BIOLOGICAL REPORT
FOR THE
OLEANDER BUSINESS PARK PROJECT SITE

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1.0 INTRODUCTION

The Oleander Business Park Project proposes construction and operation of approximately 710,736 square feet of light industrial/manufacturing uses[1] within an approximately 44-acre site. The Project also includes a 10-acre off-site laydown and soils/import export area and improvement of associated roads. The Project is anticipated to be constructed and occupied by 2021.

The Oleander Business Park Project site is located within the Mead Valley area of Riverside County, California (Figure 1). The site is west of Interstate 215, south of Nandina Avenue, north of Oleander Avenue and west of Decker Road (Figures 2 and 3). The site is within Section 32 of Township 3 South and Range 4 West of the Steele Peak, California, United States Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 1).

A site assessment and biological surveys were conducted at the site at the request of Applied Planning. The surveys conducted in spring/summer/fall 2019 included all of the project site and off-site areas; and consisted of;

- a general biological assessment,
- general plant and wildlife surveys,
- vegetation mapping,
- habitat assessment for assessing potential for special status plant species[2],
- habitat assessment for assessing potential for special status wildlife species[3],
- focused surveys for burrowing owl (*Athene cunicularia*), and,
- general assessment for Corps Waters/wetlands and CDFW streambeds.

Focused surveys for threatened, endangered and sensitive plant or wildlife species (other than the burrowing owl) were not conducted as part of this assessment.

The Oleander Business Park Project site consists of approximately 44 acres of undeveloped land, located at the edge of the built-up city limits (Figure 3). The Project also includes a 10-acre off-site laydown and soils/import export area, located in the northwest corner. The exact size and location of the laydown/import export area are approximate and subject to refinement as the Project is further defined. The laydown/import export area would conform to County requirements regarding temporary surface improvements, stormwater management, security, environmental restrictions,

[1] For the purposes of the EIR analysis, 80 percent of the total building area is assumed to comprise light industrial/warehouse uses, the remaining 20 percent is assumed to comprise manufacturing uses.

[2] Special status plant species = federal or state listed threatened or endangered species, or proposed endangered, threatened or candidate species, California Native Plant Society Species List (CNPS list 1-4), or otherwise sensitive species.

[3] Special status wildlife species = federal or state listed threatened or endangered species, or proposed endangered, threatened or candidate species, or otherwise sensitive species.

restoration, etc. Materials and soils stockpiling specifications would conform to applicable County of Riverside Building & Safety requirements.

Additional areas of off-site disturbance would result from construction of site-adjacent roadway improvements and construction of utilities connections to existing area-serving utilities systems. Decker Road, Harley Knox Road, Nandina Avenue and Oleander Avenue would all be improved. All Project roadway improvements and utilities connections improvements would occur within dedicated rights-of-way and/or assigned easements.

Decker Road between the Project's northern and southern boundaries would be constructed at its ultimate half-section width as a secondary highway (100-foot right-of-way). The Project would also construct a minimum of one lane in the northbound direction in order to provide access to the Project site. Harley Knox Boulevard would be extended westerly within the central portion of the Project site and would be constructed at its ultimate full-section width as a major highway (118-foot right-of-way).

Nandina Avenue and Oleander Avenue between the Project's western and eastern boundaries, would be constructed to the ultimate half-section width as secondary highway (100-foot right-of-way) and as an industrial collector (78-foot right-of-way), respectively; as far as Day Street. The Project would also construct a minimum of one lane on Nandina Avenue in the westbound direction and one lane on Oleander Avenue in the eastbound direction in order to provide access to the Project site.

The project site has been significantly impacted due to years of disturbance, trash, off-road trails and footpaths. The site slopes gently from west to east and topography varies from an elevation of approximately 1,648 feet above msl along the central western boundary to 1,570 feet above msl along the northeastern boundary of the site (Figure 3). The off-site areas were at similar elevations.

The site has a Mediterranean type climate, with hot dry summers, relatively cool winters and sparse rains. Annual precipitation for the region averages 13.3 inches, and average annual temperature ranges from 50^0 to 79^0 F. Rainfall during the 2018/2019 season was above normal throughout southern California (Appendix A).

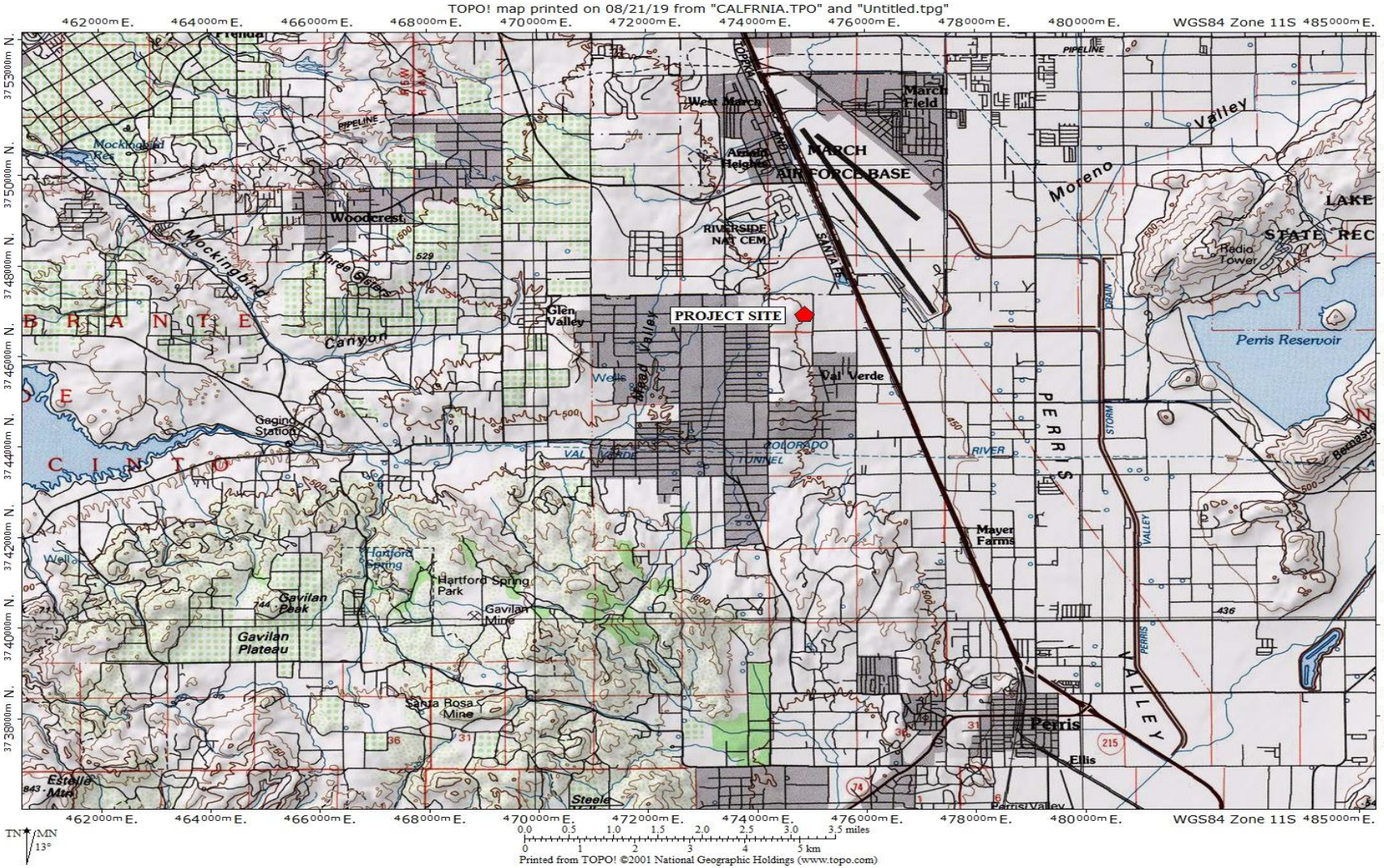

Figure 1: Location of the Oleander Business Park Project site in Riverside County, California. Source: USGS Topographical quadrant: Steele Peak.

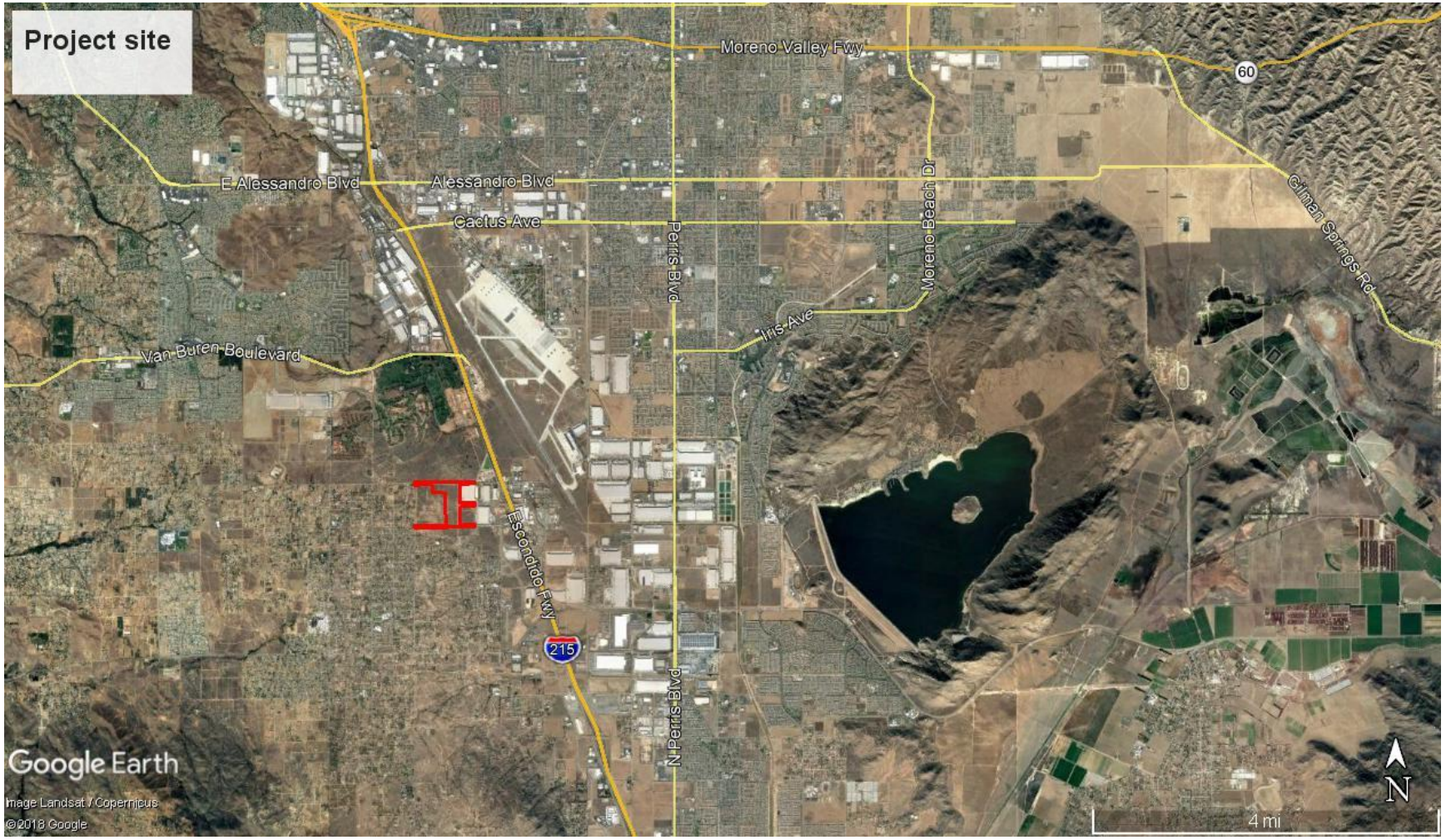

Figure 2: Location of the Oleander Business Park Project site (in red). Source: Google Earth, Inc.

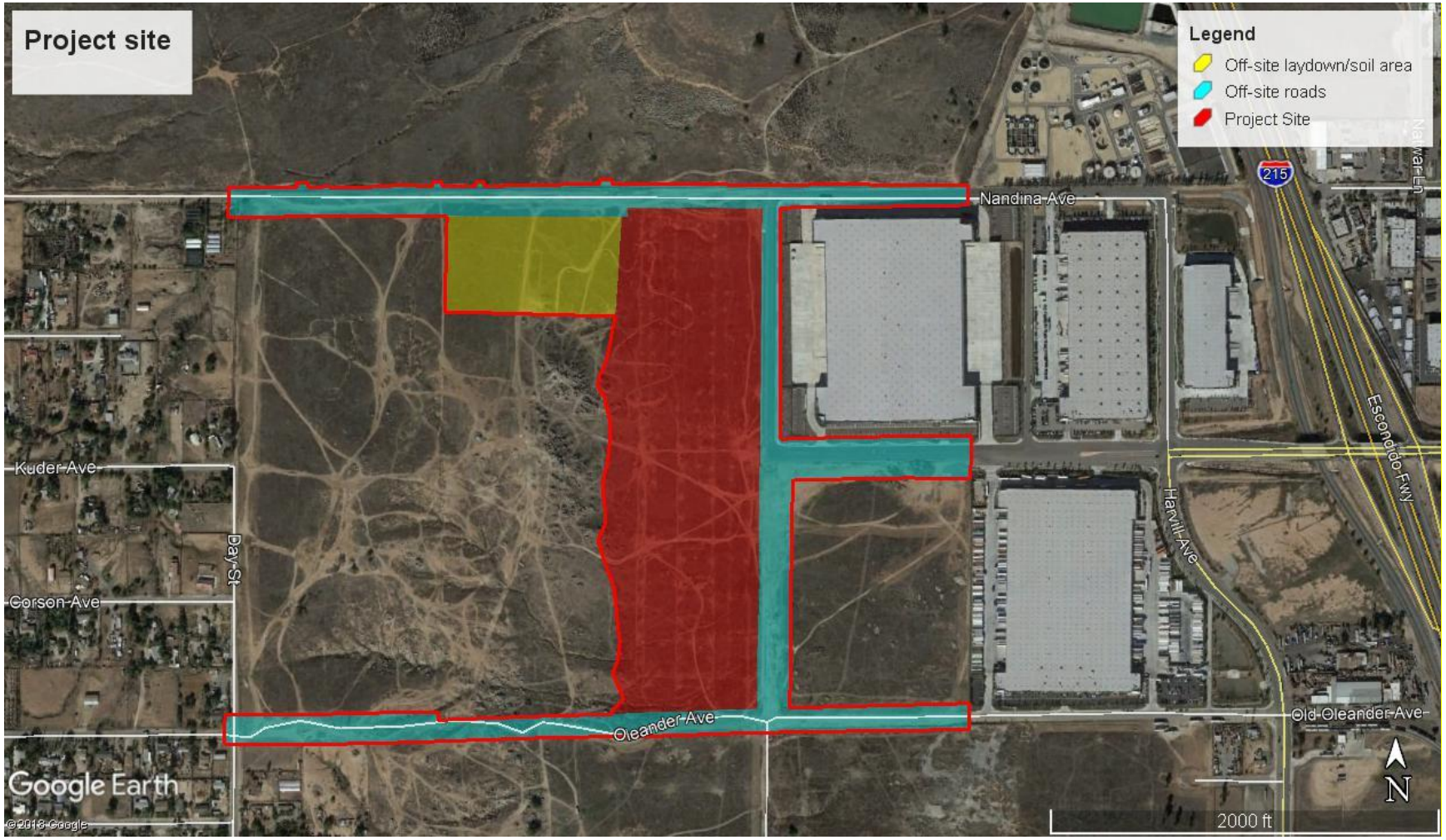

Figure 3: Oleander Business Park Project site (in red). Source: Google Earth, Inc.

2.0 METHODS

2.1 Biological Resources Information sources

In addition to the site visit, field surveys, vegetation mapping, wildlife inventories, and habitat assessments information on the biological resources of the project site was obtained by reviewing existing available data. Databases such as the California Natural Diversity Database (CNDDB 2019) and California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California (Tibor 2001) were reviewed regarding the potential occurrence of any special status species or sensitive habitat within or in close proximity of the project site.

The resources used in this thorough archival review included the following;

- California Natural Diversity Data Base (CNDDB) for the USGS 7.5' quadrangle which comprised the study area: Steele Peak and neighboring quads for pertinent data,
- California Native Plant Society Inventory of rare and endangered vascular plants of California (Tibor 2001; CNPS On-line Inventory),
- Special Animals (including California Species of Special Concern), CDFW, Natural Heritage Division, August 2019,
- Special Vascular Plants, Bryophytes, and Lichens List, CDFW, Natural Heritage Division, August 2019,
- State and Federally Listed Endangered, Threatened and Rare Plants of California, CDFW, Natural Heritage Division, August 2019,
- State and Federally Listed Endangered and Threatened Animals of California, CDFW, Natural Heritage Division, August 2019,
- Published literature (Chesser *et. al.* 2013, Sibley 2000, Small 1994, Moyle *et al.* 1995, Jennings and Hayes 1994, Stebbins 1985, Webster *et al.* 1980, Burt and Grossenheider 1976).

2.2 Vegetation mapping, habitat assessment for special status plant species and general botanical surveys

Vegetation mapping, habitat assessments and general botanical surveys were conducted on 30 June and 25 August 2019 by Glen Morrison; and on 13 November 2019 by Paul Galvin. Vegetation types within the project site were mapped according the state-wide A Manual of California Vegetation, Second Edition (Sawyer *et al.* 2009). This is the mapping system recognized and recommend by regulatory agencies. Vegetation was mapped to the association level by hand on an aerial photographic base map conducted while walking throughout the study area. A general plant species list was compiled concurrently with the vegetation mapping surveys (Appendix B). Scientific and common nomenclature in Hickman (1993) was used as the taxonomic resource. The equivalent

vegetation community under the old Holland classification system (Holland 1986) was also noted.

The habitat assessment for special status plant species was conducted concurrently with the vegetation mapping, and concentrated on habitats with the highest potential for yielding special status species, although all areas of the project site were checked. Each habitat within the study area was traversed on foot, examining the areas for particular features such as seeps, unique geologic types, exposures, etc., that would indicate the presence of a preferred habitat for special status plant species. Methods followed the state guidelines for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018).

2.3 Wildlife surveys and habitat assessment for special status wildlife

Field surveys for wildlife and habitat assessment for special status wildlife species were conducted on 16 April and 13 November 2019 by Paul Galvin. All portions of the site were traversed on foot to survey each vegetation community, look for evidence of wildlife presence and conduct an assessment of potential habitat for special status species. Wildlife species were detected during the field surveys by sight, vocalizations, burrows, tracks, scat, scrapings and other sign. No specialized techniques, such as trapping, mist nets or taped calls, were used during the surveys.

Latin and common names of wildlife referred to in this report follow Powell and Hogue (1979), Hogue 1993 and NatureServe http://www.natureserve.org/explorer/) for invertebrates; NatureServe for fish; North American Herpetology (http://www.naherpetology.org/nameslist) for amphibians and reptiles; American Ornithologists' Union Checklist of North American Birds - 7th Edition (2017) for birds; Baker at al. 2003 for mammals; and Grenfell et al. 2003, California Department of Fish and Game & California Interagency Wildlife Task Group (http://www.dfg.ca.gov/whdab/pdfs/species_list.pdf) and Perrins et al. 1983 for common names.

2.4 Focused burrowing owl surveys

Burrowing owls occur in shortgrass prairies, grasslands, lowland scrub, agricultural lands (particularly rangelands), prairies, coastal dunes, desert floors, and some artificial, open areas as a yearlong resident. They require large open expanses of sparsely vegetated areas on gently rolling or level terrain with an abundance of active small mammal burrows. As a critical habitat feature, they require the use of rodent or other burrows for roosting and nesting cover. They can also use pipes, culverts, and nest boxes (USFWS 2003, Haug *et al.* 1993, Zeiner *et al.* 1990).

Prior to conducting fieldwork previous results of wildlife surveys and habitat assessments in the project area were reviewed. Potential burrowing owl habitat occurs throughout the site and adjacent off-sites areas and all areas of the site were included in the survey.

Focused burrowing owl surveys at the project site were conducted following the MSHCP burrowing owl survey instructions (County of Riverside 2006). The survey area consisted of the project site and a buffer area of 150 meters outside the entire extent of the site boundary. Due to a miss-understanding the off-site areas (10-acre laydown area and off-site roads) were not included. These areas will be surveyed in spring 2020. All areas that were included in 2019 were surveyed a total of 4 times. Focused burrowing owl surveys were conducted on 10 and 30 June and 11 and 25 July 2019 by Paul Galvin and Glen Morrison (Table 1, Figure 4). See burrowing owl report for more details (Harmsworth Associates 2019).

Surveys were conducted during the morning hours (from 1 hour before sunrise to 2 hours after sunrise). All surveys were conducted during good weather conditions (not too hot and no or only light winds).

The survey methods consisted of scanning all open areas and suitable habitat with binoculars prior to walking through that area. The biologist then conducted pedestrian walking surveys through all areas. The walking transects were spaced to ensure 100% visual coverage of the ground surface. The exact distance between transect lines varied depending on topography and vegetation but was generally no more than 75 feet. All open areas, banks, rodent burrows and any other area likely to support owl burrows were checked.

Table 1: **Survey conditions during burrowing owl assessment/surveys.**

Date	Biologist	Time	%Cloud cover	Temp (^{0}F)	Wind speed (mph)	Area surveyed	BUOW
6/10/19	PG	5.00-9.30	0-0	68-85	0-0	Project site and 150m buffer area	None
6/30/19	GM	5.00-9.00	0-0	52-70	0-1	Project site and 150m buffer area	None
7/11/19	PG	5.30-10.00	0-0	51-78	0-1	Project site and 150m buffer area	None
7/25/19	PG	5.30-9.30	0-0	52-78	0-0	Project site and 150m buffer area	None

PG = Paul Galvin; GM = Glen Morrison

3.0 RESULTS

3.1 Soils

The majority of soils on the study area are from the Cieneba-Rock Land-Fallbrook association, with a few areas are from the Monserate-Arlington-Exeter Association and also some rocklands (NRCS Soil Survey 2019, Knecht 1971). The Cieneba-Rock Land-Fallbrook association and are well-drained and somewhat excessively drained, undulating to steep, very shallow to moderately deep soils that have a surface layer of sandy loam and fine sandy loam, on granitic rock (NRCS Soil Survey 2019, Knecht 1971). They are associated with uplands. The Monserate-Arlington-Exeter Association are well-drained, nearly level to moderately steep soils that have a surface layer of sandy loam to loam and are shallow to deep to a hardpan. They are associated with old alluvial fans and terraces. The following soils are mapped as occurring within the project area:

Fallbrook sandy loam, 8 to 15 percent slopes, eroded (FaD2), Fallbrook rocky sandy loam, shallow, 8 to 15 percent slopes, eroded (FcD2), Fallbrock rocky sandy loam, shallow, 15 to 50 percent slopes, eroded (FcF2), Fallbrook fine sandy loam, 2 to 8 percent slopes, eroded (FfC2), Fallbrook fine sandy loam, shallow, 8 to 15 percent slopes, eroded (FkD2)
These soils consist of well-drained soils on uplands with slopes of 2 to 50- percent, and are derived from granodiorite and tonalite materials. Typically the upper 24 inches consist of brown (10YR 5/3) and reddish brown (5YR 4/4) sandy loam and sandy clay loam. This soil is used for dryland grain, pasture, irrigated citrus and non-farm purposes.

Cieneba rocky sandy loam, 8 to 15 percent slopes, eroded (CkD2), Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded (CkF2)
These soils consist of somewhat excessively drained soils on uplands with slopes of 5 to 50 percent, derived from coarse-grained igneous rock. Typically the upper 22 inches consist of brown (10YR 5/3) and light yellowish-brown (10YR 6/4) gravelly coarse sand. This soil is used for range and non-farm purposes.

Arlington fine sandy loam, deep, 2 to 8 percent slopes (AoC)
This soil consists of well drained soils on alluvial fans and terraces with slopes of 0 to 35 percent, developed in alluvium, dominantly from granitic rocks. Typically the upper 21 inches consist of brown (10YR 5/3 and 7.5YR 5/4) and reddish-brown (5YR 3/4 and 5YR 5/3) and light yellowish-brown (10YR 6/4) loam. This soil is used for dryland grain and pasture, irrigated citrus and non-farm purposes.

Monserate sandy loam, 5 to 8 percent slopes, eroded (MmC2), Monserate sandy loam, shallow, 5 to 15 percent slopes, eroded (MnD2)
These soils consist of well drained soils that developed in alluvium from predominantly granitic materials with slopes of 0 to 25 percent. These soils are on terraces and on old alluvial fans. Typically the upper 228 inches consist of brown (7.5 YR 5/4), yellowish-

red (5YR 4/6) and reddish-brown (5YR 4/4) sandy loan and sandy clay loam. These soils are used for irrigated citrus, dryland grain and pasture and non-farm purposes.

Vista coarse sandy loam, 2 to 8 percent slopes (VsC)
This soil consists of well drained soils on uplands with slopes of 2 to 35 percent, derived from weathered granite and granodiorite. Typically the upper 24 inches consist of brown (10YR 5/3) and grayish-brown (10YR 5/2) coarse sandy loam and gravelly coarse sandy loam. This soil is used for dryland pasture and grain, irrigated citrus and grain and non-farm purposes.

Rockland (RtF)
This soil consists of rocks.

3.2 Vegetation communities

The Oleander Business Park Project site has been significantly impacted due to years of disking, dumping and disturbance (Photographs 1 through 12, Appendix E). Currently the site contains three vegetation community/land types; fiddleneck field, ruderal and developed. Vegetation types within the project site were mapped according the state-wide A Manual of California Vegetation (Sawyer *et al.* 2009) to the extent possible. Since this system focuses on native vegetation communities many disturbed and man-made land covers do not fit cleanly into the system. The best fit possible was made to map and classify the onsite vegetation. The equivalent vegetation community under the old Holland classification system (Holland 1986) is also noted. Dirt roads were mapped as the vegetation community which they go through.

Fiddleneck field - *Amsinckia* (*menziesii, tessellata*) alliance
The majority of the site was dominated by *Amsinckia menziesii*, and the vegetation was well classified as "fiddleneck field" (Figure 5), a member of the *Amsinckia* (*menziesii, tessellata*) alliance (Sawyer *et al.* 2008). This vegetation type describes areas dominated by annual and herbaceous species that occur on upland slopes, broad valleys, ocean bluffs, grazed or recently burned hills and fallow fields. These areas are often associated with areas of historic grazing, disking and off-road recreational vehicle use. Soils are generally deep, well-drained sand to fine sandy loam. Holland (1986) classified this habitat type as non-native grasslands and wildflower fields.

