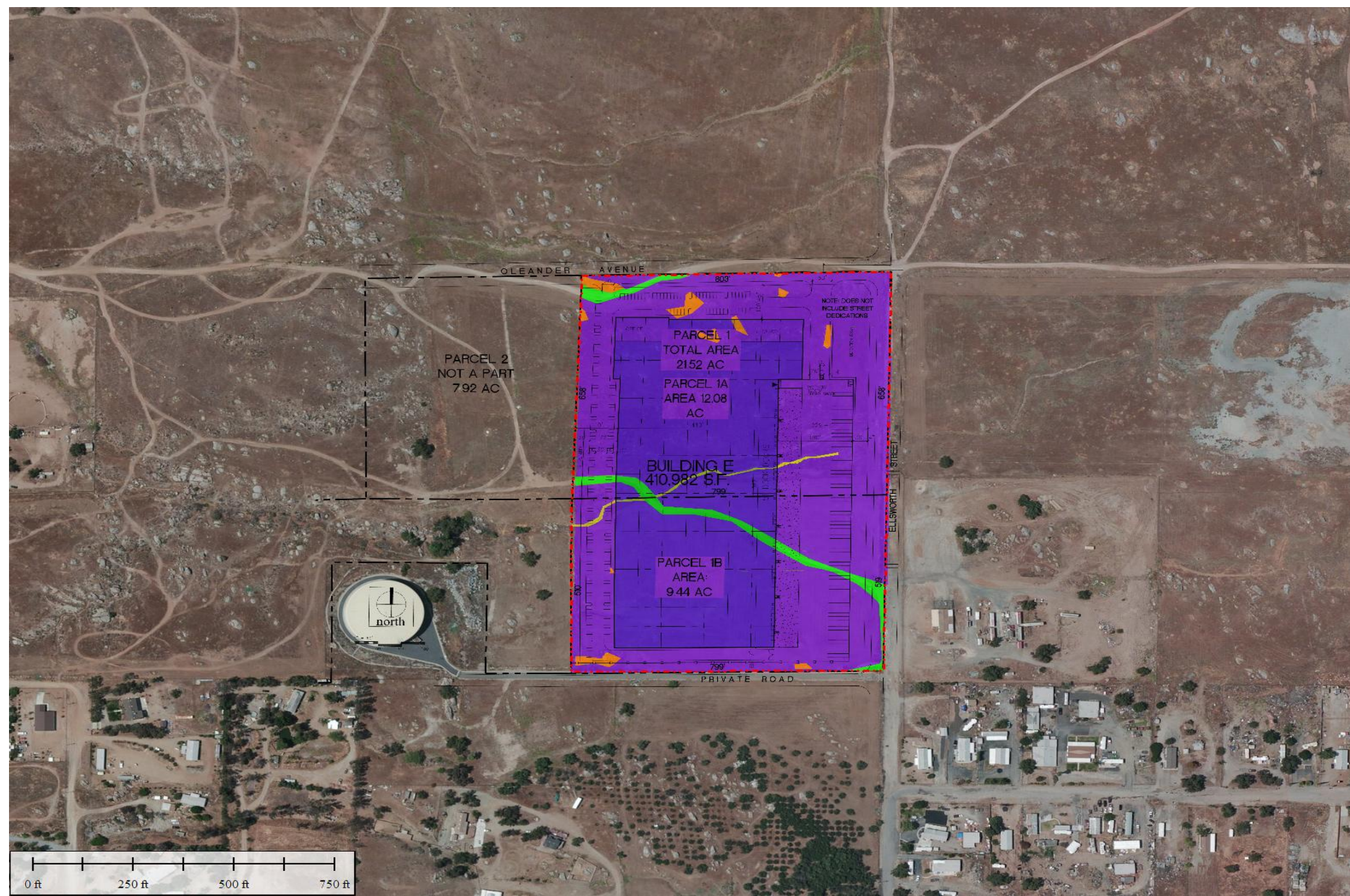


Figure 3

Project Plans
 Habitat Assessment
 Decker Parcels II Project
 County of Riverside, California





Legend

- 20.43 Acres of Disturbed Non-Native Vegetation
- 0.31 Acres of Granitic Outcrops
- 0.11 Acre Swale
- 0.67 Acres of Disturbed Non-Vegetated Habitat

Figure 4
 Habitat Map
 Habitat Assessment
 Decker Parcels II Project
 County of Riverside, California