A large proportion of the site was covered by the non-native, annual herb stork's bill (*Erodum cicutarium*) which is a common co-dominant non-native species found in fiddleneck field vegetation of western Riverside County (Sawyer *et al.* 2008). A second common native plant on site was broad scaled palmer's goldenbush (*Ericameria palmeri* var. *pachylepis*). This species has been documented to form a vegetation type, palmer's goldenbrush scrub, that occurs in this part of western Riverside County (Klein and Evens 2005). Some areas within the fiddleneck fields vegetation on site resemble palmer's goldenbrush scrub, though are best described as fiddleneck field vegetation. The non-native annual brome grasses (*Bromus madritensis* and *Bromus diandrus*), were found in

abundance across the fiddleneck fields. A thin patch of cane cholla (*Cylindropuntia california* var. *parkeri*) was found on the northern boundary of the site

All of the project site, the off-site laydown/soil storage area and a portion of the road improvements consisted of Fiddleneck field - *Amsinckia* (*menziesii, tessellata*) alliance (Table 2).

Ruderal
Ruderal is a low to medium growing herbaceous vegetation type dominated by annual grasses and forbs of Mediterranean origin. It is a type of non-native grassland community, mapped under the semi-natural herbaceous stands by Sawyer *et al.* 2009.

The ruderal area was highly disturbed from regular vehicle traffic usage along the dirt roads. Vegetation that was present was dominated by summer mustard (*Hirschfeldia incana*) and non-native annual brome grasses (*Bromus madritensis* and *Bromus diandrus*). Other species present included annual herb stork's bill (*Erodum cicutarium*), pigweed (*Amaranthus sp.*), Canyon sunflower (*Venegasia carpesioides*) and a few eucalyptus trees.

Most of the off-site road improvement areas consisted of Ruderal (Table 2).

Developed
The developed areas included existing paved areas along Nandina Avenue, Decker Road, Harley Knox Road and Oleander Avenue and portions of an existing warehouse property (pavement and landscaping areas).

A portion of Nandina Avenue, Decker Road and Harley Knox Road are already paved functioning county roads and these areas were mapped as developed (Table 2).

Table 2: Vegetation communities at the Oleander Business Park Project site.

Vegetation communities/Land Cover Type	**Off-site Road Improvement Areas**	**10-Acre Laydown Area**	**Project Site**	**TOTAL**
Fiddleneck field	7.5	10.0	44.0	61.5
Ruderal	20.0	0.0	0.0	20.0
Developed	7.5	0.0	0.0	7.5
Site total	**35.0**	**10.0**	**44.0**	**89.0**

3.3 Plant Inventory

Plant species at the Oleander Business Park Project site consisted of species associated with open and disturbed habitats. A total of 32 vascular plant species, representing 14 families were detected at the project site during the current surveys (Appendix B). About 50% (15) were native and the remaining 15 species were exotic. The best represented family was Asteraceae (9 species).

3.4 Special Status Plant Species

There are no historic site records for any special status plant species onsite (CNDDB 2019). Based on a review of CNDDB, the CNPS Inventory of Rare and Endangered Vascular Plants of California (Tibor 2001, CNPS 2019), and field surveys, a few special status species were identified for additional analysis, although none are expected to occur onsite (Table 2).

One special-status plants were observed on the Oleander Business Park Project site during the 2019 site surveys, San Diego tarweed/Paniculate tarplant (*Deinandra paniculata*). San Diego tarweed is listed CNPS by as a rank 4.2 (limited distribution in California, moderately threatened) but is fairly common where it does occur. It is widespread in loamy soils in Riverside County (Roberts *et al.* 2004). Onsite San Diego tarweed occurred in relatively high numbers, with over 1,200 individual plants being counted during the dedicated mapping activity. The greatest densities were found on the northern and southern ends of the site (Figure 6). Relatively few were found on the relatively higher elevation western boundary of the site.

San Diego tarweed/Paniculate tarplant is noted in the California Natural Diversity Database (CNDDB) as having the following classifications: no federal or State listing as a threatened or endangered species, a Heritage Rank of G4/S4, and a California Native Plant Society (CNPS) California Rare Plant Rank (CRPR) of 4.2. The Heritage Rank includes Global (G) and State (S) ranks, ranging from G1 to G5 and S1 to S5, respectively. State programs such as the CNDDB develop the State and Global ranks collaboratively with states/provinces containing the species. The three main categories that are taken into consideration when assigning an element rank are rarity, threats, and trends. Within these three categories, various factors are considered including:

- Range extent, area of occupancy, population size, number of occurrences and number of good occurrences.
- Overall threat impact as well as intrinsic vulnerability (if threats are unknown).
- Long-term and short-term trends.

The San Diego tarweed's rank of G4/S4 is defined as "Apparently Secure — Uncommon but not rare; some cause for long-term concern due to declines or other factors" at both the global and state levels. The CRPR Rank of 4.2 is used for "Plants of limited distribution – a watch list; moderately threatened in California." CRPR ranks range from 1 to 4, with 4 the least at-risk designation in the database. The CNDDB actively

inventories, tracks, and maps CRPR Rank 1 and 2 plants only; Rank 3 and 4 plants are tracked only at the U.S. Geological Survey quadrant level and the county level.

Although San Diego tarweed species is of limited distribution in California, it is known to be fairly common where it does occur. As it does not have a federal or state listing as a threatened or endangered species, and has a lowing ranking for risk on both the CNDDB's Heritage Rank and the CNPS Rare Plant Rank, there would be less-than-significant impacts associated with this species and no mitigation is required.

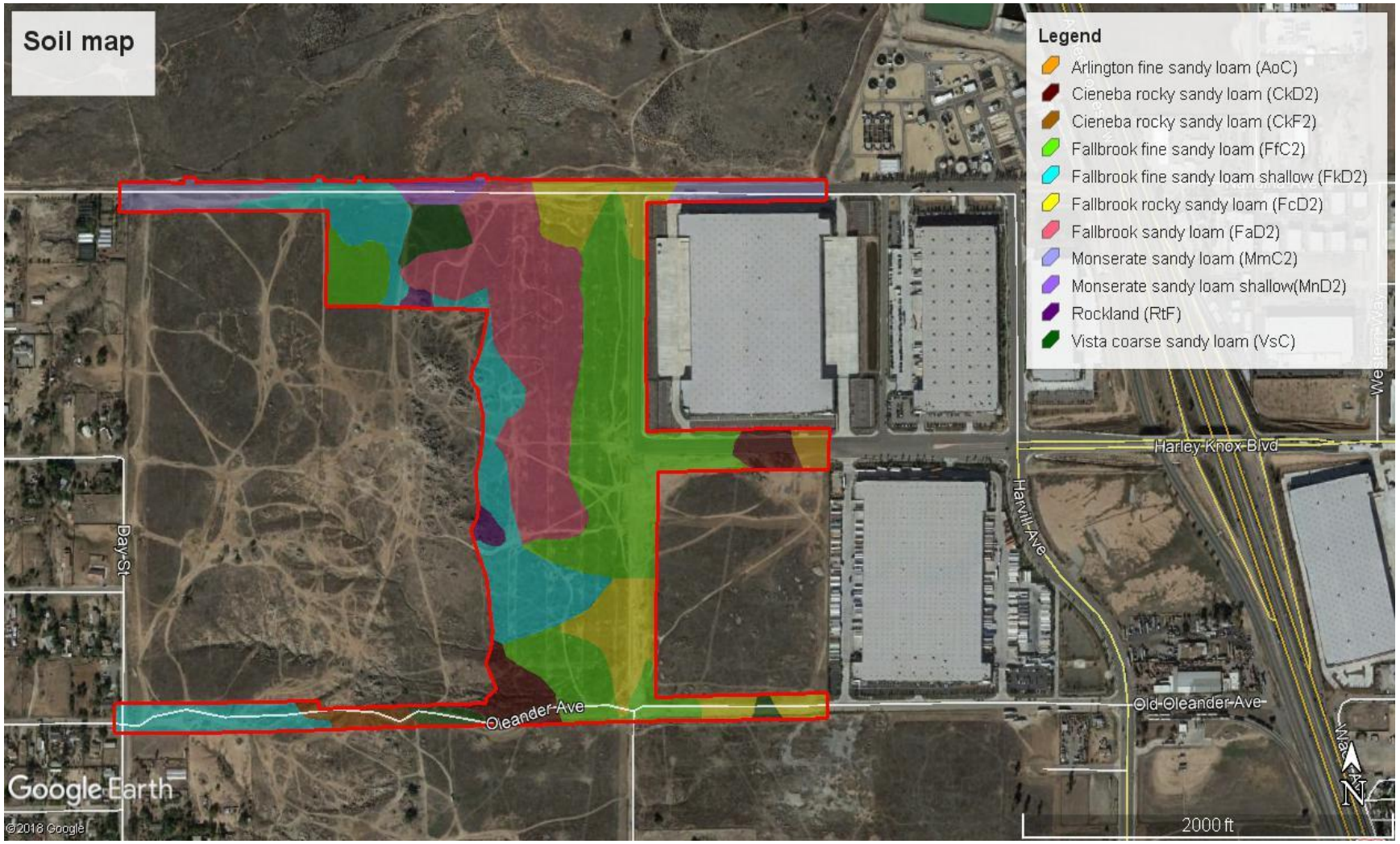

Figure 4: Soils at the Oleander Business Park Project site. Source: NRCS Soil Survey 2019.

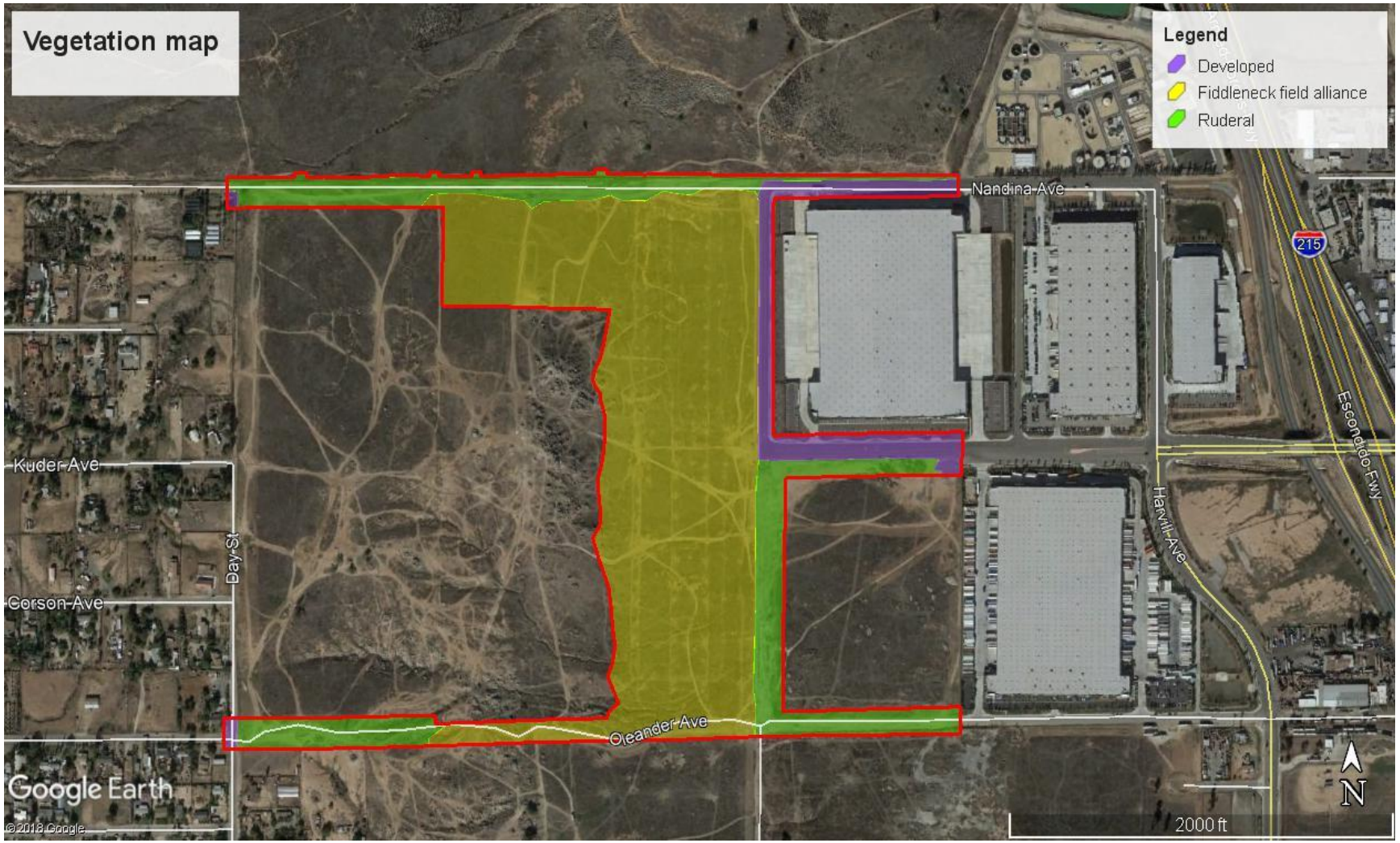

Figure 5: Vegetation map of Oleander Business Park Project site (in red). Source: Google Earth, Inc.

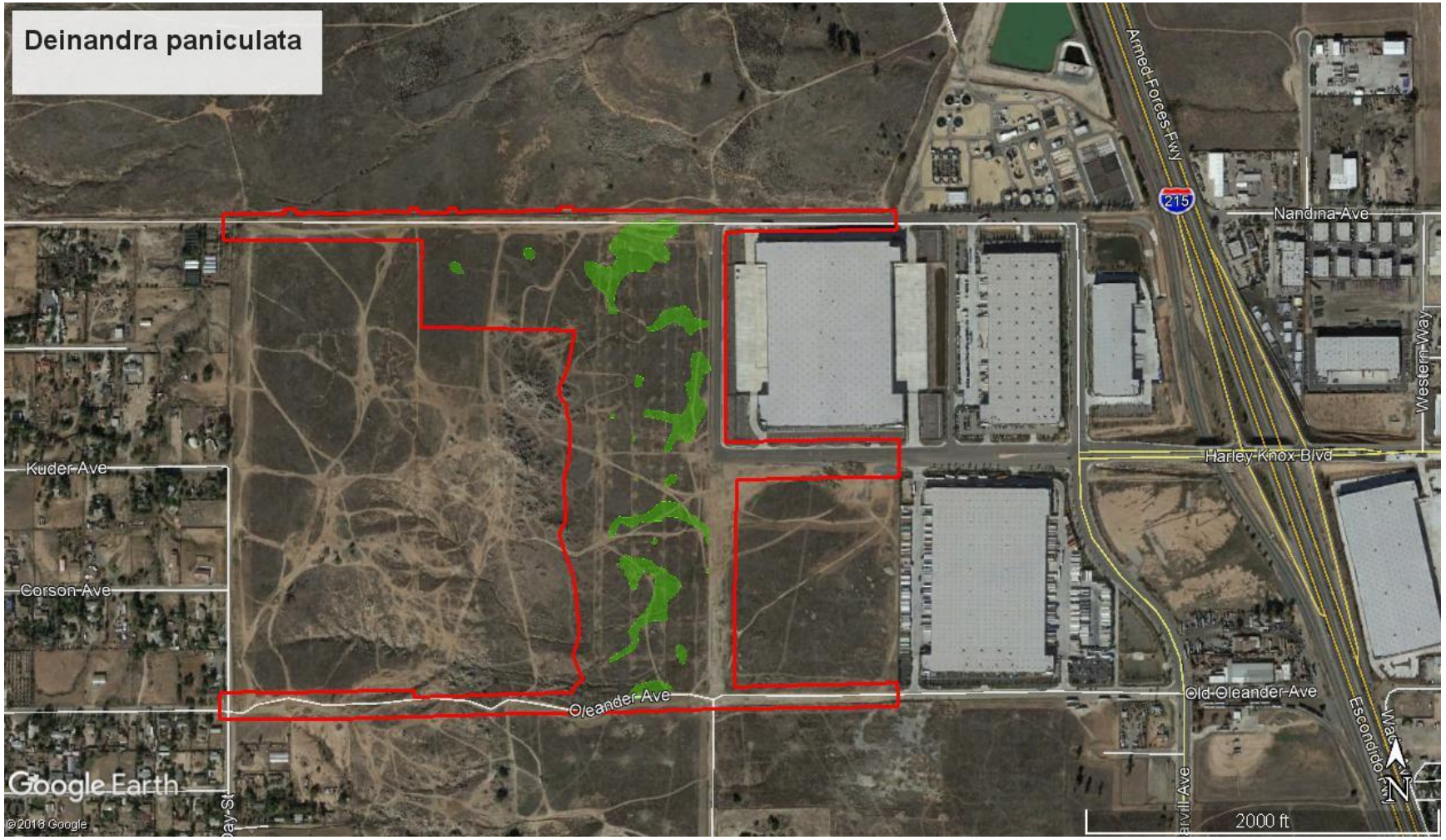

Figure 6: Locations of San Diego tarweed/Paniculate tarplant (*Deinandra paniculata*) (in green) at Oleander Business Park Project site (in red). Source: Google Earth, Inc.

Table 3: Special status plant species that occurred or have the potential to occur in the Oleander Business Park Project site: Definitions - status: Fed = federal, FE = federal endangered, FT = federal threatened, FPE = federally proposed for listing as endangered, FPT = federally proposed for listing as threatened, FC = federal candidate species, FSC = federal special concern species, state = state of California, SE = state endangered, ST = state threatened, SCE = state candidate for listing as endangered, SCT = state candidate for listing as threatened, SC = state species of concern, FP = fully protected species, none = no federal or state listing, see Appendix C for CNPS Status. Occurrence onsite: Occurs = known to occur onsite, Potential = could occur due to presence of suitable habitat onsite but not detected during current survey, Not Expected = does not occur due to limited suitable habitat onsite and not detected.

Scientific Name	Common Name	Status	Occurrence Onsite	Habitat
Allium munzii ALLIACEAE	Munz's onion	Fed: None State: None CNPS 1B.1	Not Expected	Grassy openings in coastal sage scrub, chaparral juniper woodland, valley and foothill grasslands; clay soils
Ambrosia pumila ASTERACEAE	San Diego Ambrosia	Fed: FE State: None CNPS 1B.1	Not Expected	Dry sunny sites, grasslands, and disturbed areas. Sandy loam, floodplain soils
Atriplex coronata var. *Notatior* CHENOPDIACEAE	San Jacinto Valley Crownscale	Fed: FE State: None CNPS 1B.1	Not Expected	Playas, alkali scrub, valley and foothill grassland. Traver, domino and willows soils
Atriplex serenaria var. *davidsonii* CHENOPDIACEAE	Davidson's saltscale	Fed: None State: None CNPS 1B.2	Not Expected	Coastal bluff scrub, coastal sage scrub. Traver, domino and willows soils
Calochortus plummerae LILACEAE	Plummer's mariposa lily	Fed: None State: None CNPS 4.2	Not Expected	Chaparral, cismontane woodland, coastal sage scrub, lower montane conifer forest, valley and foothill grassland; granitic and rocky soils
Centromadia pungens ssp. laevis ASTERACEAE	Smooth tarplant	Fed: None State: None CNPS 1B.1	Not Expected	Chenopod scrub, meadows and seeps, playas, riparian woodland, valley and foothill grassland
Chorizanthe parryi var. parryi POLYGONACEAE	Parry's spineflower	Fed: None State: None CNPS 1B.1	Not Expected	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland; sandy or rocky, openings
Chorizanthe polygonoides var. longispina POLYGONACEAE	Long-spined spineflower	Fed: None State: None CNPS 1B.2	Not Expected	Chaparral, coastal sage scrub, meadows and seeps, valley and foothill grassland, often rocky and clay soils

Scientific Name	Common Name	Status	Occurrence Onsite	Habitat
Convolvulus simulans CONVOLVULACEAE	Small flowered morning glory	Fed: None State: None CNPS 4.2	Not Expected	Valley Grassland, northern coastal scrub, coastal sage scrub, seeps
Deinandra paniculata ASTERACEAE	San Diego tarweed	Fed: None State: None CNPS 4.2	Occurs	Valley and foothill grassland, coastal scrub, typically in non-wetlands
Dudleya multicaulis CRASSULACEAE	Many-stemmed dudleya	Fed: FSC State: None CNPS: 1B.2	Not Expected	Rocky to clay soils in chaparral, coastal sage scrub and southern needlegrass grasslands
Harpagonella palmeri BORAGINACEAE	Palmer's grapplinghook	Fed: FSC State: None CNPS: 4.2	Not Expected	Chaparral, Valley Grassland, Coastal Sage Scrub

3.5 Wetlands and streambeds

A formal jurisdictional delineation and an assessment of any potential onsite drainage features were conducted by another party and a separate report is prepared for that work.

3.6 Vernal pools

The project area was checked in the field for the presence of vernal pools, temporary pools, wetland/riparian vegetation, hydric soils, hydrology and the potential for any portions of the site to support ponded water. All areas were inspected on-foot.

No vernal pools or temporary rain pools occur within the project site, and no portion of the site had the potential to support ponded water.

There are no hydric soils onsite and all site soils drain quickly and have limited capacity to store water. The site occurs in uplands and slopes gently from west to east so the hydrology is not suitable for ponding water. There are no flat areas, depressions or other areas where water could pond.

Upland vegetation occurs throughout the site and there were no areas with aquatic vegetation or the absence of vegetation indicating standing water.

3.7 Wildlife overview

Wildlife at the study area consisted of common species and species associated with open, disturbed habitats. The most abundant species detected during the site visit were birds such as American crow (*Corvus brachyrhynchos*), mourning dove (*Zenaida macroura*) and house finch (*Carpodacus mexicanus*). A total of 40 wildlife species were detected during the site visits, including four reptile, 31 bird and five mammalian species (Appendix D).

3.8 Special status wildlife species

Three special-status wildlife species were observed on the Oleander Business Park Project site during the 2019 site surveys; California horned lark (*Eremophila alpestris actia*), loggerhead shrike (*Lanius ludovicianus*) and San Diego black-tailed jackrabbit (*Lepus californicus bennettii*).

Based on a review of CNDDB (2019), published literature and field surveys and assessments, a number of special status wildlife species were identified as potentially occurring onsite, including some species with historic records from the project vicinity (Table 3). All special status wildlife species with some potential to occur onsite are

addressed in Table 3, the three species that occur and burrowing owls are additionally discussed below.

California horned lark (*Eremophila alpestris actia*)
California horned lark occur in open areas with little or no ground cover, such as grassland or ruderal vegetation and disturbed areas within scrub habitats. A few California horned larks were observed foraging along dirt roads onsite several times and they are presumed to nest onsite.

Loggerhead shrike (*Lanius ludovicianus*)
Loggerhead shrikes occur in grasslands, scrub and other open habitats with perching structures and they nest in trees and shrubs. A single individual loggerhead shrink was detected foraging onsite in fall. Loggerhead shrikes did not nest onsite.

San Diego black-tailed jackrabbit (*Lepus californicus bennettii*)
San Diego black-tailed jackrabbit occur in open areas with little or no ground cover, such as grassland or ruderal vegetation and disturbed areas within scrub habitats. A few San Diego black-tailed jackrabbit were observed onsite.

Burrowing owls (*Athene cunicularia*)
Burrowing owls (*Athene cunicularia*) occur in shortgrass prairies, grasslands, lowland scrub, agricultural lands (particularly rangelands), prairies, coastal dunes, desert floors, and some artificial, open areas as a yearlong resident. They require large open expanses of sparsely vegetated areas on gently rolling or level terrain with an abundance of active small mammal burrows. As a critical habitat feature, they require the use of rodent or other burrows for roosting and nesting cover. They can also use pipes, culverts, and nest boxes (USFWS 2003, Haug *et al.* 1993, Zeiner *et al.* 1990).

No burrowing owls we detected during the focused surveys and there was no evidence that burrowing owls were present. Burrowing owl is assumed absent from the project site (Harmsworth Associates 2019).

3.9 Wildlife movement corridors and linkages

The terms “wildlife corridors” and “linkages” are based upon fundamental ecological concepts, but can be easily misinterpreted because: 1) universally accepted definitions of these terms have not been established; 2) each term can be interpreted using different time scales (i.e. daily, seasonal, annual and evolutionary) and spatial scales (i.e. microclimate, local, community, and landscape) which changes their meaning; 3) the areas and values change from species to species; and, 4) the understanding of how these processes work is on-going and conclusions are subject to revision. The following definitions are intended to provide a working understanding of corridors and linkages and are summarized from several sources (SCWP 2003, USCA9D 1990, Barrett and Livermore 1983, Beier 1993).

Wildlife corridor - Wildlife corridors are areas which animals can use to move from one patch of suitable habitat to another. These areas would be expected to have the least habitat fragmentation relative to surroundings areas. A wildlife corridor establishes connectivity for animals to move, live, reproduce and respond to functional ecological processes during the course of a year to several years. The quality and functionality of a particular wildlife corridor varies from species to species.

Wildlife crossings are generally small, narrow wildlife corridors that allow wildlife to pass through an obstacle or barrier such as a roadway to reach another patch of habitat. Wildlife crossings are manmade and include culverts, drainage pipes, underpasses, tunnels, and, more recently, crossings created specifically for wildlife movement over or under highways.

Both wildlife crossings and wildlife corridors function to prevent habitat fragmentation that would result in the loss of species that require large contiguous expanses of unbroken habitat and/or that occur in low densities.

Linkages – Linkages are areas that provide for long term movement or interaction of wildlife to maintain natural evolutionary and ecological patterns. Linkages are fundamental for gene flow and large scale ecological processes. These areas are usually defined by the zones of "least resistance" for the genes of a given species to move or "flow" between core reserve populations.

No wildlife corridors or linkages are known at the Oleander Business Park Project site. Much of the project vicinity is already developed and it is unlikely that the site is of any significance to wildlife movement.

Table 4: Special status wildlife species that occurred or have the potential to occur in the Oleander Business Park Project site. Definitions - status: Fed = federal, FE = federal endangered, FT = federal threatened, FPE = federally proposed for listing as endangered, FPT = federally proposed for listing as threatened, FC = federal candidate species, FSC = federal special concern species, state = state of California, SE = state endangered, ST = state threatened, SCE = state candidate for listing as endangered, SCT = state candidate for listing as threatened, CSC = California species of special concern, FP = fully protected species, CNDDB = species listed under the states CNDDB program, none = no federal or state listing. Occurrence onsite: Occurs = known to occur onsite, Potential = could occur due to presence of suitable habitat onsite but not detected during current survey, Not Expected = does not occur due to limited suitable habitat onsite and not detected.

Scientific Name	Common Name	ESA/CESA Status	Other Status	Occurrence onsite	Habitat/comments
Amphibians					
Spea hammondii	Western spadefoot	ESA: None CESA: None	DFG: SSC	Not Expected, no pools present	grassland, open habitats with sandy or gravelly soil; temporary rainpools for breeding
Reptiles					
Phrynosoma blainvillii	coast horned lizard	ESA: None CESA: None	CDFW: SSC	Potential	sandy washes and open sandy areas within coastal sage scrub, grassland, chaparral, oak and riparian woodland
Aspidoscelis hyperytha	orange-throated whiptail	ESA: None CESA: None	CDFW: WL	Potential	open, sparsely covered land, often with well-drained sandy or loose soils in coastal sage scrub, grassland, chaparral, oak woodland and riparian habitats
Aspidoscelis tigris stejnegeri	coastal whiptail	ESA: None CESA: None	CDFW: SSC	Potential	Semiarid habitats with open sparsely vegetated areas, scrub, chaparral, grassland and woodland habitats
Anniella stebbinis	Southern California legless lizard	ESA: None CESA: None	CDFW: SSC	Potential	Sandy, loose loamy soils in chaparral, oak woodland, coastal sage scrub
Salvadora hexalepis virgultea	Coast patch-nosed snake	ESA: None CESA: None	CDFW: SSC	Potential	habitat generalist, associated with brushy or shrubby vegetation
Arizona elegans occidentalis	California glossy snake	ESA: None CESA: None	CDFW: SSC	Potential	arid scrub, rocky washes, grasslands, chaparral. Appears to prefer microhabitats of open areas and areas with soil loose enough for easy burrowing.
Birds					
Accipiter cooperi	Cooper's hawk	ESA: None CESA: None	CDFW: WL	Potential, foraging only	mature forests, open woodlands, wood edges, river groves, riparian woodland
Accipiter striatus	sharp-shinned hawk	ESA: None CESA: None	CDFW: WL	Potential, foraging only	wide variety of habitats used by wintering and migrating birds, but mostly associated with woodland and scrubland; breeds in mountains, does not breed in

					southern California
Aquila chrysaetos	golden eagle	ESA: None CESA: None	CDFW: SSC, FP FW: BCC	Potential, foraging only	Open mountains, foothills, plains, open country
Buteo regalis	ferruginous hawk	ESA: None CESA: None	CDFW: WL FW: BCC	Potential, foraging only	plains, prairies, grasslands, does not breed in southern California
Buteo swainsoni	Swainson's hawk	ESA: None CESA: None	FW: BCC	Potential, foraging only	prairies, grasslands, more widespread in migration
Circus cyaneus	northern harrier	ESA: None CESA: None	CDFW: SSC	Potential, foraging only	grassland, marshes, agricultural land, open areas in scrub and chaparral; ground or shrub nesting
Elanus leucurus	white-tailed kite	ESA: None CESA: None	CDFW: FP	Potential, foraging only	forages in grasslands; nests and roosts in oak and riparian woodland
Falco columbarius	merlin	ESA: None CESA: None	CDFW: WL	Potential, foraging only	nests in open woodlands, savanna, does not breed in southern California, woodlands, open areas in winter, migration
Falco mexicanus	prairie falcon	ESA: None CESA: None	CDFW: WL FW: BCC	Potential, foraging only	open arid country, grasslands, more widespread in winter
Falco peregrinus anatum	American peregrine falcon	ESA: SE CESA: None	CDFW: FP FW: BCC	Potential, foraging only	nest on cliffs or rock outcroppings, usually near water; forages over open country (grassland, scrub, marshes)
Asio flammeus	short-eared owl	ESA: None CESA: None	CDFW: SSC	Potential, foraging only	grasslands, open habitats
Athene cunicularia	burrowing owl	ESA: None CESA: None	CDFW: SSC FW: BCC	Absent	grasslands, farmland and other open habitats
Lanius ludovicianus	loggerhead shrike	ESA: None CESA: None	CDFW: SSC	Occurs	grassland, scrub and other open habitats with perching structures; nests in trees and shrubs
Eremophila alpestris actia	California horned lark	ESA: None CESA: None	CDFW: WL	Occurs	Open areas with little or no ground cover, such as grassland or ruderal vegetation
Mammals					
Antrozous pallidus	pallid bat	ESA: None CESA: None	CDFW: SSC WBWG: H	Potential, foraging only	Coastal sage scrub, oak woodland and chaparral; roosts in caves, mines, rock crevices, trees and buildings
Macrotus californicus	California leaf-nosed bat	ESA: None CESA: None	CDFW: SSC WBWG: H	Potential, foraging only	roosts in caves or old mines
Corynorhinus townsendii	Western big-eared bat	ESA: None CESA: None	CDFW: SSC WBWG: H	Potential, foraging only	roosts in caves, old mines or buildings
Myotis thysanodes	fringed myotis	ESA: None	CDFW: SSC	Potential, foraging	caves, old buildings

		CESA: None	WBWG: H	only	
Myotis volans	long-legged myotis	ESA: None CESA: None	CDFW: SSC WBWG: H	Potential, foraging only	buildings, pockets and crevices in rocks
Myotis yumanensis	Yuma myotis	ESA: None CESA: None	CDFW: SSC WBWG: LM	Potential, foraging only	caves, tunnels and buildings in arid areas
Eumops perotis californicus	California mastiff bat	ESA: None CESA: None	CDFW: SSC WBWG: H	Potential, foraging only	widespread forager; roosts in cliffs and buildings
Chaetodipus fallax fallax	Northwestern San Diego pocket Mouse	ESA: None CESA: None	CDFW: SSC	Potential	occurs in open scrub and grassland areas, in the valleys and foothills
Onychomys torridus ramona	southern grasshopper mouse	ESA: None CESA: None	CDFW: SSC	Potential	annual grassland and coastal sage scrub
Dipodomys stephensi	Stephens' kangaroo rat	ESA: FE CESA: None	CDFW: SSC	Potential	prefers sparsely vegetated areas that have annual grasslands with low shrub cover of sagebrush, limited to gravely soil that cannot be too dense
Neotoma lepida intermedia	San Diego desert woodrat	Fed: none State: none	CDFW: SSC	Potential	cactus patches and rock outcroppings in coastal sage scrub
Lepus californicus bennettii	San Diego black-tailed jackrabbit	ESA: None CESA: None	CDFW: SSC	Occurs	coastal sage scrub, grassland and chaparral
Taxidea taxus	American badger	ESA: None CESA: None	CDFW: SSC	Potential	widespread in natural habitats

4.0 PROJECT IMPACTS

The entire 44-acres of the Oleander Business Park Project site would be permanently impacted. This includes some slope landscaping along the western site boundary, which is considered a permanent impact.

Permeant impacts would also occur to all off-site road improvement areas, for Decker Road, Harley Knox Road Nandina Avenue and Oleander Avenue. All Project roadway improvements and utilities connections improvements would occur within dedicated rights-of-way and/or assigned easements. These off-site improvements total approximately 35 acres.

Permeant impacts total approximately 79 acres, (44 acres onsite and 35 acres off-site).

The Project also includes a 10-acre off-site laydown and soils/import export area, located in the northwest corner. The exact size and location of the laydown/import export area are approximate and subject to refinement as the Project is further defined. The laydown/import export area would conform to County requirements regarding temporary surface improvements, stormwater management, security, environmental restrictions, restoration, etc. Materials and soils stockpiling specifications would conform to applicable County of Riverside Building & Safety requirements.

It is anticipated that not all of the 10-acre off-site laydown and soils/import export area would be impacted but regardless all of this area would be restored after project completion. First the original site contours would be restored to the extent practicable and then the disturbed soil would be seeded with a native seed mix.

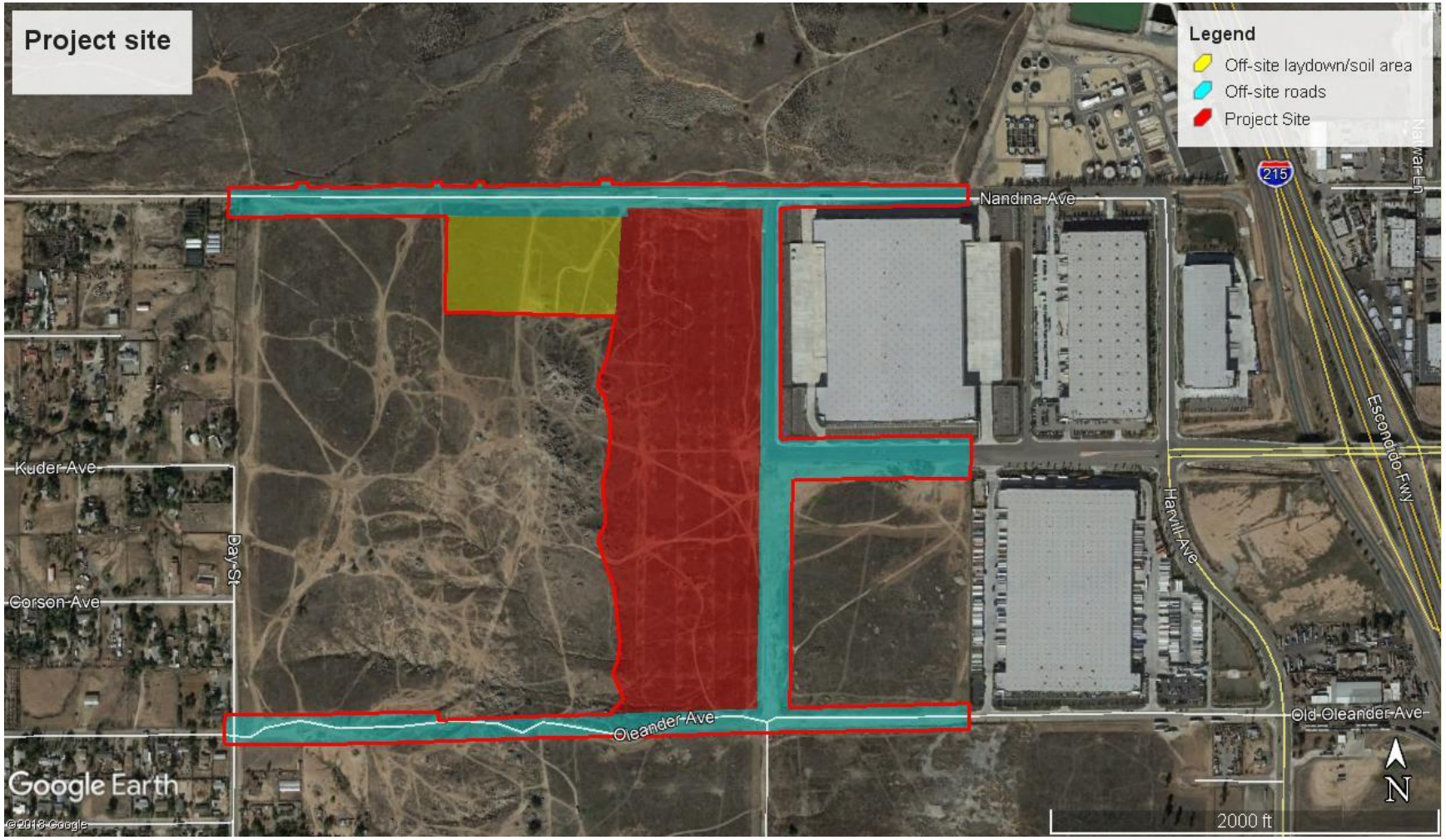

Figure 7: Oleander Business Park Project site (in red). Source: Google Earth, Inc.

5.0 BIOLOGICAL CONSTRAINTS

There are a number of potential biological constraints at Oleander Business Park Project site. Any significant impacts to these biological constraints that would result from the proposed project would require appropriate mitigation.

Significance of impacts to biological resources are assessed using impact significance threshold criteria, which reflect the policy statement contained in California Environmental Quality Act (CEQA), Section 21001(c) of the California Public Resources Code. Accordingly, the State Legislature has established the following policy of the State of California:

> *Prevent the elimination of fish or wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities..*

Determining whether a project may have a significant effect, or impact, plays a critical role in the CEQA process. According to the CEQA Guidelines, (Section 15064.7, Thresholds of Significance), each public agency is encouraged to develop and adopt (by ordinance, resolution, rule, or regulation) thresholds of significance that the agency uses in the determination of the significance of environmental effects. A threshold of significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant. In the development of thresholds of significance for impacts to biological resources CEQA Guidelines provides guidance primarily in Section 15065, Mandatory Findings of Significance, and the CEQA Guidelines, Appendix G, Environmental Checklist Form. Section 15065(a) states that a project may have a significant effect where:

> *The project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or wildlife community, reduce the number or restrict the range of an endangered, rare, or threatened species, ..*

Therefore, impacts to biological resources are considered potentially significant (before considering offsetting mitigation measures) if one or more of the following criteria discussed below would result from implementation of the proposed project;

> Appendix G of the State CEQA Guidelines indicate that a project may be deemed to have a significant effect on the biological resources if the project is likely to:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

4.1 List of the potential biological constraints at the Oleander Business Park Project site

1. Nesting birds.

2. Special status wildlife species
    a. Three special status wildlife species, California horned lark (*Eremophila alpestris actia*), loggerhead shrike (*Lanius ludovicianus*) and San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) have been documented onsite.
    b. A number of other special status wildlife species have potential to occur on the project site (Table 4). However, none of these species have ever been detected or documented onsite and were absent during the project surveys. These species are not expected to occur onsite and don't need to be discussed further.
    c. Potential for burrowing owl to nest onsite. The burrowing survey needs to be completed for the off-site areas in spring/summer 2020.

4.2 Permits and consultations likely required

As a result of these potential biological constraints, any proposed project at the Oleander Business Park Project would require the following permits/consultations/co-ordination;

California Environmental Quality Act (CEQA);
CEQA Document

Federal Migratory Bird Treaty Act of 1918 (MBTA);
The MBTA governs the taking and killing of migratory birds, their eggs, parts, and nests and prohibits the take of any migratory bird, their eggs, parts, and nests. No take of migratory birds is allowed under this act. Construction work must comply with the MBTA.

Western Riverside County MSHCP
Compliance with the plan required.

4.3 Recommended mitigation measures

1) *Avoidance of Nesting Migratory Birds**:** If possible, all vegetation removal activities shall be scheduled from August 1 to February 1, which is outside the general avian nesting season. This would ensure that no active nests would be disturbed and that removal could proceed rapidly. If vegetation is to be cleared during the nesting season, all suitable habitat will be thoroughly surveyed within 72 hours prior to clearing for the presence of nesting birds by a qualified biologist (Project Biologist). The Project Biologist shall be approved by the City and retained by the Applicant. The survey results shall be submitted by the Project Applicant to the City Planning Department. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum 300-foot buffer, with the final buffer distance to be determined by the Project Biologist. The buffer area shall be avoided until, as determined by the Project Biologist, the nesting cycle is complete or it is concluded that the nest has failed. In addition, the Project Biologist shall be present on the site to monitor the vegetation removal to ensure that any nests, which were not detected during the initial survey, are not disturbed.*

2) *Avoidance of Nesting Burrowing Owls**:** No more than 72 hours prior to any site disturbances, focused surveys for the burrowing owl shall be conducted. If absence of this species is confirmed, project work can proceed. If however, burrowing owl is located on site, the appropriate resource agencies (CDFW and USFWS) shall be contacted. The Project Applicant shall consult with the wildlife agencies regarding the most appropriate methods and timing for removal of owls. As necessary, owls will be actively evicted following agency approved protocols (i.e., placing a one-way door at the burrow entrance to ensure that owls cannot access the burrow once they leave). Any such active eviction shall occur outside*

of the breeding/nesting season. That is, active eviction shall be accomplished between September 1 and February 15. If more than 30 days has elapsed between owl eviction and completion of clearing and grubbing activities, a subsequent survey for the burrowing owl shall be conducted to ensure that owls have not re-populated the site. Any reoccupation by owls will require subsequent protocol active eviction.

3) *Three special status wildlife species, California horned lark (Eremophila alpestris actia), loggerhead shrike (Lanius ludovicianus) and San Diego black-tailed jackrabbit (Lepus californicus bennettii) have been documented onsite. All species are covered species under the Western Riverside County MSHCP; preserved open spaces under this plan provide sufficient habitat for these species. Complying with all measures in the MSHCP plan, including payment of appropriate fees, completes all required mitigation measures for these species.*

4) *Restoration of off-site temporary impact areas. It is anticipated that not all of the 10-acre off-site laydown and soils/import export area would be impacted but regardless all of this area would be restored after project completion. First the original site contours would be restored to the extent practicable and then the disturbed soil would be seeded with a native seed mix. The seed mix would include a combination of scrub and grassland species (Table 5). No irrigation would be provided. Rather the seed mix would be hydro-seeded the first fall after project completion and natural rainfall would provide the necessary moisture to establish the seed mix.*

5) *A biological monitor must be on-site during ground disturbance activities, and will halt any such activities if, in his or her professional opinion, such activities will result in the take of a protected species.*

6) *Limits of the Project site shall be clearly marked by stakes or other means to ensure that off-site areas are not disturbed by Project construction activities.*

Table 5: Seed mix for off-site restoration areas, Oleander Business Park Project.

Achillea millefolium	Common yarrow
Acmispon glaber	Deerweed
Amsinckia menziesii	Rigid Fiddleneck
Aristida purpurea	Purple three awn grass
Deinandra paniculata	San Diego Tarweed
Elymus condensatus	Giant wildrye
Encelia farinosa	Desert Brittlebush
Ericameria palmeri var. pachylepis	Grassland Goldenbush
Erigeron canadensis	Canada horseweed
Eriognum fasciculatum	California buckwheat
Eriophyllum confertiflorum	Golden yarrow
Eschscholzia californica	California poppy
Hazardia squarrosa	Sawtooth goldenbush
Lasthenia sp.	Goldfields
Lupinus spp.	Lupine
Plagiobothrys spp.	Popcorn Flower
Salvia columbariae	Chia
Solanum xanti	Purple nightshade
Stephanomeria exigua ssp. deanei	Deane's Wreath-Plant
Stipa pulchra	Purple needlegrass
Venegasia carpesioides	Canyon Sunflower

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7.0 APPENDICES

7.1 Appendix A: Weather data

Public information national weather service San Diego CA; 2018-2019 rainfall season in review, http://www.nws.noaa.gov/climate

A wetter than normal rainfall season ended on 30 June 2019. Winter was wet across all of California. All of coastal southern California had greater than 100% typical rainfall in 2018/2019.

Areas	2018-2019 Total	Normal Total	% of Normal
Santa Barbara	20.04	17.73	113
Lancaster	6.69	5.1	131
downtown Los Angeles	18.01	14.77	122
Long Beach Airport	17.09	12.72	134
John Wayne Airport	17.69	12.76	139
Fullerton	15.95	14.72	108
Riverside	12.66	10.12	125
Oceanside Airport	14.26	10.54	135
San Diego	12.05	10.13	119
Palm Springs	7.76	5.49	141

CORONA, CALIFORNIA (042031)
Period of Record Monthly Climate Summary
Period of Record : 7/ 1/1948 to 7/31/1988

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	66.1	69.0	70.4	74.9	79.1	84.8	91.6	91.6	89.0	82.1	73.3	67.5	78.3
Average Min. Temperature (F)	40.2	41.6	42.9	46.0	50.6	54.6	58.6	59.3	56.7	50.8	44.4	40.0	48.8
Average Total Precipitation (in.)	2.52	2.18	1.82	0.93	0.21	0.03	0.03	0.11	0.30	0.31	1.38	1.67	11.49
Average Total SnowFall (in.)	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Average Snow Depth (in.)	0	0	0	0	0	0	0	0	0	0	0	0	0

Percent of possible observations for period of record.
Max. Temp.: 99.1% Min. Temp.: 99.4% Precipitation: 100% Snowfall: 100% Snow Depth: 100%
Check Station Metadata or Metadata graphics for more detail about data completeness.
http://www.wrcc.dri.edu/summary/climsmsca.html

7.2 Appendix B: Plant species detected at the Oleander Business Park Project site, 2019.

SCIENTIFIC NAME (SYNONYM)	COMMON NAME
ANGIOSPERMAE	**FLOWERING PLANTS**
ANGIOSPERMS - DICOTYLEDONES	**DICOTS**
AMARANTHACEAE	**AMARANTH FAMILY**
Amaranthus sp.*	Pigweed
ASTERACEAE	**SUNFLOWER FAMILY**
Deinandra paniculata	San Diego Tarweed
Encelia farinosa	Desert Bush Sunflower, Incienso, Desert Brittlebush
Ericameria palmeri var. pachylepis	Grassland Goldenbush
Erigeron canadensis	Canada horseweed
Erigeron foliosus var. foliosus	Leafy Daisy
*Lactuca serriola**	Prickly or Wild Lettuce
Lasthenia sp.	Goldfields
*Oncosiphon piluliferum**	Stinknet
Sonchus asper (= S. asper ssp. asper)*	Prickly Sow Thistle
Stephanomeria exigua ssp. deanei	Deane's Wreath-Plant
Venegasia carpesioides	Canyon Sunflower
BORAGINACEAE	**BORAGE FAMILY**
Amsinckia menziesii (= A. m. var. m.)	Rigid Fiddleneck
Plagiobothrys spp.	Popcorn Flower
BRASSICACEAE	**MUSTARD FAMILY**
Hirschfeldia incana	Shortpod or Summer Mustard
CACTACEAE	**CACTUS FAMILY**
Cylindropuntia californica var. parkeri (= Opuntia parryi)	Cane or Valley Cholla
CHENOPODIACEAE	**GOOSEFOOT FAMILY**
*Salsola tragus**	Russian Thistle
EUPHORBIACEAE	**SPURGE FAMILY**
Croton setiger (= Eremocarpus setigerus)	Doveweed, Turkey Mullein
Euphorbia albomarginata (= Chamaesyce a.)	Rattlesnake Spurge
*Ricinus communis**	Castor-Bean
FABACEAE	**LEGUME FAMILY**
Lupinus spp.	Lupine
GERANIACEAE	**GERANIUM FAMILY**
*Erodium cicutarium**	Red-Stemmed Filaree
LAMIACEAE	**MINT FAMILY**
*Marrubium vulgare**	Common Horehound
Trichostema lanceolatum	Vinegar Weed
MALVACEAE	**MALLOW FAMILY**
*Malva parviflora**	Cheeseweed
MYRTACEAE	**MYRTLE FAMILY**
Eucalyptus sp*	Gum
SOLANACEAE	**NIGHTSHADE FAMILY**
Datura wrightii (= D. meteloides)	Western Jimsonweed

ANGIOSPERMS - MONOCOTYLENDONES	**MONOCOTS**
POACEAE	**GRASS FAMILY**
*Avena fatua**	Wild Oat
*Bromus diandrus**	Common Ripgut Grass
*Bromus madritensis ssp. madritensis**	Foxtail Chess
THEMIDACEAE	**BROADIAEA FAMILY**
Dichelostemma capitatum ssp. capitatum	Blue dicks

KEY: Asterisk (*) = non-native species or cultivated; $^{+}$ = sensitive species; Sources: Taxonomy - Hickman (1993), http://ucjeps.berkeley.edu/interchange.html, November 2018; Common names and non-native species designations according to Roberts (1998), then Hickman (1993)

7.3 Appendix C: California Native Plant Society Categories

CNPS Status based on California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California (Tibor 2001):

List 1A: Plants Presumed Extinct in California
The plants of List 1A are presumed extinct because they have not been seen or collected in the wild for many years. Although most of them are restricted to California, a few are found in other states as well. There is a difference between "extinct" and "extirpated." A plant is extirpated if it has been locally eliminated. It may be doing quite nicely elsewhere in its range. All of the plants constituting List 1A meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection) of the California Department of Fish and Game Code and are eligible for state listing.

List 1B: Plants Rare, Threatened or Endangered in California and Elsewhere
The plants of List 1B are rare throughout their range. All but a few are endemic to California. All of them are judged to be vulnerable under present circumstances or to have a high potential for becoming so because of their limited or vulnerable habitat, their low numbers of individuals per population (even though they may be wide ranging), or their limited number of populations. All of the plants constituting List 1B meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection) of the California Department of Fish and Game Code and are eligible for state listing.

List 2: Plants Rare, Threatened or Endangered in California, But More Common Elsewhere
Except for being common beyond the boundaries of California, the plants of List 2 would have appeared on List 1B. Based on the "Native Plant Protection Act," plants are considered without regard to their distribution outside the state. All of the plants constituting List 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection) of the California Department of Fish and Game Code and are eligible for state listing.

List 3: Plants About Which We Need More Information—A Review List
The plants that comprise List 3 are an assemblage of taxa that have been transferred from other lists or that have been suggested for consideration. The necessary information that would assign most to a sensitivity category is missing.

List 4: Plants of Limited Distribution—A Watch List
The plants in this category are of limited distribution in California and their vulnerability or susceptibility to threat appears low at this time. While these plants cannot be called "rare" from a statewide perspective, they are uncommon enough that their status should be monitored regularly. Many of them may be significant locally. Should the degree of endangerment or rarity of a plant change, they will be transferred to a more appropriate list.

Threat Code Extensions and their meanings:

.1- Seriously endangered in California

.2- Fairly endangered in California

.3- Not very endangered in California

7.4 Appendix D: Wildlife species detected at the Oleander Business Park Project site, 2019.

FAMILY/SPECIES NAME	COMMON NAME
REPTILIA	**REPTILES**
PHRYNOSOMATIDAE	**ZEBRA-TAILED, EARLESS, FRING-TOED, SPINY, TREE, SIDE-BLOTCHED AND HORNED LIZARDS**
Sceloporus orcutti	Granite Spiny Lizard
Sceloporus occidentalis	Western Fence Lizard
Uta stansburiana	Common Side-blotched Lizard
COLUBRIDAE	**HARMLESS EGG-LAYING SNAKES**
Pituophis catenifer	Gopher Snake
AVES	**BIRDS**
ODONTOPHORIDAE	**NEW WORLD QUAIL**
Callipepla californica	California Quail
CATHARTIDAE	**NEW WORLD VULTURES**
Cathartes aura	Turkey Vulture
ACCIPITRIDAE	**HAWKS, KITES, EAGLES AND ALLIES**
Buteo jamaicensis	Red-tailed Hawk
COLUMBIDAE	**PIGEONS AND DOVES**
Zenaida macroura	Mourning Dove
CUCULIDAE	**CUCKOOS, ROADRUNNERS AND ANIS**
Geococcyx californianus	Greater Roadrunner
TROCHILIDAE	**HUMMINGBIRDS**
Calypte anna	Anna's Hummingbird
FALCONIDAE	**CARCARAS AND FALCONS**
Falco sparverius	American Kestrel
TYRANNIDAE	**TYRANT FLYCATCHERS**
Sayornis nigricans	Black Phoebe
Sayornis saya	Say's Phoebe
Tyrannus vociferans	Cassin's Kingbird
Tyrannus verticalis	Western Kingbird
LANIIDAE	**SHRIKES**
Lanius ludovicianus+	Loggerhead Shrike
CORVIDAE	**JAYS AND CROWS**
Corvus brachyrhynchos	American Crow
Corvus corax	Common Raven
ALAUDIDAE	**LARKS**
Eremophila alpestris actia+	California Horned Lark
HIRUNDINIDAE	**SWALLOWS**
Tachycineta bicolor	Tree Swallow
Stelgidopteryx serripennis	Northern Rough-winged Swallow
Petrochelidon pyrrhonota	Cliff Swallow
Hirundo rustica	Barn Swallow
TROGLODYTIDAE	**WRENS**
Salpinctes obsoletus	Rock Wren
MIMIDAE	**MOCKINGBIRDS AND THRASHERS**

Mimus polyglottos	Northern Mockingbird
STURNIDAE	**STARLINGS**
Sturnus vulgaris	European Starling
EMBERIZIDAE	**EMBERIZIDS**
Chondestes grammacus+	Lark Sparrow
Passerculus sandwichensis	Savannah Sparrow
Zonotrichia leucophrys	White-crowned Sparrow
ICTERIDAE	**BLACKBIRDS**
Agelaius phoeniceus	Red-winged Blackbird
Sturnella neglecta	Western Meadowlark
Euphagus cyanocephalus	Brewer's Blackbird
FRINGILLIDAE	**FRINGILLINE AND CARDUELINE FINCHES**
Haemorhous mexicanus	House Finch
Spinus psaltria	Lesser Goldfinch
PASSERIDAE	**OLD WORLD SPARROWS**
Passer domesticus	House Sparrow
MAMMALIA	**MAMMALS**
LEPORIDAE	**RABBITS & HARES**
Sylvilagus audubonii	Desert Cottontail
Lepus californicus	Black-Tailed Jackrabbit
SCIURIDAE	**SQUIRRELS, CHIPMUNKS & MARMOTS**
Otospermophilus beecheyi	California Ground Squirrel
CANIDAE	**FOXES, WOLVES & RELATIVES**
Canis lupus familiaris	Feral Dog
Canis latrans	Coyote

Sources:

Invertebrates: Powell and Hogue (1979) and Hogue 1993.