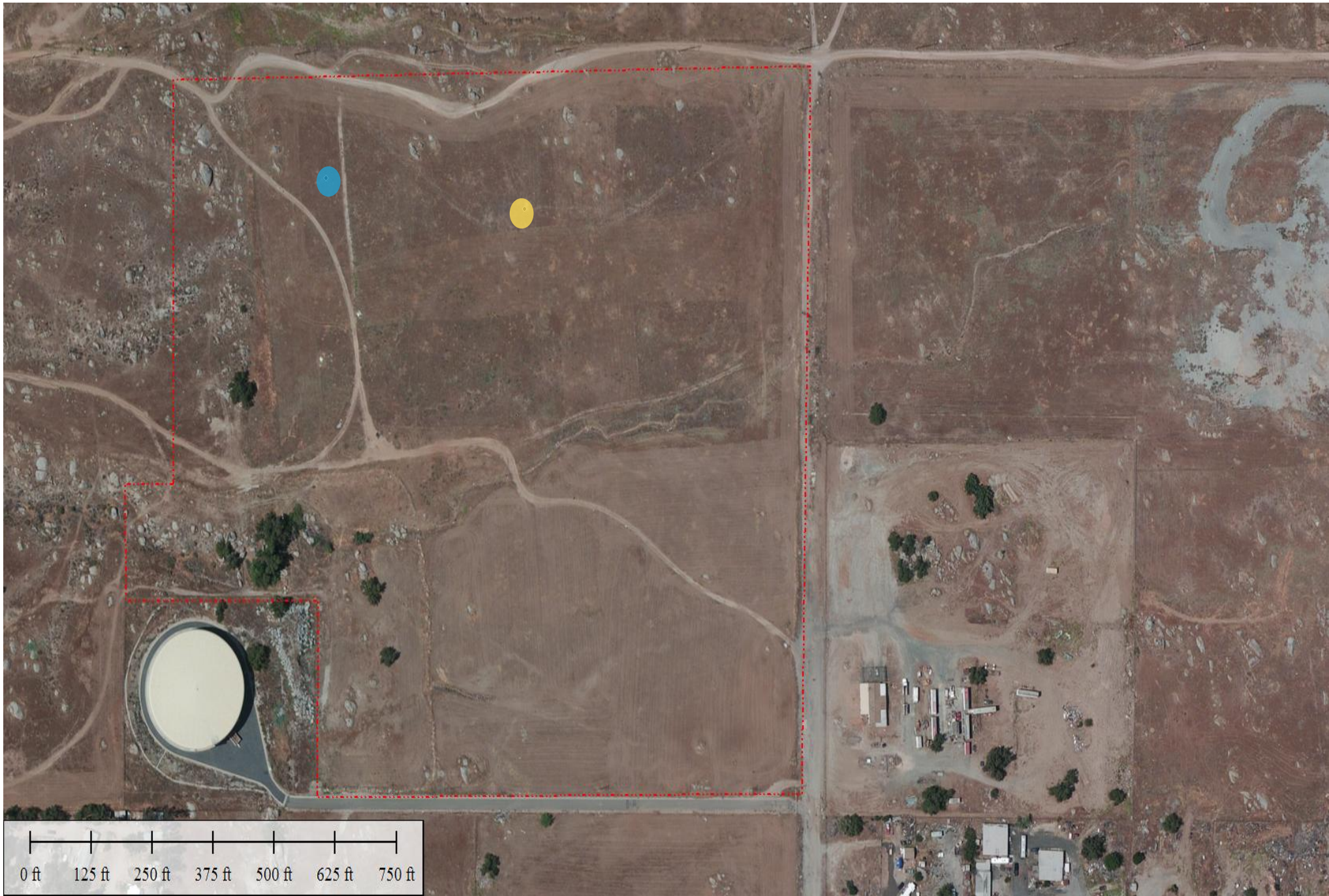




Figure 5
 BUOW Results Map
 Habitat Assessment
 Decker Parcels II Project
 County of Riverside, California

Legend

-  Burrowing Owl and Burrow
-  Burrowing Owl Pellet



APPENDIX A

**Decker Parcels II Project
Habitat Assessment
County of Riverside, California**



Facing west toward a water tank. Note the disturbed nature of the habitat.



Facing west looking at the peruvian pepper trees and granitic rocky outcrops on the property.

**Decker Parcels II Project
Habitat Assessment
County of Riverside, California**



Facing northeast. The ephemeral swale runs from west to east and is dominated by non-native upland vegetation.



Area where the swale loses connectivity downstream.