Butterflies: NatureServe, http://www.natureserve.org/explorer/

Fish: NatureServe, http://www.natureserve.org/explorer/

Reptiles and amphibians: North American Herpetology (NAH) nomenclature updates: http://www.naherpetology.org/nameslist

Birds: American Ornithologists' Union Checklist of North American Birds - 7th Edition (2017): http://www.aou.org/checklist/index.php3

Mammals: Baker, R. J., L. C. Bradley, R. D. Bradley, J. W. Dragoo, M. D. Engstrom, R. S. Hoffmann, C. A. Jones, F. Reid, D. W. Rice, and C. Jones. 2003. Revised Checklist of North American Mammals North of Mexico. Museum of Texas Tech University. OP-229. http://www.nsrl.ttu.edu/pubs/opapers.htm

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Special Status Designations + : California Department of Fish and Game, California Natural Diversity Database (August 2019): http://www.dfg.ca.gov/whdab/html/cnddb.html

7.5 Appendix E: Oleander Business Park Project site photographs 2019.

Photograph 1: Northwest corner of site looking south, April 2019.

Photograph 2: Northwest corner of site looking east, April 2019.

Photograph 3: West central area of site looking north, April 2019.

Photograph 4: West central area of site looking east, April 2019.

Photograph 5: Southwest corner of site looking east, April 2019.

Photograph 6: Southeast corner of site looking north, April 2019.

Photograph 7: East central area of site looking southeast, April 2019.

Photograph 8: East central area of site looking west, April 2019.

Photograph 9: Off-site laydown/soil area, looking southwest from Nandina Avenue, November 2019.

Photograph 10: Off-site laydown/soil area, looking northeast, November 2019.

Photograph 11: Off-site Nandina Avenue improvement area, looking east along existing dirt road, November 2019.

Photograph 12: Off-site Oleander Avenue improvement area, looking east along existing dirt road, November 2019.

BURROWING OWL SURVEY REPORT
FOR THE
OLEANDER BUSINESS PARK PROJECT SITE

Prepared for:
APPLIED PLANNING, Inc.
11762 De Palma Road, 1-C 310
Corona, CA 92883

Prepared by:

HARMSWORTH ASSOCIATES
19 Golf Ridge Drive
Dove Canyon CA 92679
(949) 858-1553 (949) 589-2784 fax

APRIL 2020

OLEANDER BUSINESS PARK PROJECT

Burrowing owl survey

APN - 295-310-012, 295-310-013, 295-310-014,
295-310-015

An approximately 89-Acre Property,
Total Area Surveyed: 240 acres (including adjacent buffer area)

PROJECT SITE LOCATION
U.S.G.S. 7.5-minute Steele Peak topographic quandrangle in SECTION 32 NW of TOWNSHIP 3 SOUTH, RANGE 4 WEST

Prepared for:
Applied Planning, Inc.
11762 De Palma Road, 1-C 310
Corona, CA 92883

Prepared by:
Harmsworth Associates
19 Golf Ridge Drive
Dove Canyon, CA 92679
(949) 858-1553 (949) 589-2784 fax

Principal Investigator
Paul Galvin, M.S.

Surveys conducted by:
Paul Galvin
Surveys conducted on:
3, 4, 5, 6, 9 and 31 March and 1, 2 April 2020

Report date: 4 April 2020

CERTIFICATION

I hereby certify that the statements furnished 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.

HARMSWORTH ASSOCIATES
Paul Galvin, M.S.
Vice President

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LIST OF FIGURES

1.0 INTRODUCTION

The Oleander Business Park Project site is located within the Mead Valley area of Riverside County, California (Figure 1). The entire project area is within the western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area and therefore requires compliance with the plan.

This report summarizes the results of focused surveys for burrowing owl (*Athene cunicularia*) conducted in spring 2020 at the project site, as per Section 6.3.2 of the Western Riverside County MSHCP.

1.1 Proposed Project

The Oleander Business Park Project proposes construction and operation of approximately 710,736 square feet of light industrial/manufacturing uses within an approximately 44-acre site. The Project also includes a 10-acre off-site laydown and soils/import export area and improvement of associated roads. All areas to be developed by the Project or otherwise disturbed by Project development activities (including off-site areas) were surveyed in spring 2020, and are the subject of this report.

1.2 Site Description

The Oleander Business Park Project site is located within the Mead Valley area of Riverside County, California (Figure 1). The site is west of Interstate 215, south of Nandina Avenue, north of Oleander Avenue and west of Decker Road (Figures 2 and 3). The site is within Section 32 of Township 3 South and Range 4 West of the Steele Peak, California, United States Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 1).

The Oleander Business Park Project site consists of approximately 44 acres of undeveloped land, located at the edge of the built-up city limits (Figure 3). The Project also includes a 10-acre off-site laydown and soils/import export area, located in the northwest corner. The exact size and location of the laydown/import export area are approximate and subject to refinement as the Project is further defined. The laydown/import export area would conform to County requirements regarding temporary surface improvements, stormwater management, security, environmental restrictions, restoration, etc. Materials and soils stockpiling specifications would conform to applicable County of Riverside Building & Safety requirements.

Additional areas of off-site disturbance would result from construction of site-adjacent roadway improvements and construction of utilities connections to existing area-serving utilities systems. Decker Road, Harley Knox Road, Nandina Avenue and Oleander

Avenue to Day Street) would all be improved. All Project roadway improvements and utilities connections improvements would occur within dedicated rights-of-way and/or assigned easements.

The project site has been significantly impacted due to years of disturbance, trash, off-road trails and footpaths. The site slopes gently from west to east and topography varies from an elevation of approximately 1,648 feet above msl along the central western boundary to 1,570 feet above msl along the northeastern boundary of the site (Figure 3).

The site has a Mediterranean type climate, with hot dry summers, relatively cool winters and sparse rains. Annual precipitation for the region averages 13.3 inches, and average annual temperature ranges from 50^0 to 79^0 F. Rainfall during the 2018/2019 season was above normal but the 2019/2020 season was below normal throughout southern California (Appendix A).

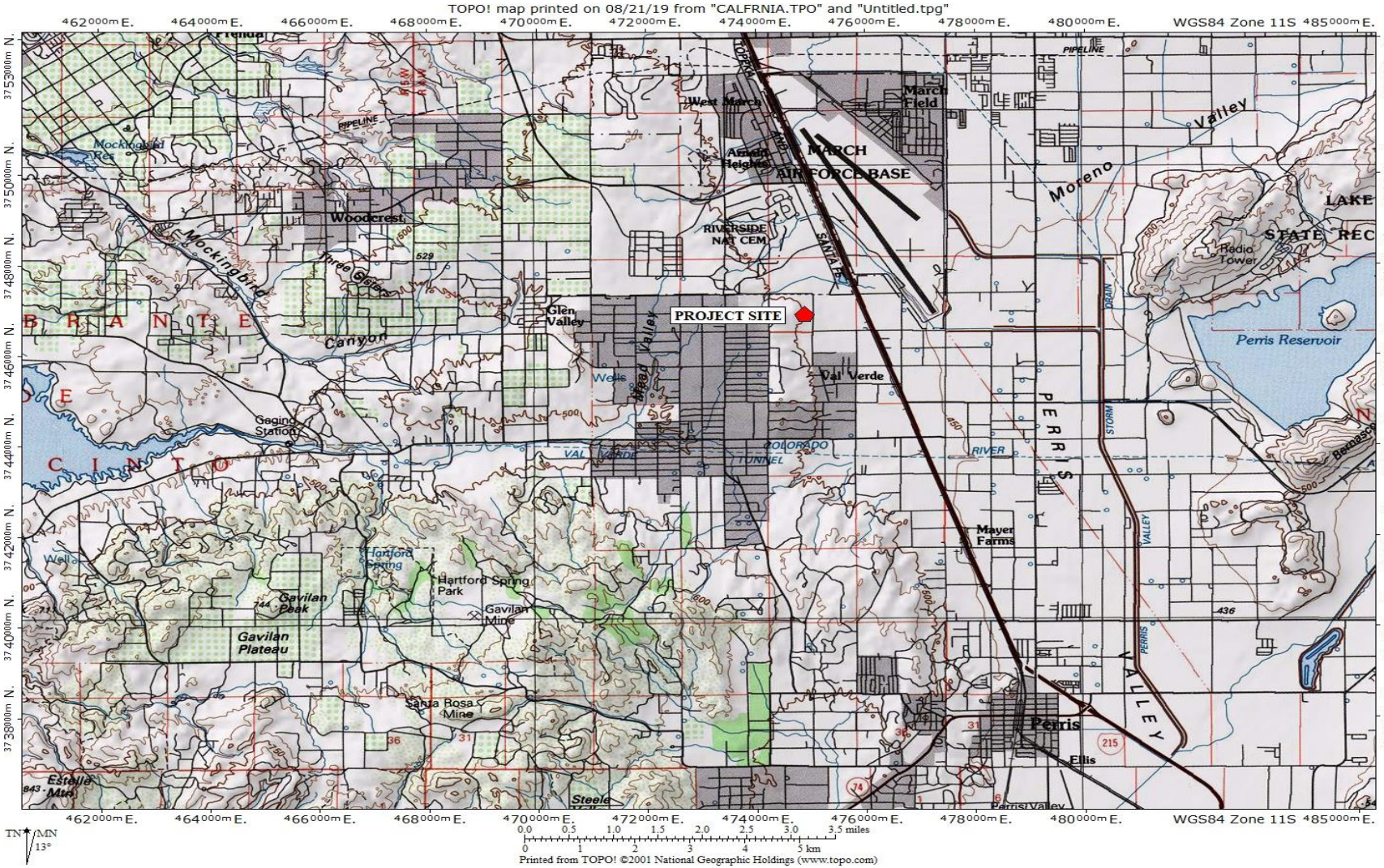

Figure 1: Location of the Oleander Business Park Project site in Riverside County, California. Source: USGS Topographical quadrant: Steele Peak.

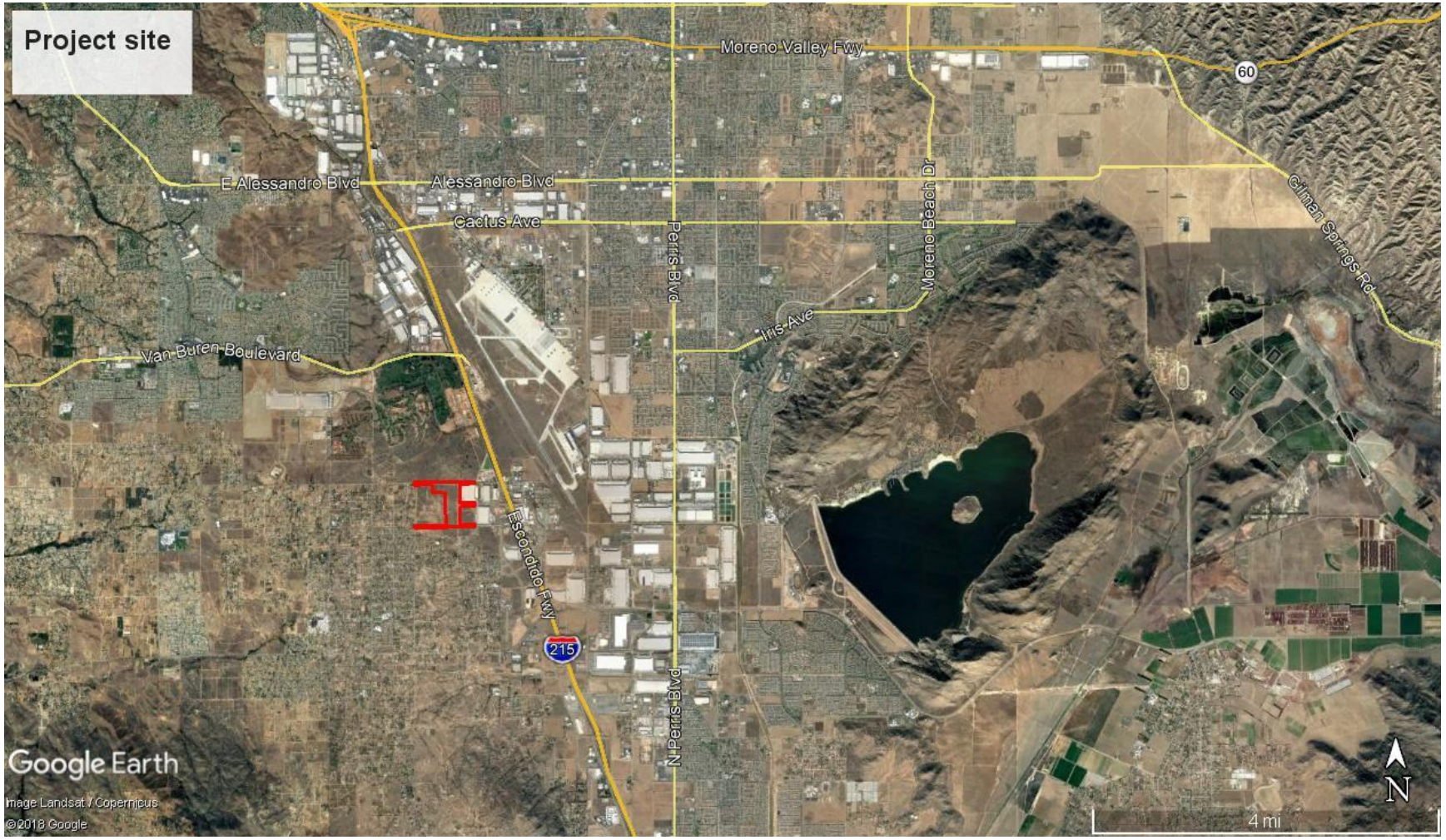

Figure 2: Location of the Oleander Business Park Project site (in red). Source: Google Earth, Inc.

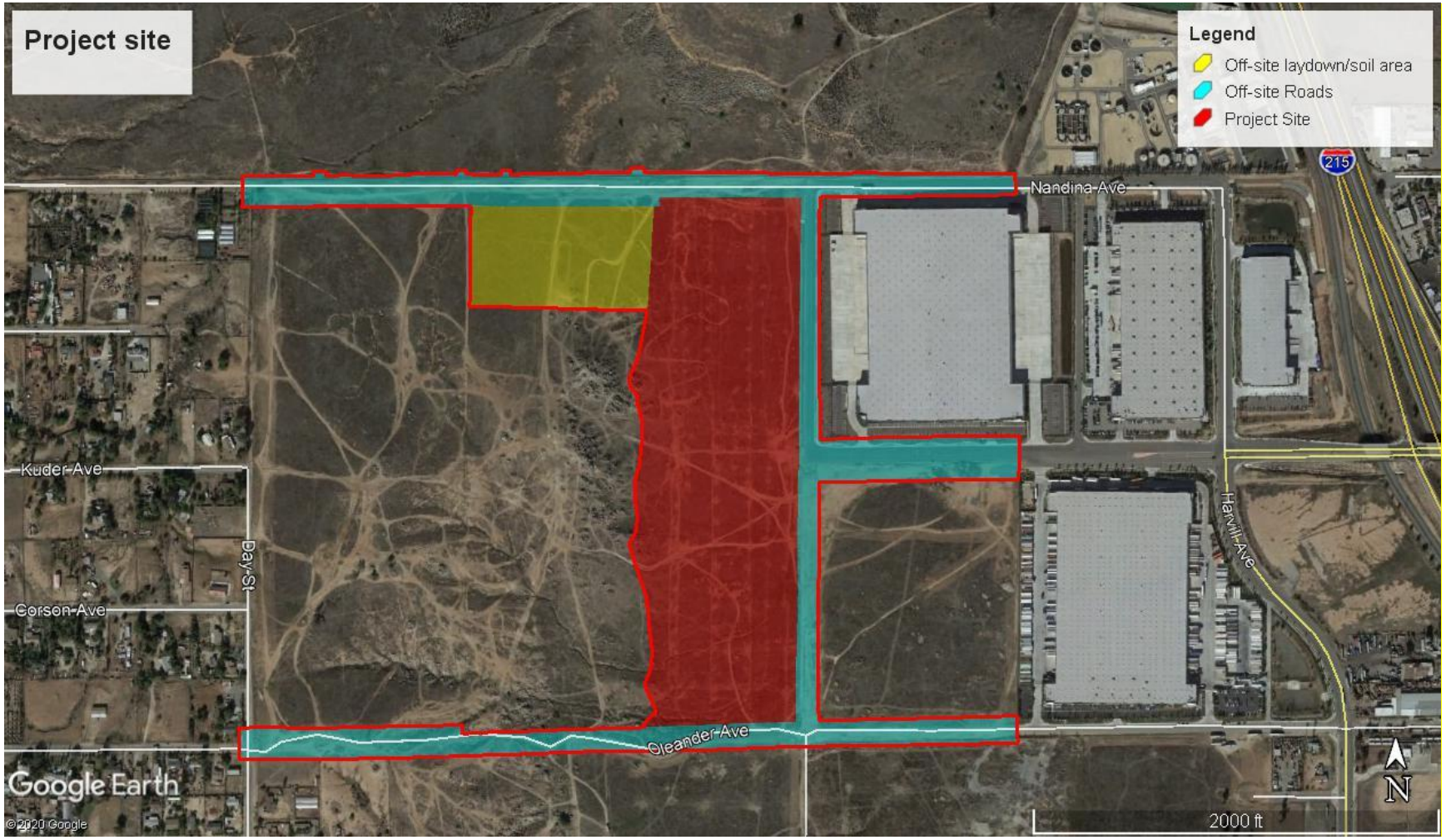

Figure 3: Oleander Business Park Project site (in red). Source: Google Earth, Inc.

2.0 METHODS

Burrowing owls occur in shortgrass prairies, grasslands, lowland scrub, agricultural lands (particularly rangelands), prairies, coastal dunes, desert floors, and some artificial, open areas as a yearlong resident. They require large open expanses of sparsely vegetated areas on gently rolling or level terrain with an abundance of active small mammal burrows. As a critical habitat feature, they require the use of rodent or other burrows for roosting and nesting cover. They can also use pipes, culverts, and nest boxes (USFWS 2003, Haug *et al.* 1993, Zeiner *et al.* 1990).

Prior to conducting fieldwork previous results of wildlife surveys and habitat assessments in the project area were reviewed. Potential burrowing owl habitat occurs mostly at the project edges and adjacent off-sites areas but all areas of the site were included in the survey.

Focused burrowing owl surveys at the project site were conducted following the MSHCP burrowing owl survey instructions (County of Riverside 2006). The survey area consisted of the project site and a buffer area of 150 meters outside the entire extent of the site boundary. All these areas were surveyed a total of 4 times. Due to the size of the area to be surveyed, the site was divided into two equal portions (Area A and Area B) and two days were required to complete 1 survey. Focused burrowing owl surveys were conducted on 3, 4, 5, 6, 9 and 31 March and 1, 2 April 2020 by Paul Galvin (Table 1, Figures 4 and 5). The final 3 survey days were delayed due to rain in mid-March.

Surveys were conducted during the morning hours (approximately from 1 hour before sunrise to 2-3 hours after sunrise). All surveys were conducted during good weather conditions (not too hot and no or only light winds).

The survey methods consisted of scanning all open areas and suitable habitat with binoculars prior to walking through that area. The biologist then conducted pedestrian walking surveys through all areas. The walking transects were spaced to ensure 100% visual coverage of the ground surface. The exact distance between transect lines varied depending on topography and vegetation but was generally no more than 75 feet. All open areas, banks, rodent burrows and any other area likely to support owl burrows were checked.

Table 1: **Survey conditions during burrowing owl assessment/surveys, March 2020.**

Date	Biologist	Time	%Cloud cover	Temp (^{0}F)	Wind speed (mph)	Area surveyed	BUOW
3/03/20	PG	6.00-9.30	5-5	52-64	2-3	Portion A of project site and 150m buffer area	0
3/04/20	PG	6.00-9.30	0-0	51-65	0-0	Portion B of project site and 150m buffer area	1 Owl
3/05/20	PG	6.00-9.30	0-0	50-72	0-0	Portion A of project site and 150m buffer area	0
3/06/20	PG	6.00-9.30	0-0	53-68	0-0	Portion B of project site and 150m buffer area	1 Owl
3/09/20	PG	7.00[1] -10.30	35-50	51-60	0-1	Portion A of project site and 150m buffer area	0
3/31/20	PG	6.30-10.00	20-40	50-56	0-0	Portion B of project site and 150m buffer area	1 Owl
4/01/20	PG	6.15 -9.45	10-0	54-62	0-1	Portion A of project site and 150m buffer area	0
4/02/20	PG	6.15-9.45	40-50	51-57	0-0	Portion B of project site and 150m buffer area	1 Owl

PG = Paul Galvin
[1] = with daylight savings time change, sunrise was 7.05 am

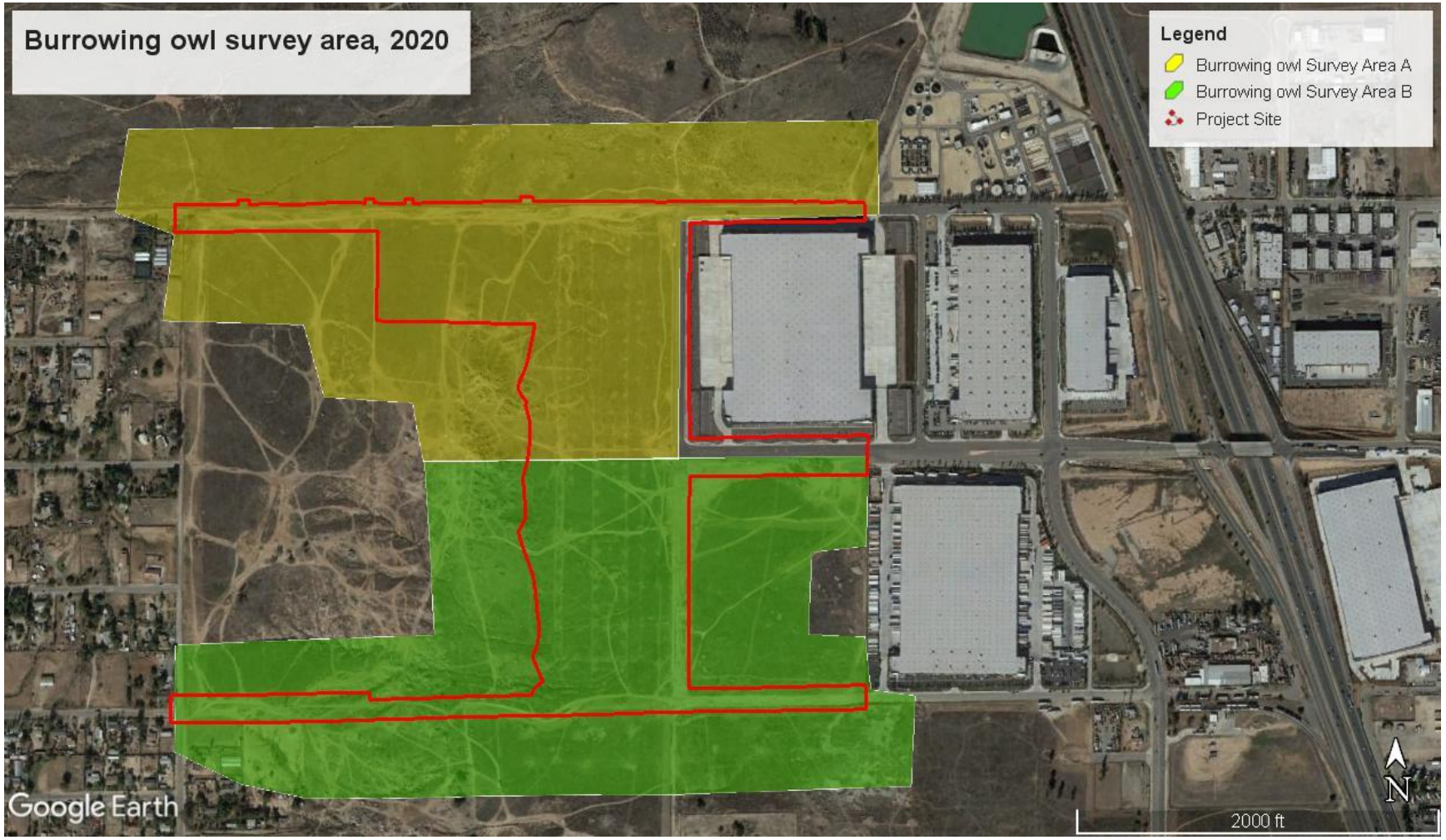

Figure 4: Burrowing owl survey areas (yellow and green shading) at the Oleander Business Park Project site (in red), including buffer survey area. Source: Google Earth, Inc.

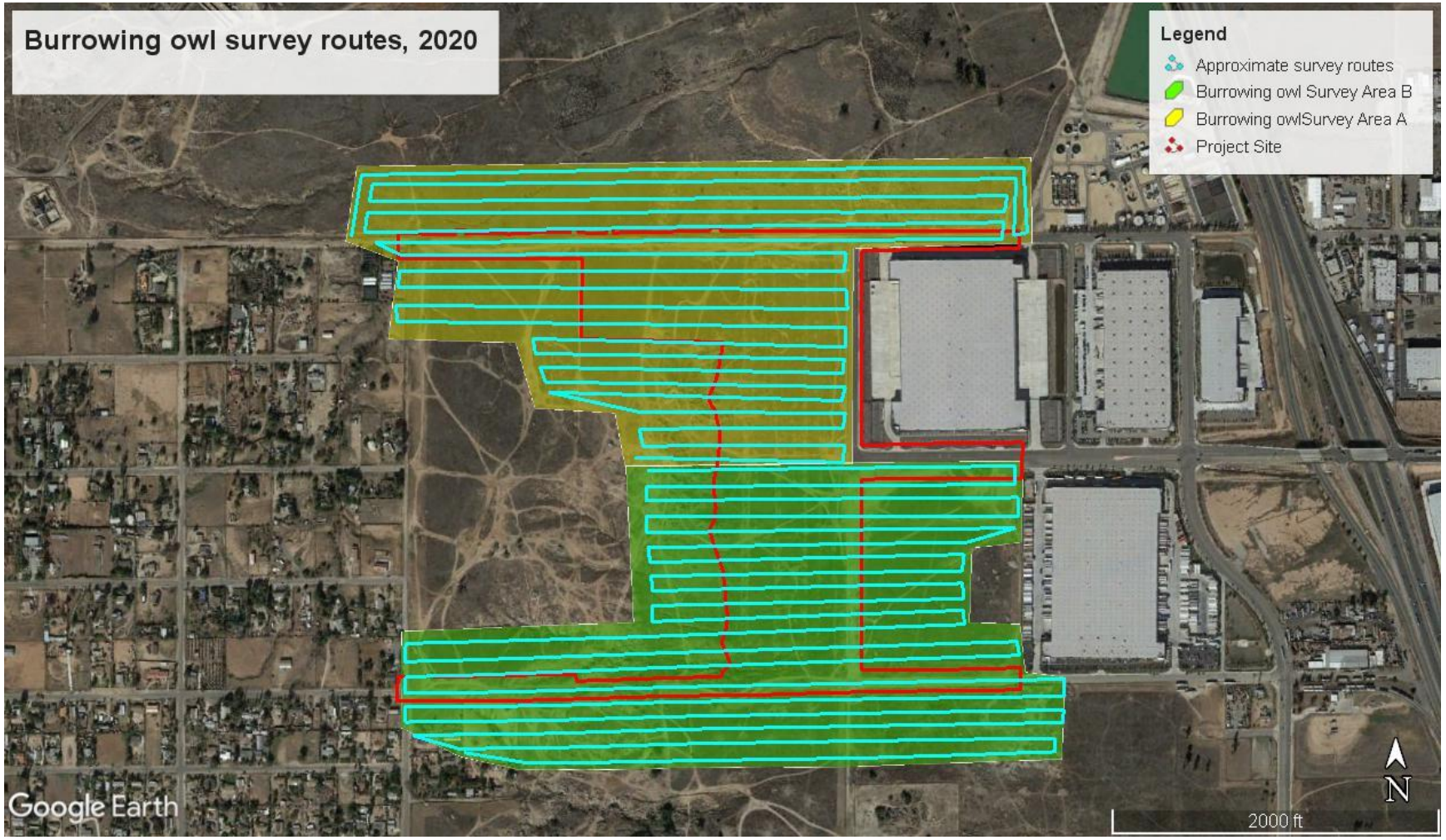

Figure 5: Burrowing owl survey area (yellow and green shading) at the Oleander Business Park Project site (in red), including buffer survey area. Approximate survey routes in blue, consisted of walking transects spaced approximately 75 feet apart. Source: Google Earth, Inc.

3.0 RESULTS

California ground squirrels (*Otospermophilus* beecheyi) were present onsite and created numerous burrows, especially near the rock outcrops. Occupied and unoccupied burrows large enough to potentially support burrowing owls were mapped (Figure 6). Mapped locations typically represent multiple burrows or one burrow with multiple entrances. None of these burrows within the project site showed any evidence of owl occupancy. There were no artificial or man-made structures suitable for burrowing owl nesting (such as debris piles, old pipes) located onsite.

A single burrowing owl was detected during the survey. The owl was unpaired and no nesting behavior was detected. The owl primarily utilized burrow B1, but also utilized burrow B2 (Figure 7). The owl was easy to detect as it was outside its burrow all surveys days until after the survey was completed. The area occupied by the owl is mapped in Figure 7.

The burrowing owl was not located in the project site, nor was it located within the right of way of Harley Know Boulevard. The owl was located on an adjacent private parcel and was identified because its location fell within the County's mandated survey "buffer area" as shown in (Figure 7).

No other burrowing owl was detected during the survey and no owl occurred within the project work area.

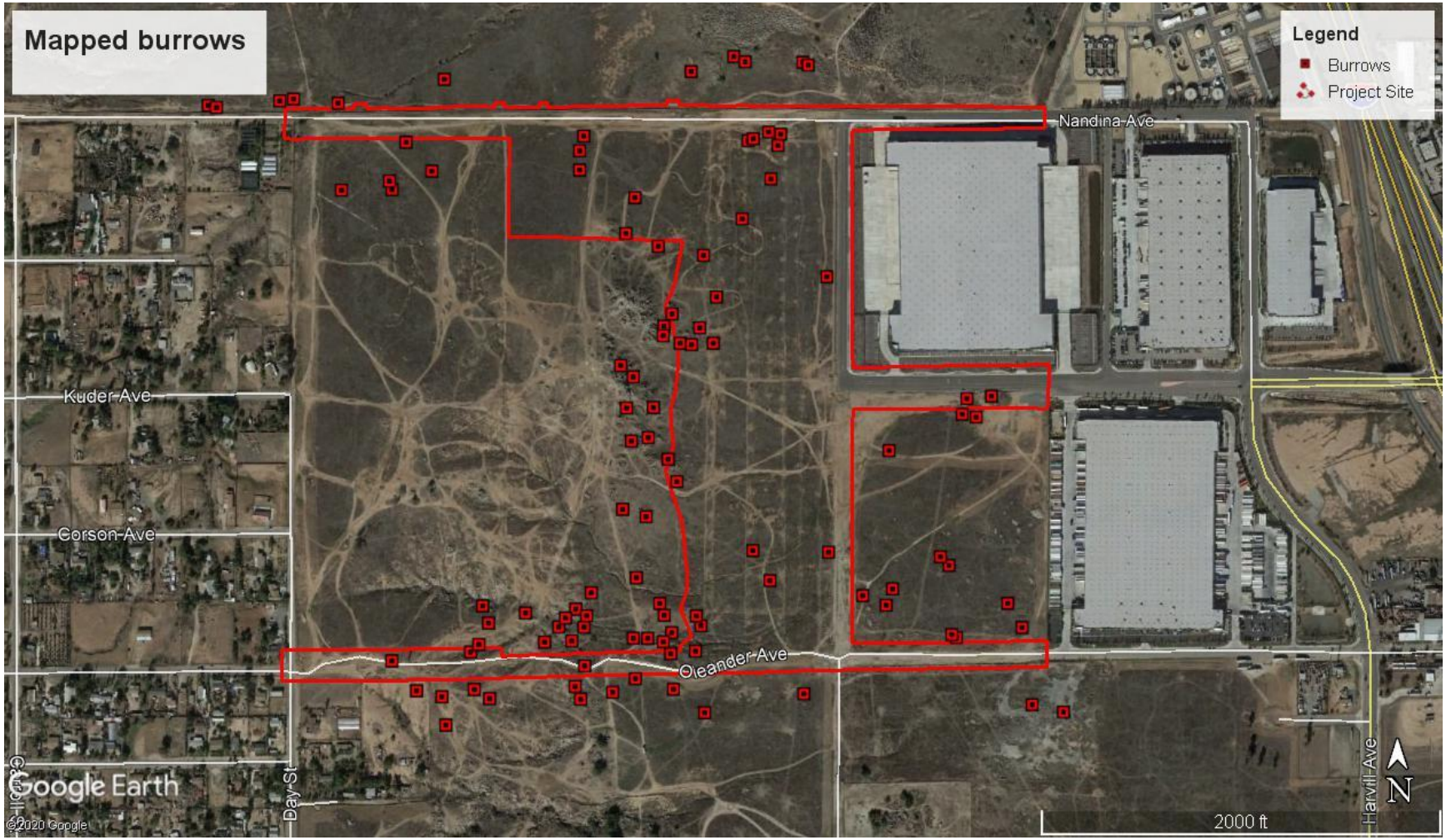

Figure 6: Potential owl burrows at the Oleander Business Park Project site, March 2020. Source: Google Earth, Inc.

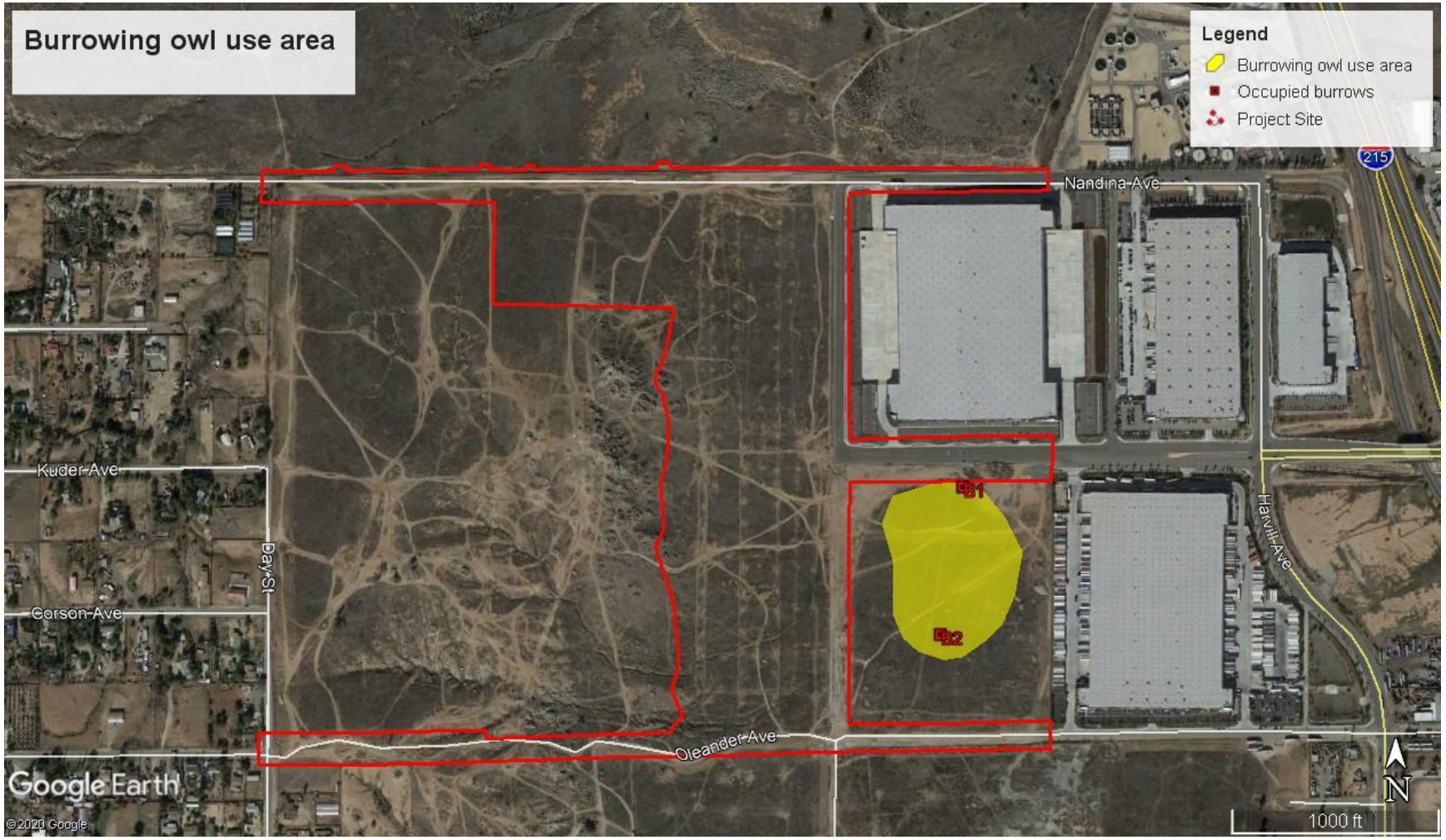

Figure 7: Occupied owl burrows and occupied burrowing owl habitat (yellow shading) at the Oleander Business Park Project site. Source: Google Earth, Inc.

4.0 PROPOSED PROJECT AND MSHCP COMPLIANCE

The proposed project includes the installation of a storm drain and sewer line within the existing (and ultimate) Harley Knox Boulevard (Figure 8) and installation of Decker Road and associated storm drain/sewer lines. The proposed street improvements will occur entirely within the right of way of Harley Knox Boulevard. The storm drain and sewer line are 24 feet and 44 feet off Harley Knox's southerly R/W respectively.

The owl burrow (burrow B1) is approximately 110 feet from the closest edge of the right of way; 134 feet from the storm drain and 154 feet from the sewer line work.

All work for the installation of Decker Road will occur within the right of way of Decker Road as per Figure 8. The closest edge of the Decker Road right of way to the owl burrow (burrow B1) is approximately 550 feet.

To protect the owl the project proponent proposes:

> A pre-construction survey will be conducted for burrowing owl. If the owl is still present at the time of the utility installation a sound barrier/wall would be installed along the edge of the work area along Harley Knox Boulevard. The sound barrier/wall would be approximately 10 feet tall, approximately 200 feet long, located adjacent the right of way southern edge and roughly centered opposite the primary burrow (B1). The wall would be composed of hay bales or plywood. Such walls have been commonly used to protect nesting birds at construction projects and have been shown to work well. The sound barrier/wall would be installed prior to start of construction and stay in place until construction is completed in the vicinity of the owl.
>
> Should the owl relocate closer to Decker Road, or another project location, a sound barrier/wall would be installed at the appropriate location.
>
> The owl would be monitored during construction activity to ensure no impacts occur to the owl.

Under Objective 5 of the MSHCP burrowing owl species objections (Table 9.2), surveys for burrowing owl will be conducted as part of the project review process for public and private projects within the burrowing owl survey area where suitable Habitat is present (see *Burrowing Owl Survey Area Map, Figure 6-4 of the MSHCP, Volume I*). The locations of this species determined as a result of survey efforts shall be conserved in accordance with procedures described within *Section 6.3.2, MSHCP, Volume I* and the guidance provided below:

> Burrowing owl surveys shall be conducted utilizing accepted protocols as follows. If burrowing owls 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 burrowing owls, then the on-site burrowing owls will be passively or actively relocated following accepted protocols.
>
> 2) If the site (including adjacent areas) supports three or more pairs of burrowing owls, 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 burrowing owl pairs will be conserved onsite.
>
> The survey and Conservation requirements stated in this objective will be eliminated when it is demonstrated that Objectives 1 – 4 have been met.

As stated above no burrowing owls were detected within the project site; however if the survey buffer zone is included as part of the "project site" then as required by the MSHCP under Objective 5 the on-site burrowing owl should be passively or actively relocated following accepted protocols.

Since the area utilized by the burrowing owl will not be directly impacted and will remain after project completion it makes sense that the owl is allowed to remain and is not actively relocated. In addition to the currently utilized area, additional suitable burrowing owl habitat will remain in the project vicinity to the north of Nandina Avenue and on the western project boundary in a project open space area.

Rather than actively relocating the owl, the owl should be allowed to stay in its area or passively self-relocate if it wishes. As stated above, to further protect the owl the project proponent proposes to install a sound barrier/wall along the edge of the work area along Harley Knox Boulevard and Decker Road. The sound barrier/wall would be approximately 12 feet tall and be composed of hay bales or plywood. Such walls have been commonly used to protect nesting birds at construction projects and have been shown to work well. The sound barrier/wall would be installed prior to start of construction and stay in place until construction is completed in the vicinity of the owl.

The owl would be monitored during construction activity to ensure no impacts occur to the owl.

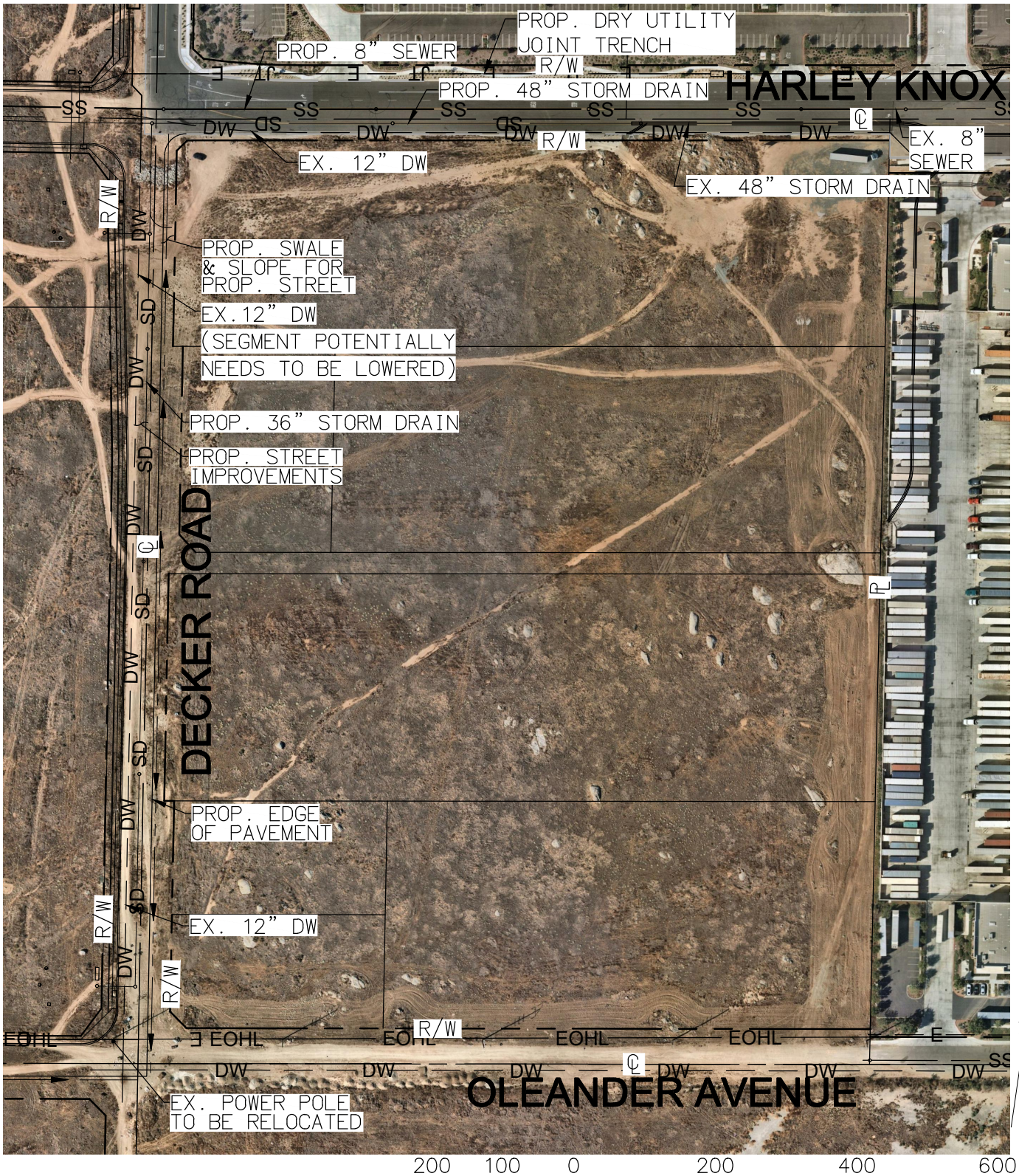

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EXHIBIT

Figure 8: Road improvements.

SCALE:	1"=200'	DATE:	3/16/2020

H:\PDATA\152480\CADD\LAND\EXHIBITS\CONCEPT\152480-BURROWING OWL EXHIBIT.DWG WELLS, RYAN A 3/17/2020 10:09 AM

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6.0 APPENDICES

6.1 Appendix A: Wildlife species detected at the Oleander Business Park Project site, 2019/2020.

FAMILY/SPECIES NAME	COMMON NAME
REPTILIA	**REPTILES**
PHRYNOSOMATIDAE	**ZEBRA-TAILED, EARLESS, FRING-TOED, SPINY, TREE, SIDE-BLOTCHED AND HORNED LIZARDS**
Sceloporus orcutti	Granite Spiny Lizard
Sceloporus occidentalis	Western Fence Lizard
Uta stansburiana	Common Side-blotched Lizard
COLUBRIDAE	**HARMLESS EGG-LAYING SNAKES**
Pituophis catenifer	Gopher Snake
AVES	**BIRDS**
ODONTOPHORIDAE	**NEW WORLD QUAIL**
Callipepla californica	California Quail
CATHARTIDAE	**NEW WORLD VULTURES**
Cathartes aura	Turkey Vulture
ACCIPITRIDAE	**HAWKS, KITES, EAGLES AND ALLIES**
Buteo jamaicensis	Red-tailed Hawk
CHARADRIIDAE	**LAPWINGS AND PLOVERS**
Charadrius vociferus	Killdeer
COLUMBIDAE	**PIGEONS AND DOVES**
Zenaida macroura	Mourning Dove
CUCULIDAE	**CUCKOOS, ROADRUNNERS AND ANIS**
Geococcyx californianus	Greater Roadrunner
STRIGIDAE	**TYPICAL OWLS**
Athene cunicularia+	Burrowing Owl
TROCHILIDAE	**HUMMINGBIRDS**
Calypte anna	Anna's Hummingbird
FALCONIDAE	**CARCARAS AND FALCONS**
Falco sparverius	American Kestrel
TYRANNIDAE	**TYRANT FLYCATCHERS**
Sayornis nigricans	Black Phoebe
Sayornis saya	Say's Phoebe
Tyrannus vociferans	Cassin's Kingbird
Tyrannus verticalis	Western Kingbird
LANIIDAE	**SHRIKES**
Lanius ludovicianus+	Loggerhead Shrike
CORVIDAE	**JAYS AND CROWS**
Corvus brachyrhynchos	American Crow
Corvus corax	Common Raven
ALAUDIDAE	**LARKS**

Eremophila alpestris actia+	California Horned Lark
HIRUNDINIDAE	**SWALLOWS**
Tachycineta bicolor	Tree Swallow
Stelgidopteryx serripennis	Northern Rough-winged Swallow
Petrochelidon pyrrhonota	Cliff Swallow
Hirundo rustica	Barn Swallow
TROGLODYTIDAE	**WRENS**
Salpinctes obsoletus	Rock Wren
MIMIDAE	**MOCKINGBIRDS AND THRASHERS**
Mimus polyglottos	Northern Mockingbird
STURNIDAE	**STARLINGS**
Sturnus vulgaris	European Starling
EMBERIZIDAE	**EMBERIZIDS**
Chondestes grammacus+	Lark Sparrow
Passerculus sandwichensis	Savannah Sparrow
Zonotrichia leucophrys	White-crowned Sparrow
ICTERIDAE	**BLACKBIRDS**
Agelaius phoeniceus	Red-winged Blackbird
Sturnella neglecta	Western Meadowlark
Euphagus cyanocephalus	Brewer's Blackbird
FRINGILLIDAE	**FRINGILLINE AND CARDUELINE FINCHES**
Haemorhous mexicanus	House Finch
Spinus psaltria	Lesser Goldfinch
PASSERIDAE	**OLD WORLD SPARROWS**
Passer domesticus	House Sparrow
MAMMALIA	**MAMMALS**
LEPORIDAE	**RABBITS & HARES**
Sylvilagus audubonii	Desert Cottontail
Lepus californicus	Black-Tailed Jackrabbit
SCIURIDAE	**SQUIRRELS, CHIPMUNKS & MARMOTS**
Otospermophilus beecheyi	California Ground Squirrel
GEOMYIDAE	**POCKET GOPHERS**
Thomomys bottae	Botta’s Pocket Gopher
CANIDAE	**FOXES, WOLVES & RELATIVES**
Canis lupus familiaris	Feral Dog
Canis latrans	Coyote

Sources:

Invertebrates: Powell and Hogue (1979) and Hogue 1993.

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6.2 Appendix B: Oleander Business Park Project site photographs 2020.

Photograph 1: Burrowing owl at burrow B1, March 2020.

Photograph 2: Burrowing owl at burrow B1, March 2020.

Photograph 3: Occupied burrow B1, March 2020.

Photograph 4: Occupied burrow B2, March 2020.

Photograph 5: One of the potential unoccupied owl burrows, March 2020.

Photograph 6: One of the potential unoccupied owl burrows, March 2020.

Photograph 7: One of the potential unoccupied owl burrows, March 2020.

Photograph 8: One of the potential unoccupied owl burrows, March 2020.

ECOLOGICAL SCIENCES, inc.

Jurisdictional Survey and MSHCP Riparian/Riverine/Vernal Pools Evaluation

±100-acre Site

APNs: 295-310-012, -013, -014, -015

Site Location:
Riverside County
Steele Peak, NE 7.5-minute Quadrangle Map
Township 3 South, Range 4 West, Section 35
Riverside County, California

Prepared for:
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SARES-REGIS Group
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Prepared by:
Ecological Sciences, Inc.
24307 Magic Mountain Parkway #538
Valencia, California
805.921.0583

Total Area Surveyed:
±100 acres

Surveys Conducted by:
Scott Cameron

Surveys Conducted On:
November 20, 2019

Report Date:
December 17, 2019

ECOLOGICAL SCIENCES, inc.

December 17, 2019

Patrick Russell
SARES-REGIS Group
18802 Bardeen Avenue
Irvine, CA 92612

SUBJECT: ***Results of Jurisdictional Survey and MSHCP Riparian/Riverine/Vernal Pools Evaluation; ±100-acre Site; APNs: 295-310-012, -013, -014, -015; Riverside County, California***

Dear Patrick:

This letter report presents findings of a survey conducted to evaluate the potential presence of jurisdictional resources on a ±100-acre site pursuant to U.S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife/Game (CDFW/CDFG), Regional Water Quality Control Board (RWQCB), and the Riverside County Multiple Species Habitat Conservation Plan (MSHCP Section 6.1.2). Results of this survey are intended to provide the applicant and reviewing regulatory agencies with jurisdictional information necessary for planning and permitting decisions concerning the proposed project.

Introduction

The project site is located in Riverside County, California (***Plate 1***). Specifically, the site is located north Oleander Avenue, south of Nandina Avenue, east of Day Street, and west of Decker Road. The site occurs on the "Steele Peak NE" USGS 7.5-minute quadrangle map, Township 3 South, Range 4 West, comprising a portion of Section 35 (***Plate 2***).

Regulatory Framework

The following discussion is included to provide background information pertaining to the regulation of natural water features by state and federal agencies. Definitions are excerpted or referenced directly from 33 Code of Federal Regulations 328.3 and CWA memorandums.

U.S. Army Corps of Engineers (USACE)-Pursuant to the Federal Clean Water Act, the USACE regulates discharge of fill into "waters of the U.S." and adjacent "wetlands" under Section 404. Depending upon the amount of acreage subject to being filled, and the presence of threatened or endangered species and cultural resource issues, the USACE can issue an individual permit or consider the project to be covered under one of the existing nationwide permits (NWPs). Delineation of affected waters and wetlands is required to assess impacts and to determine applicable regulatory requirements, including which permitting strategy is appropriate.

Congress enacted the Clean Water Act ("CWA" or "the Act") "to restore and maintain the chemical, physical, and biological integrity of the Nation's waters. One of the mechanisms adopted by Congress to achieve that purpose is a prohibition on the discharge of any pollutants, including dredged or fill material, into "navigable waters" except in compliance with other specified sections of the Act. The Act defines the term "discharge of a pollutant" as "any addition of any pollutant to navigable waters from any point source" and provides that "the term 'navigable waters' means the waters of the United States, including the territorial seas."

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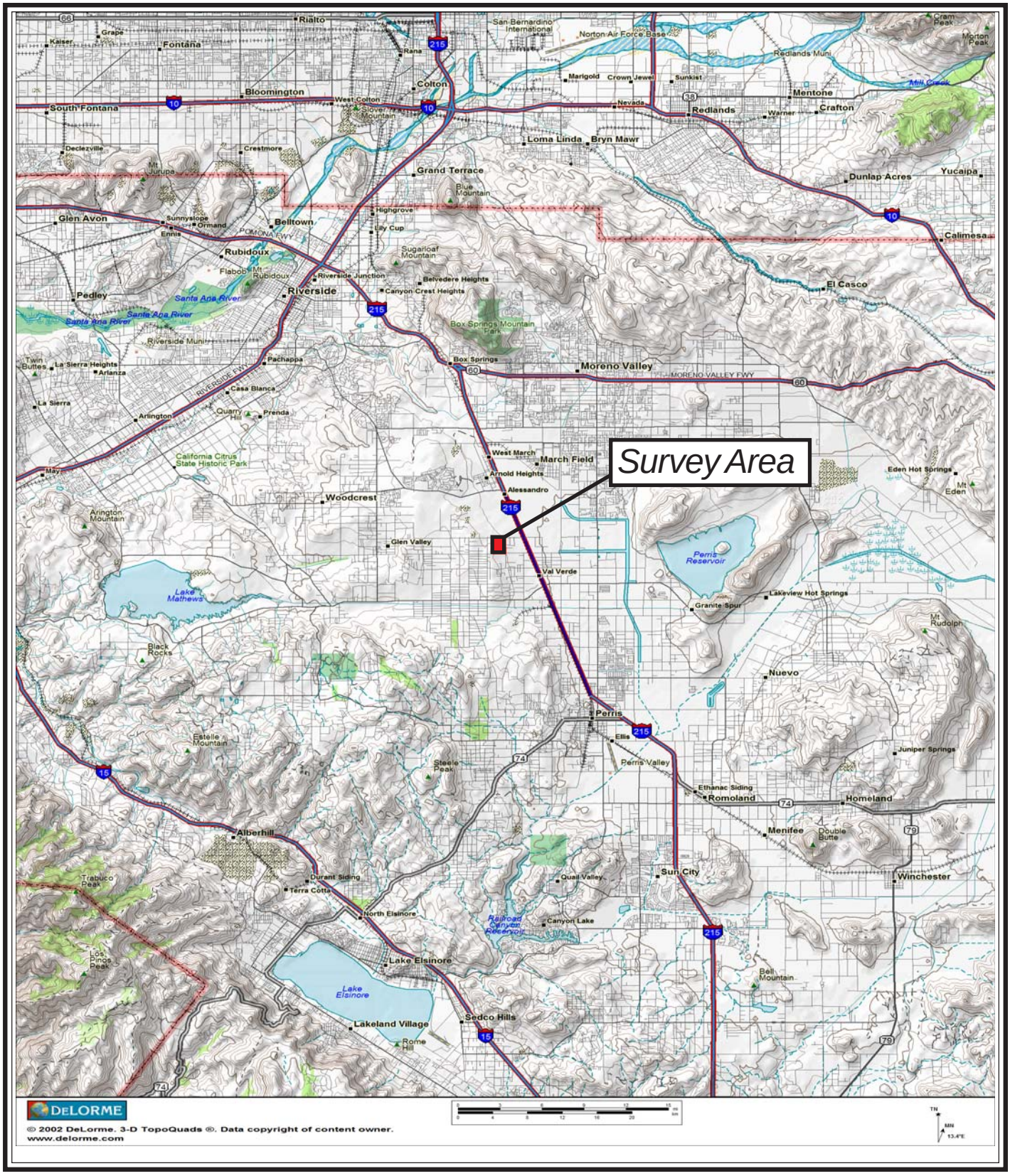

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***plate* 1**

Regional Site Location

SARES-REGIS Group Site

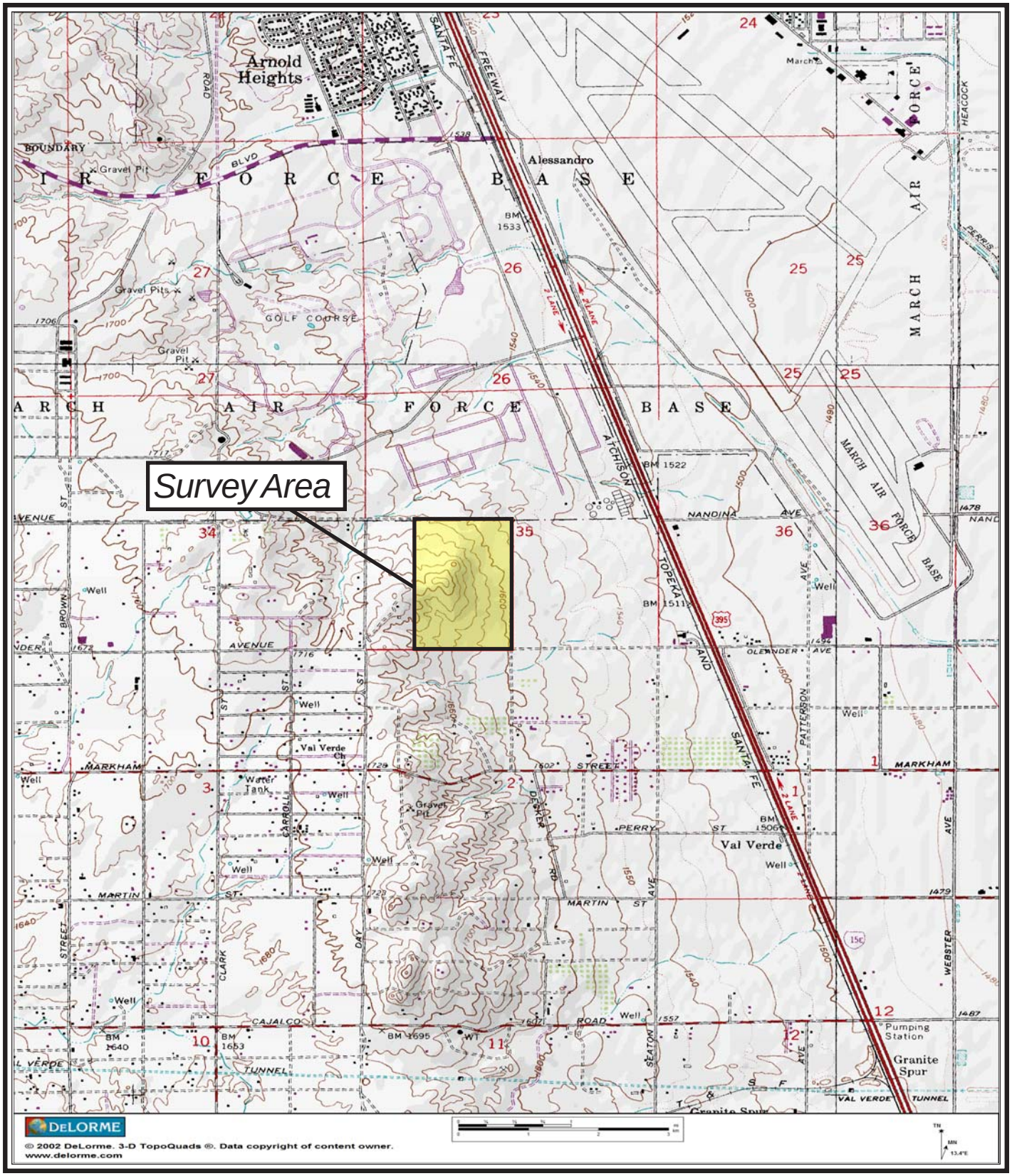

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plate **2**

Site Vicinity

SARES-REGIS Group Site

The USACE normally considers waters of the U.S. to include perennial or intermittent streams often mapped as blue-line streams by the U.S. Geological Survey (USGS) on topographical quadrangle maps; their jurisdiction in non-tidal waters extends to the ordinary high water mark. In intermittent streams, for example, this line can be established by "the fluctuations of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas" (33 CFR 328.3(e)). Beyond the ordinary high water mark, USACE jurisdiction extends to the limit of adjacent wetlands, if they are present. "Adjacent" is defined to mean, "bordering, contiguous, or neighboring." Wetlands separated from other waters of the U.S. by man-made dikes or barriers and natural river berms are considered "adjacent wetlands" (33 CFR 328.3 (c)).

The term “Waters of the United States” means: (1) all waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to ebb and flow of the tide; (2) All interstate waters including interstate wetlands; (3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce; (4) All impoundments of waters otherwise defined as waters of the US....; (5) Tributaries to waters identified in paragraphs 1, 2, and 4 of this section; (6) The territorial seas; (7) Wetlands adjacent to waters identified above this paragraph.

Number (3) in the above definitions has been somewhat modified by the case of Solid Waste Agency of Northern Cook County v. U. S. Army Corps of Engineers, No. 99-1178 (SWANCC). According to the decision of the court the USACE no longer has jurisdiction of waters that are “non-navigable, isolated, and intrastate” if that jurisdiction is based solely on the use of these waters by migratory birds. This ruling did not strike 33 CFR 328 (a) (3), or paragraph 3 above, but instead stayed focused on the “migratory bird rule”. Therefore the USACE does still have jurisdiction over water bodies adjacent to rivers and streams if their destruction or degradation could affect interstate or foreign commerce (Joint Memorandum EPA and USACE). In addition, the 4th Circuit found in U.S. v. Deaton, 02-1442 that USACE could regulate certain man-made ditches if the water from the ditch eventually flows into navigable waters.

Further, in Rapanos v. United States and Carabell v. United States, 126 S. Ct. 2208 (2006) (jointly referred to as Rapanos), the Supreme Court addressed where the Federal government can apply the CWA, specifically by determining whether a wetland or tributary is a "water of the United States." Key points of Rapanos (June 5, 2007 Clean Water Act Jurisdiction Memorandum) suggest that the agencies will assert jurisdiction over the following waters: (1) Traditional navigable waters, (2) Wetlands adjacent to traditional navigable waters, (3) Non-navigable tributaries of traditional navigable waters that are relatively permanent where the tributaries typically flow year-round or have continuous flow at least seasonally (e.g., typically three months), (4) Wetlands that directly abut such tributaries.

Agencies will decide jurisdiction over the following waters based on a fact-specific analysis to determine whether they have a significant nexus with a traditional navigable water: (1) Non-navigable tributaries that are not relatively permanent, (2) Wetlands adjacent to non-navigable tributaries that are not relatively permanent, (3) Wetlands adjacent to but that do not directly abut a relatively permanent non-navigable tributary. The agencies generally will not assert jurisdiction over the following features: (1) Swales or erosional features (e.g., gullies, small washes characterized by low volume, infrequent, or short duration flow), (2) Ditches (including roadside ditches) excavated wholly in and draining only uplands and that do not carry a relatively permanent flow of water. The agencies will apply the significant nexus standard as follows: (1) A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by all wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical and biological integrity of downstream traditional navigable waters and (2) Significant nexus includes consideration of hydrologic and ecologic factors (June 5, 2007 Clean Water Act Jurisdiction memorandum).

The USACE defines the term “wetlands” as follows: “Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions.” When wetlands are the only existing waters of the U.S., USACE jurisdiction extends to the limits of the wetland areas. In developing a field method for delineating wetlands, the USACE established a "three parameter test" that considers hydrophytic vegetation, wetland hydrology, and hydric soils. Under the USACE definition, an area is considered a wetland only if all three parameters are present; wetlands are "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (Environmental Laboratory 1987). However, the USACE recognizes that seasonal wetlands including vernal pools, vernal swales, and vernal depressions in the western United States are "problem areas" for wetland delineation because of the unique environmental conditions in which they occur. Indicators for one or more delineation parameters may be lacking, particularly hydrology during the dry season. In such areas, a delineation of wetlands may be based on the positive evidence of one or two parameters. Plant species, which are considered to be wetland indicators, are catalogued in the U.S. Fish and Wildlife Service’s (USFWS) *National List of Plant Species that Occur in Wetlands: Summary of Indicators* (Reed 1988).

Regional Water Quality Control Board (RWQCB)-In addition to the Section 404 Federal regulatory process, the State of California regulates water quality in waters and wetlands, per Section 401(b) of the Clean Water Act, which provides some regulatory authority to state RWQCB. The RWQCB regulates discharge of fill into waters of the U.S. in order to assure that clean water goals are met. Projects qualifying for some NWPs and all individual permits must submit materials for review to the appropriate RWQCB, and request an independent 401(b) certification. The RWQCB jurisdictional limits are the same as the USACE limits.

California Department of Fish and Wildlife (CDFW)- In addition to the federal Section 404 regulatory process, the State of California regulates water resources under Section 1601-1603 of the California Fish and Game Code. These regulations cover "...any project which will divert, obstruct or change the natural flow or bed, channel or bank of any river, stream or lake designated by the department in which there is at any time an existing fish or wildlife resource or from which these resources derive benefit..." (California Fish and Game Code, Section 1601). The CDFW considers most drainages to be "streambeds" unless it can be demonstrated otherwise. A stream is defined as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes water courses having a surface or subsurface flow that supports or has supported riparian vegetation" (California State Register No. 87, No. 9, Section 1.72). In general, CDFW defines riparian vegetation more broadly than the hydrophytic vegetation criterion in the USACE manual. CDFW jurisdiction extends to the outer limit of the riparian vegetation canopy along a stream if it extends beyond the top of the bank.

Guidance for CDFW in the Wetland’s Policy further states: “When all three wetland indicators (i.e., hydric soils, wetland vegetation, and hydrology) are present, the presumption of wetland existence shall be conclusive. Where less than three indicators are present, policy application shall be supported by the demonstrable use of wetland areas by wetland association fish or wildlife resources, related biological activity, and wetland habitat values.” In practice, the CDFG generally requires only one of the three wetland parameters to be present to define a wetland if other biological resources indicative of wetlands are present. CDFW does not have authority over isolated wetlands; those not associated with lakes, rivers, and streams.

Compliance with MSHCP Section 6.1.2- Pursuant to the MSCHP (2003), projects that affect wetland vegetation communities shall be required to comply with the applicable regulatory standards related to wetlands functions and values. This includes areas subject to CDFW Code Section 1600 et seq. and the federal Clean Water Act (Sections 401, 402, and 404). Such areas will continue to be regulated by state and federal agencies. The USACE shall continue to consult with USFWS pursuant to Section 7 of the ESA on projects that may affect federally listed species with USACE jurisdictional wetlands and waters.

CDFW shall continue to work closely with the USACE, FWS, and local jurisdictions to ensure that the CDFW Code Section 1600 et seq. agreements are consistent with the mitigation required for Covered Species. In addition, other existing regulations related to wetland habitats such as the Porter-Cologne Act shall continue to apply (MSHCP 2003).

The site must be reviewed for constency with MSHCP objectives such as ***Section 6.1.2- Riparian/Riverine Areas and Vernal Pools***, which provides for protection of species associated with riparian-associated habitats. The MSHCP (2003) defines ***(1) Riparian/Riverine Areas*** as lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year; ***(2) Vernal pools*** are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season. The determination that an area exhibits vernal pool characteristics, and the definition of the watershed supporting vernal pool hydrology, must be made on a case-by-case basis. Such determinations should consider the length of the time the area exhibits upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records; and ***(3) Fairy Shrimp-***for Riverside, vernal pool and Santa Rosa fairy shrimp, mapping of stock ponds, ephemeral pools and other features shall also be undertaken as determined appropriate by a qualified biologist.

Protected MSHCP species associated with 6.1.2 habitats include special-status plants, invertebrates, amphibians, birds, and fish. Plant species include Brand's phacelia (*Phacelia stellaris*), California Orcutt grass (*Orcuttia californica*), California black walnut (*Juglans californica*), Coulter's matilija poppy (*Romneya coulteri*), Engelman oak (*Quercus engelmannii*), Fish's milkwort (*Polygala cornuta* spp. *fishiae*), graceful tarplant (*Holocarpha virgata* ssp. *elongata*), lemon lily (*Lilium parryi*), Mojave tarplant (*Hemizonia mohavensis*), mud nama (*Nama stenocarpum*), ocellated Humboldt lily (*Lilium humboldtii* ssp. *ocellatum*), Orcutt's brodiaea (*Brodiaea orcuttii*), Parish's meadowfoam (*Limnanthes gracilis* ssp. *parishii*), prostrate navarretia (*Navarretia prostrata*), San Diego button celery (*Eryngium aristulatum* var. *parishii*), San Jacinto Valley crownscale (*Atriplex coronata* var*. notatior*), San Miguel savory (*Satureja chandleri*), Santa Ana River woolly-star (*Eriastrum densifolium* ssp. *sanctorum*), slender-horned spineflower (*Dodecahema leptoceras*), smooth tarplant (*Centromadia pungens* ssp. *laevis*), spreading navarretia (*Navarretia fossalis*), thread-leaved brodiaea (*Brodiaea filifolia*), and vernal barley (*Hordeum intercedans*). Invertebrate species include Riverside fairy shrimp (*Streptocephalus wootoni*) and vernal pool fairy shrimp (*Branchinecta lynchi*). Fish species include Santa Ana sucker (*Catostomus santaanae*). Amphibian species include arroyo toad (*Bufo californicus*), mountain yellow-legged frog (*Rana muscosa*), and California red-legged frog (*Rana aurora draytonii*). Bird species include bald eagle (*Haliaeetus leucocephalus*), least Bell's vireo (*Vireo bellii pusillus*), peregrine falcon (*Falco peregrinus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and yellow-billed cuckoo (*Coccyzus americanus*). All of these species are not necessarily specific to the subject study area.

Investigative Methods

Ecological Sciences biologists conducted a field survey on November 20, 2019 for potential ***wetlands and streambeds per USACE, CDFW, RWQCB, and Riparian/Riverine/Vernal Pools*** pursuant to Section 6.1.2 of the MSHCP. The project site was investigated to evaluate the presence of wetlands, riparian habitat, and other biological resources. The delineation work was conducted according to the USACE 1987 Wetlands Delineation Manual. This method distinguishes among (delineates) uplands, wetlands, and waters of the U.S. under USACE jurisdiction. The 1987 USACE Wetlands Delineation Manual in general conjunction with the Interim Regional Supplement to the Corps of Engineers Wetland Delineation

Manual: Arid West Region (December 2006) was used to guide the delineation and evaluate on-site soils. Routine determination methods entail the investigation of the presence of normal conditions, hydrophytic vegetation, hydric soils, and wetland hydrology. RWQCB and CDFG jurisdictions are determined from the information obtained during the routine determination and general on-site investigations. Aerial photographs and soils maps were reviewed during report preparation. Vegetation and soils were identified using appropriate technical sources (e.g., Hickman, 1993; Soil Conservation Service, 1971; MSHCP 2003).

In the presence of normal conditions, wetlands may be delineated within waters of the U.S. below the ordinary high water mark by three criteria as follows:

(1) Hydrophytic vegetation is present when more than half of the dominant plant species present are typically adapted for life in saturated soil conditions. Those species have an obligate wetland or facultative wetland designation (Resources Management Group, Inc., 1993).

- ***Obligate Wetland (OBL):*** Occurs with an estimated 99 percent probability in wetlands.

- ***Facultative Wetland (FACW):*** Estimated 67 percent to 99 percent probability of occurrence in wetlands.
- ***Facultative (FAC):*** Equally likely to occur in wetlands and non-wetlands (34 percent to 66 percent).

- ***Facultative Upland (FACU):*** Only 1 percent to 33 percent probability of occurrence in wetlands.

(2) The ***hydric soil*** criterion is met (1987 manual) when indicators are present that demonstrate the soil is saturated or flooded for long duration during the growing season in which anaerobic conditions are generated. Hydric soils are assumed present when obligate wetland plant species are dominant and the wetland edge is abrupt. Otherwise, indicators of anaerobic conditions (e.g., soil mottles) must be present. Hydric soils are indicated by the presence of one of the various indicators below the A horizon or 10 inches: a soil chroma of 2 or less in mottled soils, or 1 or less in unmottled soils (Munsell Color 1990); the presence of sulfidic material or odors; and the presence of organic material.

Soil Descriptions

Wetland soils determination was conducted using the Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region, published December 2006.

All Soils Types
Dominant chroma of 2 or less or the layers with dominant chroma more than 2 must be less than 6 inches thick. Concretions not redox unless otherwise noted.

Indicator F6 Redox Dark Surface
A layer that is at least 4 inches thick entirely within the upper 12 inches of soil and has: a) a matrix value of 3 or less and chroma 1 or less and 2 percent distinct and prominent redox concentrations; or b), a matrix value of 3 or less and chroma of 2 or less and 5 percent or more redox concentrations.

Indicator F8 Redox Depressions
In closed depressions subject to ponding, 5 percent or more distinct or prominent redox concentrations occurring as soft masses or pore linings in a layer 2 inches or more thick within the upper 6 inches of soil. Closed depressions can occur within flats or floodplain landscapes. No color requirement for the soil matrix.

Indicator TF2 Red Parent Material
In parent material with a hue of 7.5YR or redder, a layer at least 4 inches thick with a matrix value

and chroma of 4 or less and 2 percent or more redox depletions and/or redox concentrations occurring as soft masses and/or pore linings. The layer is entirely within 12 inches of the soil surface. The minimum thickness requirement is 2 inches if the layer is the mineral surface layer.

(3) The ***wetland hydrology*** criterion is similar to the soils criterion in that proof of long duration saturation that influences vegetation growth is required. In seasonally or temporarily inundated areas the wetland hydrology criterion is difficult to prove because duration of saturation is inconclusive from most indicators. These indicators include high water marks, drift lines, sediments, and drainage patterns. Wetland hydrology typically is indicated when soils are inundated or saturated within 12 inches of the surface for at least 18 days during the growing season. Other wetland hydrology indicators include physical evidence of such conditions, indicated by the presence of water lines impressed on the bank, shelving, water marks or stains, drift lines (destruction or flattening of vegetation, litter and debris deposition), sediment deposits such as algal mats, and mudcracks.

Existing Site Conditions

The survey area (site) is generally characterized by highly disturbed parcels that have been routinely and entirely disced resulting in an overall sparse coverage of vegetation. Most vegetation was limited to peripheral areas and around granite rock outcrops not exposed to recent discing activities. Vegetation present in the rocky outcrop areas consisted of remnant Riversidean sage scrub, while the lower lying areas consisted primarily of remnant non-native grassland. Scattered surface debris from illegal dumping was evident throughout portions of the site. Multiple dirt roads and ORV trails bisect the site. The site is bordered to the north, south, east, and west by undeveloped lands similar in composition to the subject site followed by various forms of development (rural residential, commercial, golf course). ***Plates 3a-3e*** illustrate site conditions.

Vegetation

Those areas of the site containing rocky outcrops supported plant species associated with remnant Riversidean sage scrub. Dominants included white sage (*Salvia apiana*), California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), California matchweed (*Gutierrezia californica*), grassland goldenbush (*Ericameria palmeri* var. *pachylepis*), narrow-leaved filago (*Filago gallica*), and bush monkey flower (*Mimulus aurantiacus*). Lower elevational areas not containing extensive granite outcrops supported a sparse mix (due to recent discing) of native and ruderal introduced plant species consisting of ripgut grass (*Bromus diandrus*), foxtail chess (*Bromus madritensis* ssp. *rubens*), Mediterranean grass (*Schismus barbatus*), summer mustard (*Brassica geniculata*), and short-pod mustard (*Hirschfeldia incana*), Australian rocket (*Sisymbrium erysimoides*), horehound (*Marubium vulgare*), Russian thistle (*Salsola tragus*), pigweed (*Amaranthus* sp.), tocalote (*Centaurea melitensis*), spotted spurge (*Euphorbia maculata*), red-stemmed filaree (*Erodium cicutarium*), annual sunflower (*Helianthus annuus*), doveweed (*Eremocarpus setigerus*), cheeseweed (*Malva parviflora*), common fiddleneck (*Amsinckia menziesii* var. *intermedia*), and tarplant (*Deinandra* sp.).

Soils

Soils Analysis / Soil Conservation Map Review

Based on a review of the Soil Survey, Western Riverside Area, California (USDA, Soil Conservation Service 1971), portions of the subject survey area are mapped as containing Cieneba rocky sandy loam (CkD2), Cieneba sandy loam (CkF2), Fallbrook sandy loam (FaD2), Fallbrook rocky sandy loam (FcD2), Fallbrook fine sandy loam (FfC2), Fallbrook fine sandy loam, shallow (FkD2), Monserate sandy loam, shallow (MnD2), Rock land with loamy sand to sandy loam (RtF), and Vista coarse sandy loam (VsC). None of these soil types are considered as hydric per the Hydric Soils List and no hydric indicators were recorded on site. ***Plate 4*** illustrates project area soils.

View to southeast

View to west of on-site erosional feature

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December 2019

plate **3a**

Site Photographs

SARES-REGIS Group Site

View southwest of upper Feature 1

View east of lower Feature 1

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plate **3b**

Site Photographs

SARES-REGIS Group Site

View west of upper Feature 2

View east of lower Feature 2

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plate **3c**

Site Photographs

SARES-REGIS Group Site

View northwest of Feature 3

View north of Feature 4

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plate **3d**

Site Photographs

SARES-REGIS Group Site

View north of Feature 5

View east (off site-near eastern property boundary)

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plate **3e**

Site Photographs

SARES-REGIS Group Site

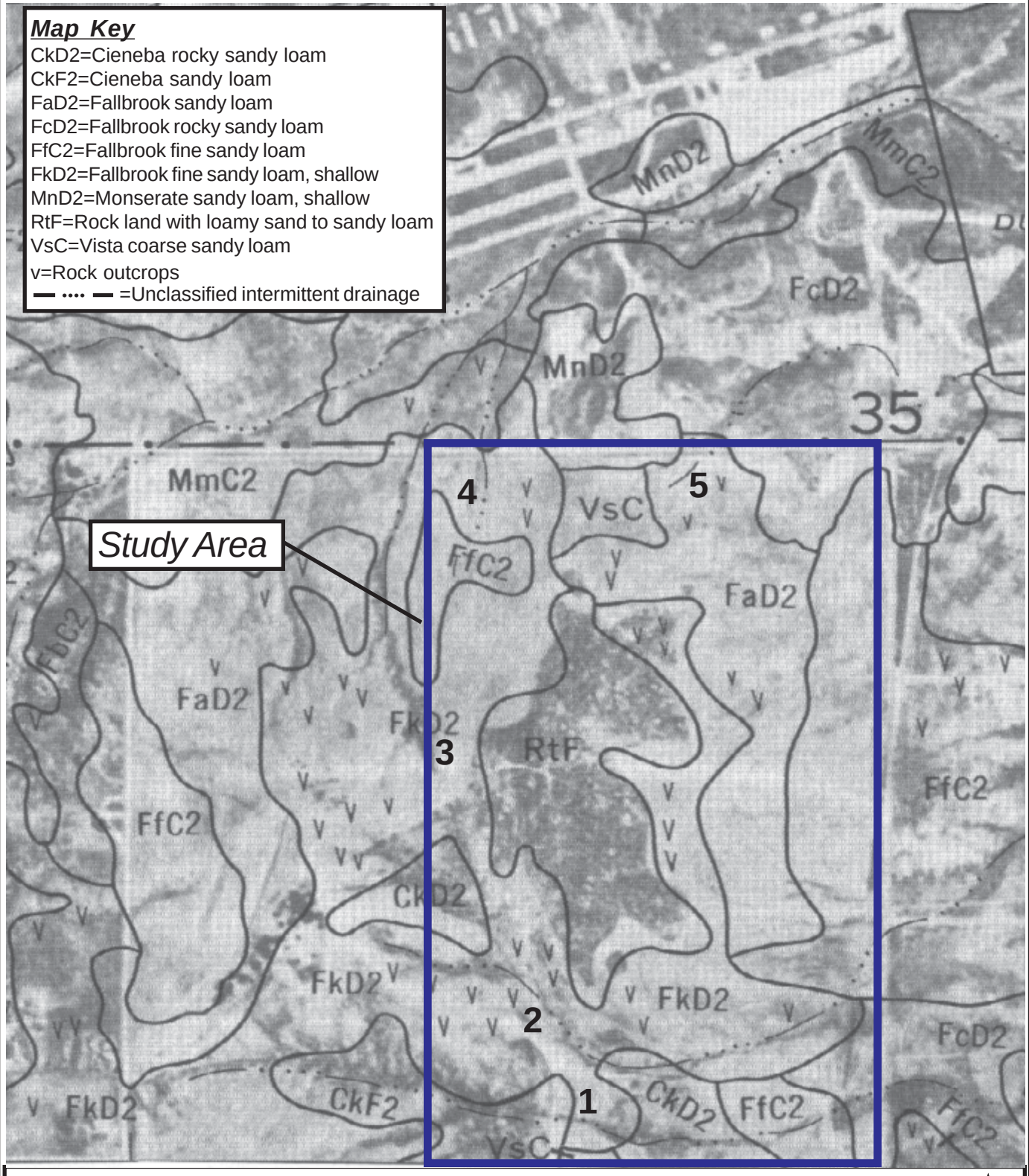

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plate 4

Project Area Soils

SARES-REGIS Group Site

Hydrology

The site generally drains to the east, except for the northwestern portion of the site which appears to drain to the north. The watershed area would be considered relatively small. The growing season in the project area is 365 days a year according to the Natural Resources Conservation Service. Therefore soils would need to be saturated within 12 inches of the surface for a minimum of five percent of the growing season (or 18 days) in order to satisfy wetland hydrology criteria. While flow events occur periodically within the swales and erosional features, prolonged saturation does not occur and wetland hydrology is not present on site. It appears that some surface drainage may sheet flow off the site. This sheet flow appears to be conveyed off site, which ultimately leads to broad swales located east of the site. The project area is generally not conducive to the development of wetland resources because of intensive agricultural uses and/or routine discing activities.

Results of On-Site Jurisdictional Survey

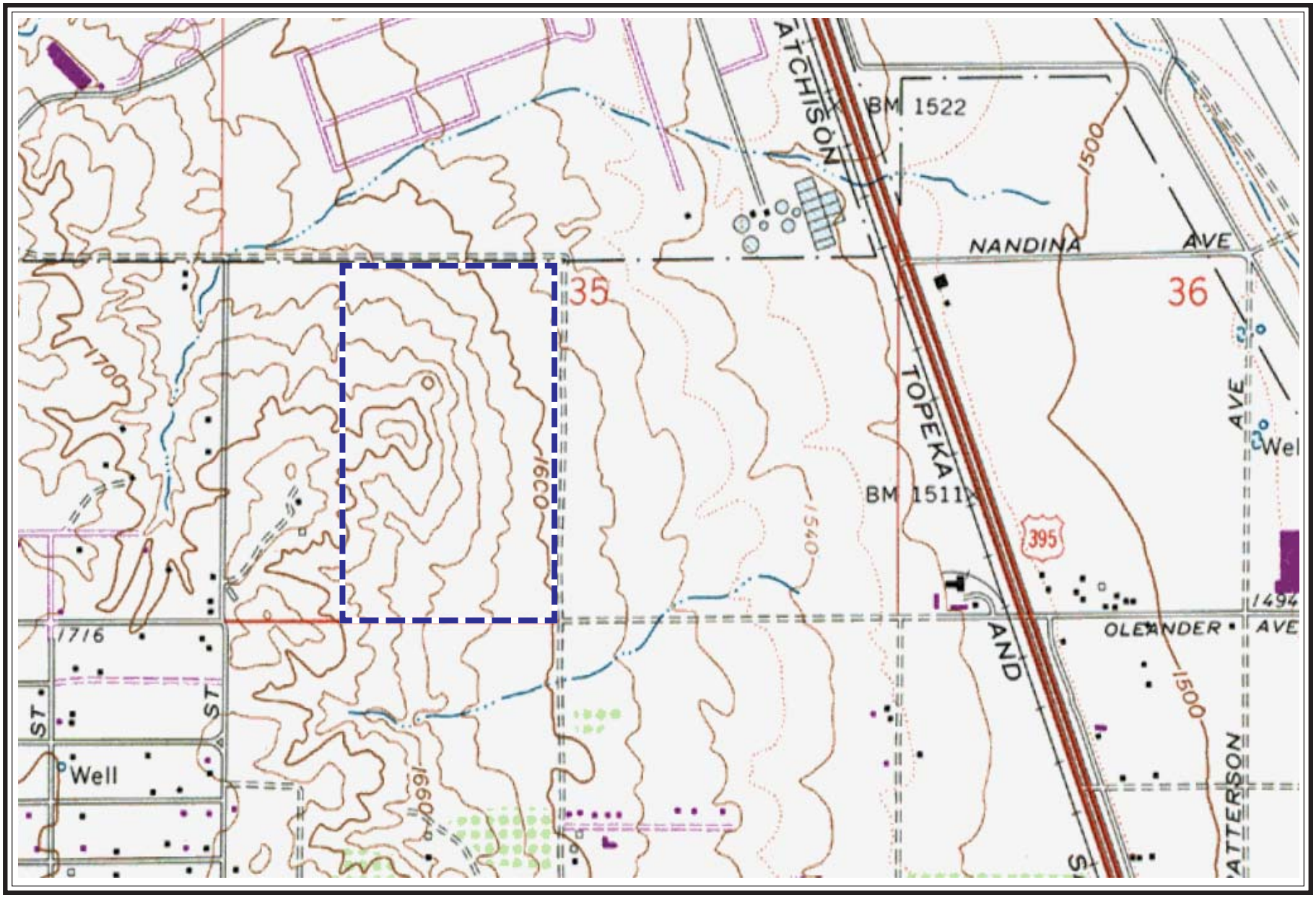
Based on the field investigations conducted by Ecological Sciences, USACE "waters of the United States" per Sections 401-404 of the Federal Clean Water Act and "streambeds" per Section 1600-1603 of the California Fish and Game Code were not observed on the property. No blue-line drainages occur directly on site based on review of the Steele Peak NE USGS quadrangle map. Five separate features were investigated on the subject site initially based on topography of the site (***Plate 5***).

Results from investigating the three-parameter test (vegetation, hydrology, and soils) are described as follows: All samples illustrated upland characteristics. No mottles or other redoxymorphic features were present on site. Soil samples were dry and uniformly light brown in the upper 4 inches (i.e., 10YR4/3) as well as deeper, near 12 inches (i.e., 10YR4/4). The soils were sandy and loamy. All samples lacked hydric soils indicators throughout the soil strata. Vegetation was dominated by non-native grassland with no hydrophytes present anywhere on site. As such, the hydrophytic vegetation criterion was not met. No wetland hydrology was evident. Therefore, no on-site samples met the three-parameter test for wetlands per USACE.

Features 1 and 2 (***Plate 6***) bisect the southern portion of the site. These features begin as incised drainages varying from 3-10 feet in width and 1-3 feet in depth and topographically flow from the western property boundary to the east. An earthen berm has been constructed along the eastern property boundary (below Feature 1). We suspect this was historically constructed as a flood control feature to reduce road erosion along the eastern property boundary. Both drainages lose definition to the east where any flow likely dissipates into sheetflow prior to exiting the site, as no other on-site drainage features were apparent. As a result of recurring discing activities, any definable bed and bank has been eliminated within the eastern portions of the drainages, and the drainages are now isolated from conveying significant downstream flows. Because the features lose definition, which apparently results in sheet flow over land without a bed, bank, and ordinary high water mark, these features are not likely considered jurisdictional by USACOE and CDFG.

USACE jurisdiction over isolated jurisdictional waters has been challenged (*Solid Waste Agency of Northern Cook v. USACE-SWANCC*). According to the SWANCC decision by the U.S. Supreme Court, the drainages would likely meet the "non-navigable, isolated, and intrastate" waters definition, and they have no significant nexus to navigable waters. Accordingly, the drainages would no longer appear to be considered "waters of the United States", based on the SWANCC ruling, and would therefore not likely be regulated by USACE jurisdiction (Section 404 of the Clean Water Act).

In addition, these two drainages are considered "unclassified" per the 1971 Western Riverside Area Soil Survey (i.e., not considered perennial or intermittent). Historically, the drainages are mapped off site as either "alluvial fan" or "drainage end" per the Soil Survey map.



Study Area Boundary

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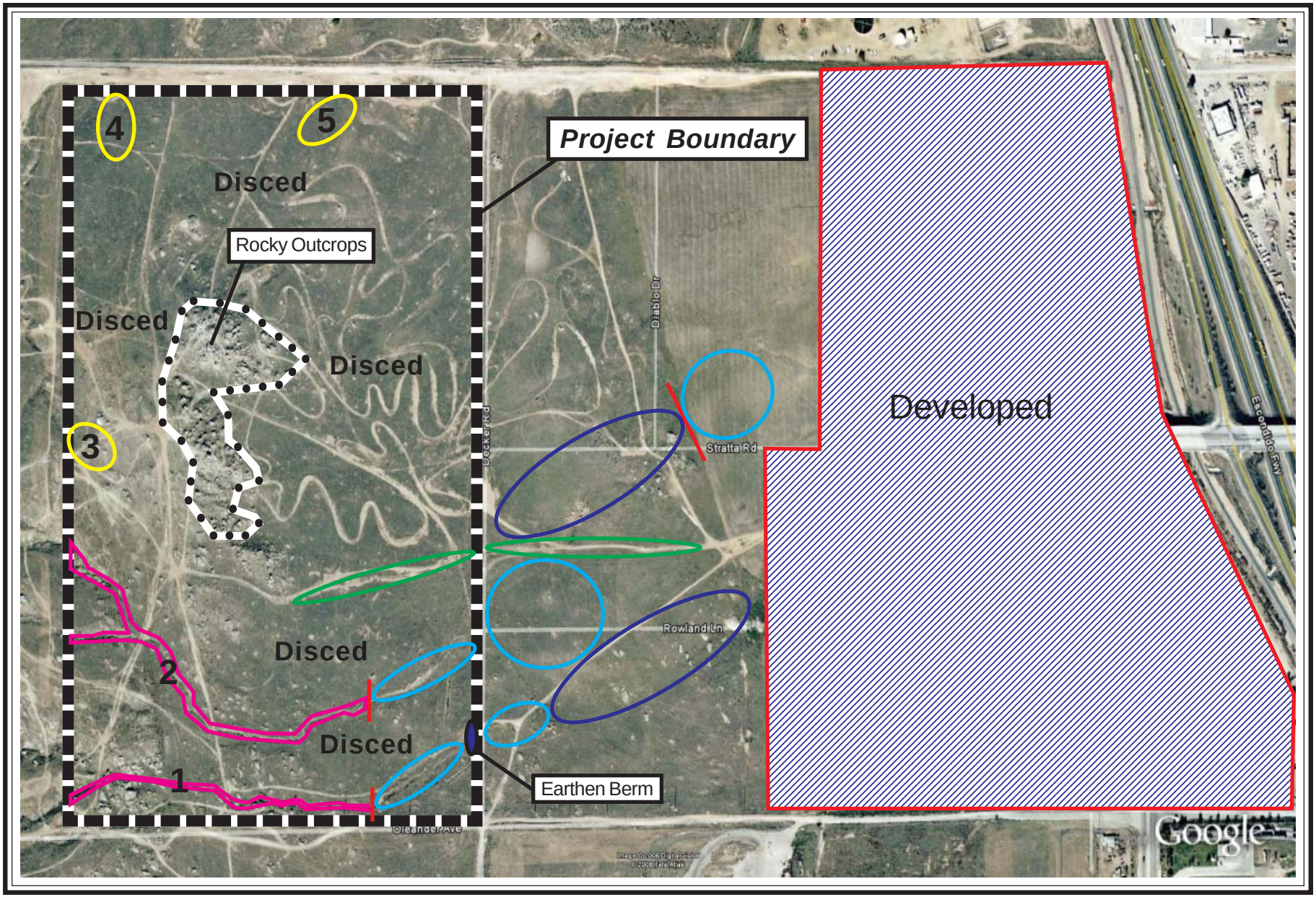
December 2019

plate **5**

Topographic Map of Project Vicinity

SARES-REGIS Group Site



= Isolated Streambed (defineable bed/bank)
= Feature Definition Lost
= No Streambed Definition (possible sheet flow)
= Non-Jurisdictional Erosional Feature
= Broad off-site Swale
= Non-Jurisdictional Swale

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December 2019

plate **6**

Project Area Features Schematic

SARES-REGIS Group Site

As stated, no indication of hydrology was recorded. No subsurface or surface flow was detected during the 2019 survey, and any ephemeral surface flow does not support riparian vegetation. As such, habitat for sensitive riparian-associated biological resources is not present on site due to the absence of riparian vegetation, lack of species and structural diversity, and prevalence of non-native vegetation. The drainages do not support fish and/or aquatic life.

Features 3-5 (Plate 6) are characterized as three small swales located in the center-west (Feature 3), the northwest (Feature 4), and the north-central (Feature 5) sections of the site. These features generally flow to the north. Features 3-5 may have historically comprised natural mesic swales with a low flow channels. However, due to long-standing anthropogenic disturbances, the swales lose definition and are obscured, and are essentially cut off from conveying any extensive flows. Accordingly, these features do not appear to have a significant nexus to navigable waters.

Moreover, according to *Rapanos v. United States and Carabell v. United States, 126 S. Ct. 2208* (2006-jointly referred to as Rapanos), swales and erosional features (e.g., gullies, small washes characterized by low volume, infrequent, and short duration flow) are generally not considered waters of the United States because they are not tributaries or they do not have a significant nexus to downstream traditional navigable waters. Likewise, ditches excavated wholly in and draining only uplands that do not carry a relatively permanent flow of water, and uplands transporting over land flow generated from precipitation (i.e., rain events) are generally not waters of the U.S., because they are not tributaries or they do not have a significant nexus to downstream traditional navigable waters. CWA jurisdiction over an ephemeral water body will be assessed using the significant nexus standard.

Additional MSHCP objectives reviewed for consistency during the survey included ***Riparian/Riverine Areas and Vernal Pools*** (Section 6.1.2). No evidence of any natural stream courses, riparian areas, or vernal pools was recorded on site. As indicated above, several isolated and highly disturbed drainages/swales are present on site. Although it is evident that water may flow into these areas at times of high rainfall because the site is topographically elevated on the western portion of the site, no indicators of recent water flow or ponding were observed. Water does not appear to remain long enough to develop and support wetland hydrology and/or hydrophytic vegetation characteristics. On site drainage features do not function as streams and no longer conveys significant runoff. Rather, water likely sheet flows across portions of the site. Habitat value is low due to the absence of riparian vegetation, lack of species and structural diversity, and prevalence of non-native vegetation due to various anthropogenic disturbances (e.g., discing). The drainages/swales do not support habitat suitable for those species associated with 6.1.2 habitat types.

ϕ

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

Sincerely,

Ecological Sciences, Inc.

Scott D. Cameron
Principal Biologist

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Appendix A
Riverside County Biological Reporting Forms

BIOLOGICAL REPORT SUMMARY SHEET

(Submit two copies to the County)

Applicant Name: SARES-REGIS Group

Assessor's Parcel Number (APN): 295-310-012, -013, -014, -015

APN cont. :

Site Location: Section: 35 **Township:** 3 South **Range:** 4 West

Site Address:

Related Case Number(s): **PDB Number:**

CHECK SPECIES SURVEYED FOR	SPECIES or ENVIRONMENTAL ISSUE OF CONCERN	(Circle Yes, No or N/A regarding species findings on the referenced site)		
	Arroyo Southwestern Toad	Yes	No	(N/A)
X	Blueline Stream(s)	Yes	(No)	N/A
	Coachella Valley Fringed-Toed Lizard	Yes	No	(N/A)
	Coastal California Gnatcatcher	Yes	No	(N/A)
	Coastal Safe Scrub	Yes	No	(N/A)
	Delhi Sands Flower-Loving Fly	Yes	No	(N/A)
	Desert Pupfish	Yes	No	(N/A)
	Desert Slender Salamander	Yes	No	(N/A)
	Desert Tortoise	Yes	No	(N/A)
	Flat-Tailed Horned Lizard	Yes	No	(N/A)
	Least Bell's Vireo	Yes	No	(N/A)
	Oak Woodlands	Yes	No	(N/A)
	Quino Checkerspot Butterfly	Yes	No	(N/A)
	Riverside Fairy Shrimp	Yes	No	(N/A)
	Santa Ana River Woolystar	Yes	No	(N/A)
	San Bernardino Kangaroo Rat	Yes	No	(N/A)
	Slender Horned Spineflower	Yes	No	(N/A)
	Stephen's Kangaroo Rat	Yes	No	(N/A)
X	Vernal Pools	Yes	(No)	N/A
X	Wetlands	Yes	(No)	N/A

CHECK SPECIES SURVEYED FOR	SPECIES or ENVIRONMENTAL ISSUE OF CONCERN	(Circle Yes, No or N/A regarding species findings on the referenced site)		
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A
	Other	Yes	No	N/A

Species of concern shall be any unique, rare, endangered, or threatened species. It shall include species used to delineate wetlands and riparian corridors. It shall also include any hosts, perching, or food plants used by any animals listed as rare, endangered, threatened or candidate species by either State, or Federal regulations, or for Riverside County as listed by the California Department of Fish and Game Natural Diversity Data Base (NDDB).

I declare under penalty of perjury that the information provided on this summary sheet is in accordance with the information provided in the biological report.

Ecological Sciences, Inc. **December 17, 2019**

Signature and Company Name — Report Date

10(a) Permit Number (if applicable) — Permit Expiration Date

County Use Only

Received by: _____ **Date:** _____

PD-B# _____

LEVEL OF SIGNIFICANCE CHECKLIST
For Biological Resources
(Submit Two Copies)

Case Number: _____ **Lot/Parcel No.** _____ **EA Number**_____

Wildlife & Vegetation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

(Check the level of impact the applies to the following questions)

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?
Participation in MSHCP required

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?
Outside Scope of Work

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?
Outside Scope of Work

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? **Outside Scope of Work**

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? **Outside Scope of Work**

Source: CGP Fig. VI.36-VI.40

Findings of Fact: >No 6.1.2 habitat recorded on site. No USACE or CDFW jurisdictional resources recorded on site in 2019. Pending agency concurrence.

Proposed Mitigation: >Standard BMP's during construction

Monitoring Recommended: >None related to jurisdictional resources

WESTERN RIVERSIDE COUNTY
MULTIPLE SPECIES HABITAT CONSERVATION PLAN
CONSISTENCY ANALYSIS

FOR THE

OLEANDER BUSINESS PARK PROJECT

Prepared for:
APPLIED PLANNING, Inc.
11762 De Palma Road, 1-C 310
Corona, CA 92883

Prepared by:
HARMSWORTH ASSOCIATES
19 Golf Ridge Drive
Dove Canyon CA 92679
(949) 858-1553 (949) 589-2784 fax

NOVEMBER 2019

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1.0 EXECUTIVE SUMMARY

The Oleander Business Park Project site is located within the Mead Valley area of Riverside County, California. The proposed project consists of the development of approximately 710,736 square feet of light industrial/manufacturing uses within an approximately 44-acre site. The Project also includes a 10-acre off-site laydown and soils/import export area and improvement of associated roads off-site.

There is no Cell(s) or Cell Group within the project site and no part of the project site is required for conservation or reserve assembly under the MSHCP.

The only MSHCP survey requirements were for burrowing owl. Focused burrowing owl surveys were conducted and no burrowing owl was detected.

2.0 INTRODUCTION

The Oleander Business Park Project site is located within the Mead Valley area of Riverside County, California (Figure 1). The entire project area is within the western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area and therefore requires compliance with the plan. The purpose of this Consistency Analysis (Analysis) report is to summarize the biological data for the proposed [Oleander Business Park Project] and to document project's consistency with the goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan. The proposed project consists of the development of approximately 710,736 square feet of light industrial/manufacturing uses within an approximately 44-acre site, and adjacent access roads. The Project is anticipated to be constructed and occupied by 2021.

2.1 Project Area

The Oleander Business Park Project site is located within the Mead Valley area of Riverside County, California (Figure 1). The site is west of Interstate 215, south of Nandina Avenue, north of Oleander Avenue and west of Decker Road (Figures 2 and 3). The site is within Section 32 of Township 3 South and Range 4 West of the Steele Peak, California, United States Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 1).

Project Area information:

- Site APNs –
  - 295-310-012, 295-310-013, 295-310-014, 295-310-01
- Permeant impact acres –
  - all 44 acres of the site will be permanently impacted
- Temporary impact acres –
  - There are no onsite temporary impact areas
- Off-site impacts acres –
  - Permeant off-site impacts would result to approximately 35 acres from construction of site-adjacent roadway improvements and construction of utilities connections to existing area-serving utilities systems, along Decker Road, Harley Knox Road, Nandina Avenue and Oleander Avenue
  - A 10-acre off-site laydown and soils/import export area will be temporarily impacted
- Avoidance or conservation areas –
  - There are no project avoidance or conservation areas

The entire Oleander Business Park Project site consists of approximately 44 acres of undeveloped land, located at the edge of the built-up city limits. The project site has been significantly impacted due to years of disturbance, trash, off-road trails and footpaths. The site slopes gently from west to east and topography varies from an elevation of approximately 1,648 feet above msl along the central western boundary to 1,570 feet above msl along the northeastern boundary of the site (Figure 3).

The site has a Mediterranean type climate, with hot dry summers, relatively cool winters and sparse rains. Annual precipitation for the region averages 13.3 inches, and average annual temperature ranges from 50^0 to 79^0 F. Rainfall during the 2018/2019 season was above normal throughout southern California (Appendix A).

2.2 Project Description

The Oleander Business Park Project proposes construction and operation of approximately 710,736 square feet of light industrial/manufacturing uses within an area located within the Mead Valley area of Riverside County. Parcel 1 in the southerly portion of the Project site would be developed with "Building A," comprising approximately 363,367 square feet. Parcel 2 in the northerly portion of the Project would be developed with "Building B," comprising approximately 347,369 square feet. Maximum building heights would be approximately 43 feet.

Employee parking areas would be provided along the northerly and southerly building frontages; truck parking stalls and truck loading dock areas would be provided along the rear (westerly) building frontages. Landscaping/screening would be provided along all Project building frontages and the Project site perimeter. Two water quality detention

basins are proposed for the project. The detention basins will connect downstream with the underground water system.

The Project is anticipated to be constructed and occupied by 2021 (the Project Opening Year). The Project is assumed to be operational 24 hours per day, 7 days per week. At the time this analysis was prepared, specific Project tenants have not yet been identified.

The Project area would be grubbed, rough-graded, and fine-graded in preparation of building construction. Existing grades within the Project site would be modified to establish suitable building pads and to facilitate site drainage.

The Project preliminary grading concept assumes "a worst case" scenario reflecting 69,000 cubic yards of soil export. To the extent practical, soils and materials excavated during site preparation and construction activities would be temporarily stockpiled on-site and subsequently used for on-site perimeter berming/buffering areas.

The Project also includes a 10-acre off-site laydown and soils/import export area, located in the northwest corner. The exact size and location of the laydown/import export area are approximate and subject to refinement as the Project is further defined. The laydown/import export area would conform to County requirements regarding temporary surface improvements, stormwater management, security, environmental restrictions, restoration, etc. Materials and soils stockpiling specifications would conform to applicable County of Riverside Building & Safety requirements.

Additional areas of off-site disturbance would result from construction of site-adjacent roadway improvements and construction of utilities connections to existing area-serving utilities systems. Decker Road, Harley Knox Road, Nandina Avenue and Oleander Avenue would all be improved. All Project roadway improvements and utilities connections improvements would occur within dedicated rights-of-way and/or assigned easements.

Decker Road between the Project's northern and southern boundaries would be constructed at its ultimate half-section width as a secondary highway (100-foot right-of-way). The Project would also construct a minimum of one lane in the northbound direction in order to provide access to the Project site. Harley Knox Boulevard would be extended westerly within the central portion of the Project site and would be constructed at its ultimate full-section width as a major highway (118-foot right-of-way).

Nandina Avenue and Oleander Avenue between the Project's western and eastern boundaries, would be constructed to the ultimate half-section width as secondary highway (100-foot right-of-way) and as an industrial collector (78-foot right-of-way), respectively; as far as Day Street. The Project would also construct a minimum of one lane on Nandina Avenue in the westbound direction and one lane on Oleander Avenue in the eastbound direction in order to provide access to the Project site.

2.3 Covered Roads

No MSHCP Covered Roads are involved in this project.

2.4 General Setting

The Oleander Business Park Project site is located within the Mead Valley area of Riverside County. The area is primarily development and rural residential, with March Air Reserve Base located to the east of the I-15 freeway. There are some open undeveloped areas, especially on hillsides and these areas are mostly comprised of non-native grasslands. The project site is located on one of these hillside areas adjacent to some existing warehouses, west of the I-15 freeway.

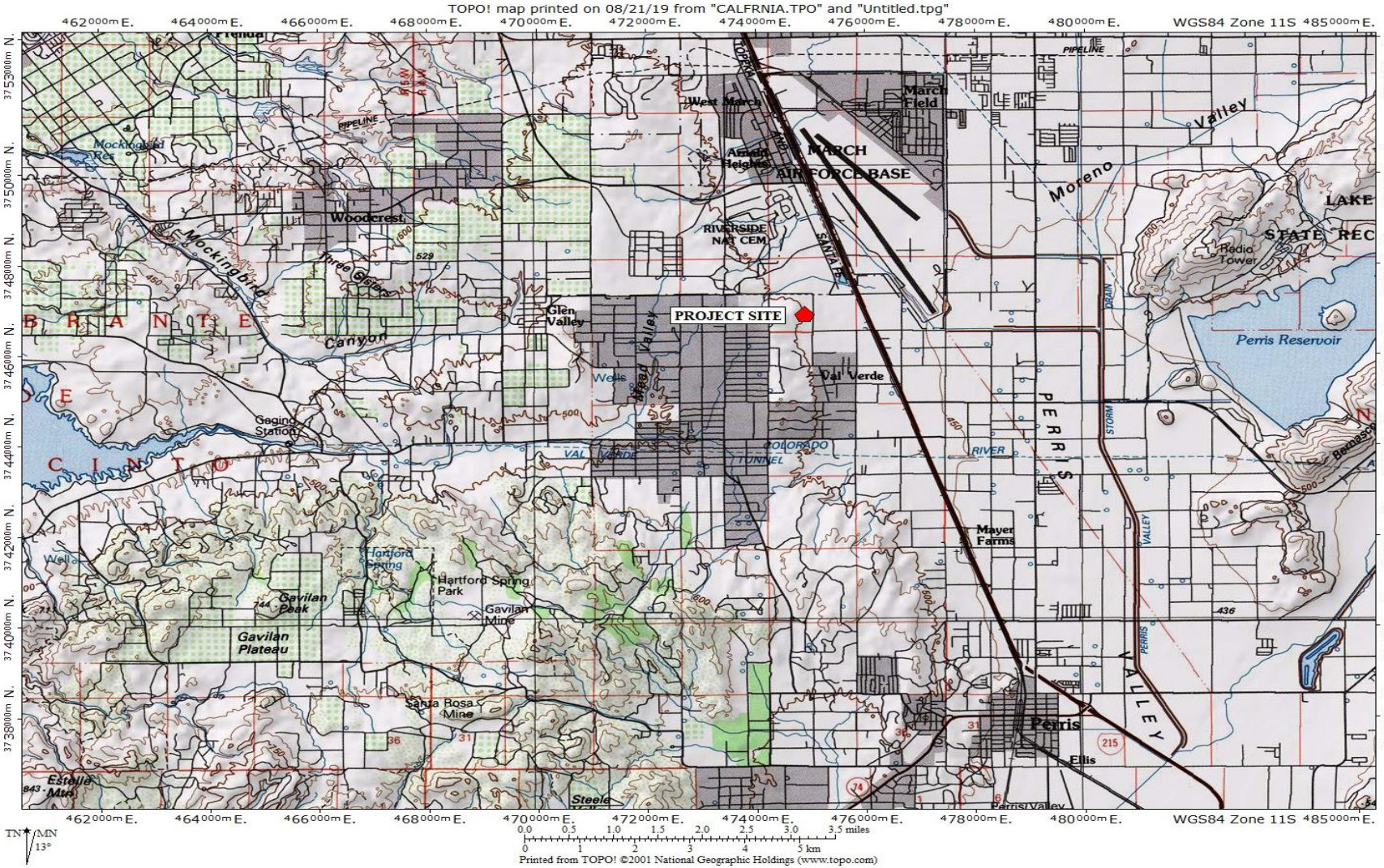

Figure 1: Location of the Oleander Business Park Project site in Riverside County, California. Source: USGS Topographical quadrant: Steele Peak.

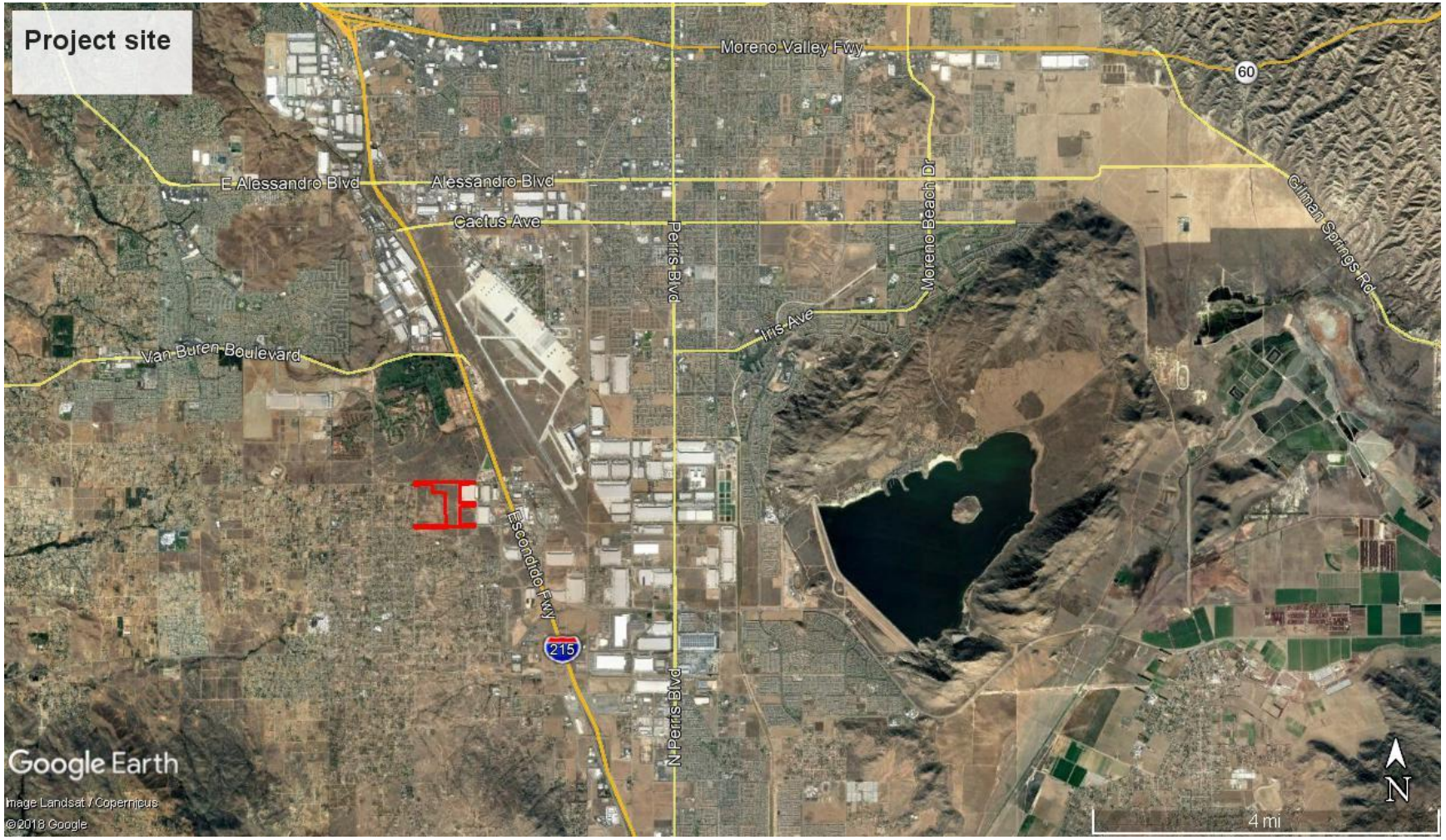

Figure 2: Location of the Oleander Business Park Project site (in red). Source: Google Earth, Inc.

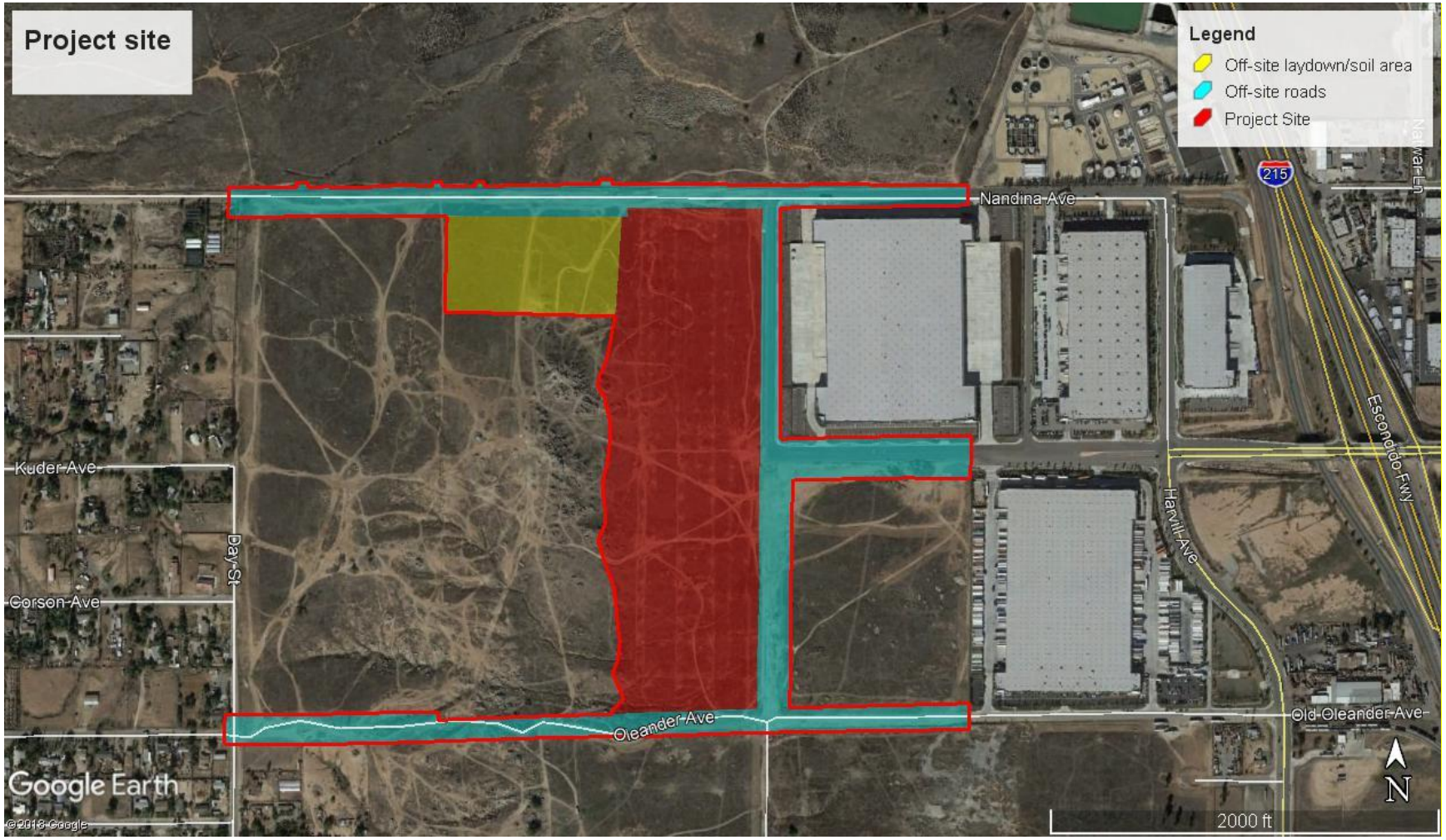

Figure 3: Oleander Business Park Project site (in red). Source: Google Earth, Inc.

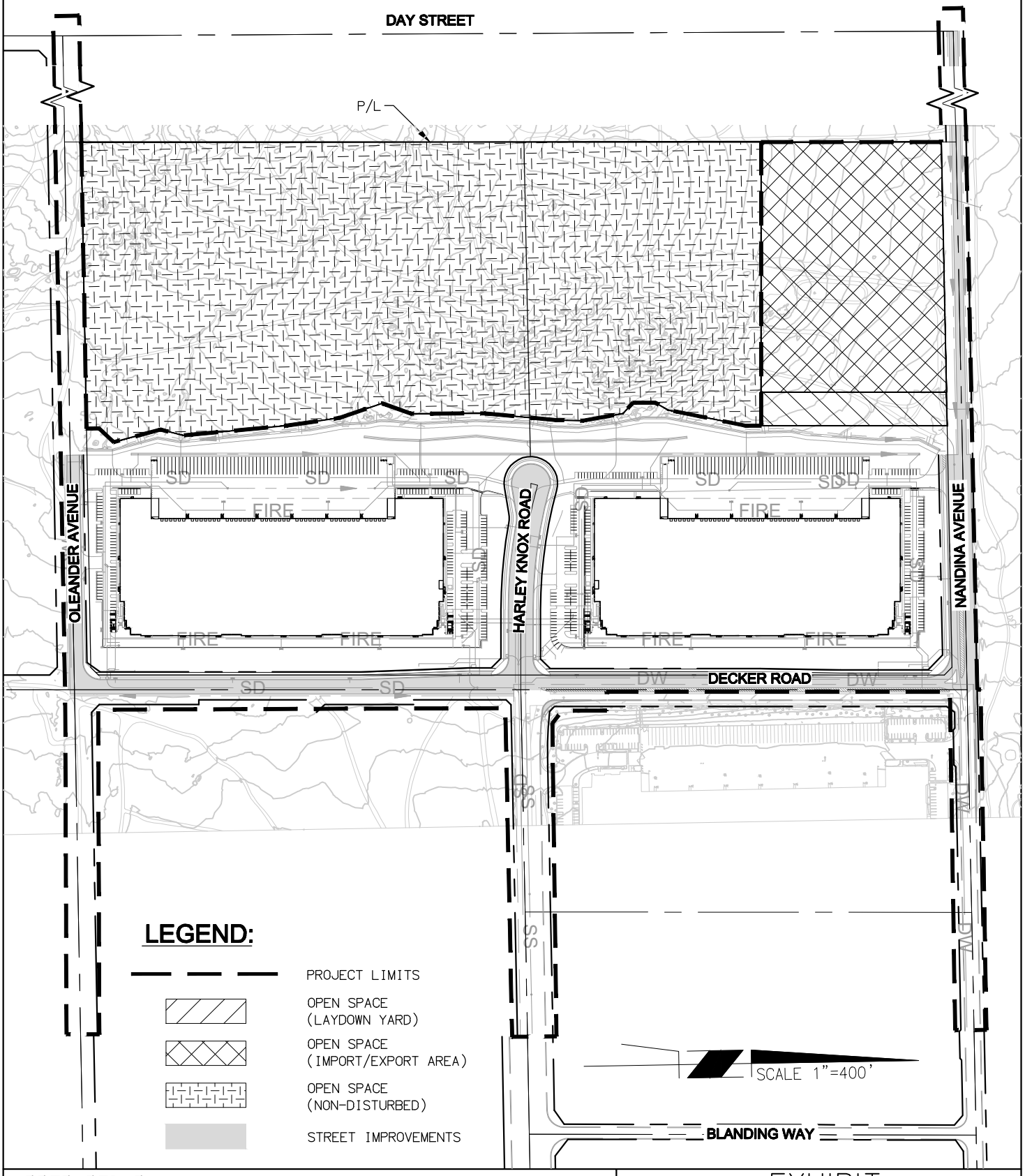

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EXHIBIT

MEAD VALLEY INDUSTRIAL PARK PROJECT LIMITS

SCALE:	1"=400'	DATE:	10/7/2019

H:\PDATA\152480\CADD\LAND\EXHIBITS\MEAD VALLEY-PROJECT LIMITS GRAPHIC.DWG JARED.BERNARD 10/7/19 10:54 am

3.0 RESERVE ASSEMBLY ANYLSIS

There is no Cell(s) or Cell Group within the project site and no part of the project site is required for conservation or reserve assembly under the MSHCP.

3.1 Public Quasi-Public Lands

3.1.1 Public Quasi-Public Lands in reserve Assembly Analysis

The project site is located outside any lands depicted as PQP lands on the MSHCP Plan map (Figure 3.1).

4.0 VEGETATION MAPPING

4.1 Vegetation mapping

Vegetation mapping was conducted on 30 June 2019 by Glen Morrison and on 13 November 2019 by Paul Galvin. Vegetation types within the project site were mapped according the state-wide A Manual of California Vegetation, Second Edition (Sawyer *et al.* 2009). This is the mapping system recognized and recommend by regulatory agencies. Vegetation was mapped to the association level by hand on an aerial photographic base map conducted while walking throughout the study area. A general plant species list was compiled concurrently with the vegetation mapping surveys. Scientific and common nomenclature in Hickman (1993) was used as the taxonomic resource. The equivalent vegetation community under the old Holland classification system (Holland 1986) was also noted.

4.2 Vegetation communities

The Oleander Business Park Project site has been significantly impacted due to years of disking, dumping and disturbance (Photographs 1 through 8, Appendix E). Currently the site contains three vegetation community/land types; fiddleneck field, ruderal and developed. Vegetation types within the project site were mapped according the state-wide A Manual of California Vegetation (Sawyer *et al.* 2009) to the extent possible. Since this system focuses on native vegetation communities many disturbed and man-made land covers do not fit cleanly into the system. The best fit possible was made to map and classify the onsite vegetation. The equivalent vegetation community under the old Holland classification system (Holland 1986) is also noted. Dirt roads were mapped as the vegetation community which they go through.

Fiddleneck field - *Amsinckia* (*menziesii, tessellata*) alliance
The majority of the site was dominated by *Amsinckia menziesii*, and the vegetation was well classified as "fiddleneck field" (Figure 5), a member of the *Amsinckia* (*menziesii*, *tessellata*) alliance (Sawyer *et al.* 2008). This vegetation type describes areas dominated by annual and herbaceous species that occur on upland slopes, broad valleys, ocean bluffs, grazed or recently burned hills and fallow fields. These areas are often associated with areas of historic grazing, disking and off-road recreational vehicle use. Soils are generally deep, well-drained sand to fine sandy loam. Holland (1986) classified this habitat type as non-native grasslands and wildflower fields.

A large proportion of the site was covered by the non-native, annual herb stork's bill (*Erodum cicutarium*) which is a common co-dominant non-native species found in fiddleneck field vegetation of western Riverside County (Sawyer *et al.* 2008). A second common native plant on site was broad scaled palmer's goldenbush (*Ericameria palmeri* var. *pachylepis*). This species has been documented to form a vegetation type, palmer's goldenbrush scrub, that occurs in this part of western Riverside County (Klein and Evens 2005). Some areas within the fiddleneck fields vegetation on site resemble palmer's goldenbrush scrub, though are best described as fiddleneck field vegetation. The non-native annual brome grasses (*Bromus madritensis* and *Bromus diandrus*), were found in abundance across the fiddleneck fields. A thin patch of cane cholla (*Cylindropuntia california* var. *parkeri*) was found on the northern boundary of the site

All of the project site, the off-site laydown/soil storage area and a portion of the road improvements consisted of Fiddleneck field - *Amsinckia* (*menziesii, tessellata*) alliance (Table 1).

Ruderal
Ruderal is a low to medium growing herbaceous vegetation type dominated by annual grasses and forbs of Mediterranean origin. It is a type of non-native grassland community, mapped under the semi-natural herbaceous stands by Sawyer *et al.* 2009.

The ruderal area was highly disturbed from regular vehicle traffic usage along the dirt roads. Vegetation that was present was dominated by summer mustard (*Hirschfeldia incana*) and non-native annual brome grasses (*Bromus madritensis* and *Bromus diandrus*). Other species present included annual herb stork's bill (*Erodum cicutarium*), pigweed (*Amaranthus sp.*), Canyon sunflower (*Venegasia carpesioides*) and a few eucalyptus trees.

Most of the off-site road improvement areas consisted of Ruderal (Table 1.

Developed
The developed areas included existing paved areas along Nandina Avenue, Decker Road, Harley Knox Road and Oleander Avenue and portions of an existing warehouse property (pavement and landscaping areas).

A portion of Nandina Avenue, Decker Road and Harley Knox Road are already paved functioning county roads and these areas were mapped as developed (Table 1).

Table 1: Vegetation communities at the Oleander Business Park Project site.

Vegetation communities/Land Cover Type	**Off-site Road Improvement Areas**	**10-Acre Laydown Area**	**Project Site**	**TOTAL**
Fiddleneck field	7.5	10.0	44.0	61.5
Ruderal	20.0	0.0	0.0	20.0
Developed	7.5	0.0	0.0	7.5
Site total	**35.0**	**10.0**	**44.0**	**89.0**

4.3 Vegetation impacts

The entire 44-acres of the Oleander Business Park Project site would be permanently impacted. This includes some slope landscaping along the western site boundary, which is considered a permanent impact.

Permeant impacts would also occur to all off-site road improvement areas, for Decker Road, Harley Knox Road Nandina Avenue and Oleander Avenue. All Project roadway improvements and utilities connections improvements would occur within dedicated rights-of-way and/or assigned easements. These off-site improvements total approximately 35 acres.

Permeant impacts total approximately 79 acres, (44 acres onsite and 35 acres off-site).

The Project also includes a 10-acre off-site laydown and soils/import export area, located in the northwest corner. The exact size and location of the laydown/import export area are approximate and subject to refinement as the Project is further defined. The laydown/import export area would conform to County requirements regarding temporary surface improvements, stormwater management, security, environmental restrictions, restoration, etc. Materials and soils stockpiling specifications would conform to applicable County of Riverside Building & Safety requirements.

It is anticipated that not all of the 10-acre off-site laydown and soils/import export area would be impacted but regardless all of this area would be restored after project completion. First the original site contours would be restored to the extent practicable and then the disturbed soil would be seeded with a native seed mix.

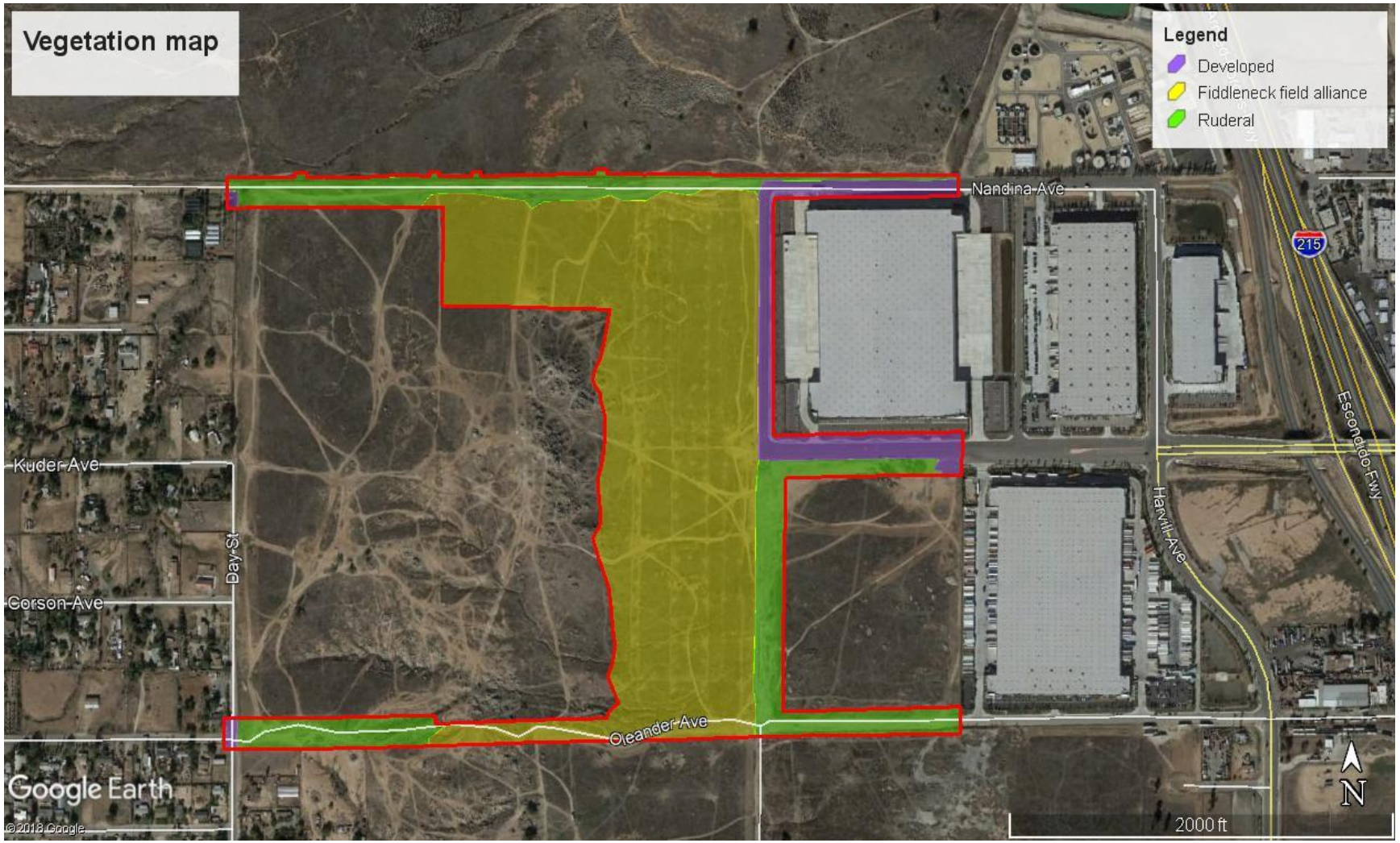

Figure 5: Vegetation map of Oleander Business Park Project site (in red). Source: Google Earth, Inc.

5.0 PROTECTION OF SPECIES WITH RIPARIAN/RIVERINE AREAS AND VERNAL POOLS (SECTION 6.1.2)

5.1 Riparian/Riverine

A formal delineation was conducted by another party and is subject to a separate report.

5.2 Vernal Pools

Vernal pools are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation and hydrology) during the wetter portion of the growing season but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. Obligate hydrophytes and facultative wetlands plant species are normally dominant during the wetter portion of the growing season, while upland species (annuals) may be dominant during the drier portion of the growing season. The determination that an area exhibits vernal pool characteristics, and the definition of the watershed supporting vernal pool hydrology, must be made on a case-by-case basis. Such determinations should consider the length of the time the area exhibits upland and wetland characteristics and the manner in which the area fits into the overall ecological system as a wetland. Evidence concerning the persistence of an area's wetness can be obtained from its history, vegetation, soils, and drainage characteristics, uses to which it has been subjected, and weather and hydrologic records

5.2.1 Methods

The project area was checked in the field for the presence of vernal pools, temporary pools, wetland/riparian vegetation, hydric soils, hydrology and the potential for any portions of the site to support ponded water. All areas were inspected on-foot. Field visits were conducted on 16 April, 10 June and on 13 November 2019 by Paul Galvin.

5.2.2 Existing Conditions and Results

No vernal pools or temporary rain pools occur within the project site, and no portion of the site had the potential to support ponded water.

There are no hydric soils onsite and all site soils drain quickly and have limited capacity to store water. The site occurs in uplands and slopes gently from west to east so the hydrology is not suitable for ponding water. There are no flat areas, depressions or other areas where water could pond.

Upland vegetation occurs throughout the site and there were no areas with aquatic vegetation or the absence of vegetation indicating standing water.

5.3 Fairy Shrimp

Fairy shrimp occur in vernal pools but can also be found in non-vernal pool features such as stock ponds, ephemeral pools, road ruts, human-made depressions, or other depressions that may pond water.

5.3.1 Methods

The project area was checked in the field for the presence of vernal pools, temporary pools, streambeds, stock ponds, ephemeral pools, road ruts, human-made depressions, or other depressions that may pond water. All areas were inspected on-foot. Field visits were conducted on 16 April, 10 June and on 13 November 2019 by Paul Galvin.

5.3.2 Existing Conditions and Results

No vernal pools, temporary rain pools, stock ponds, ephemeral pools, road ruts, human-made depressions, or other depressions that may pond water occur within the project site. There are no hydric soils onsite and all site soils drain quickly and have limited capacity to store water. No portion of the site had the potential to support ponded water.

In the absence of suitable habitat for fairy shrimp species onsite, protocol-level focused surveys are not required.

5.4 Riparian Birds

Riparian birds include least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*) and yellow-billed cuckoo (*Coccyzus americanus*).

5.4.1 Methods

The project area was checked in the field for the presence of streambeds, definable channels, wetland/riparian vegetation, hydric soils and any areas that could support habitat suitable for riparian birds. All areas were inspected on-foot. Field visits were conducted on 16 April, 10 June and on 13 November 2019 by Paul Galvin.

5.4.2 Existing Conditions and Results

No riparian vegetation occurred onsite. No willows (*Salix* spp.), mulefat (*Baccharis salicifolia*), sycamores (*Platanus racemosa*), cottonwoods (*Populus fremontii*) or other vegetation that could potentially support riparian birds was present onsite.

In the absence of suitable habitat for riparian bird species onsite, protocol-level focused surveys are not required.

6.0 PROTECTION OF NARROW ENDEMIC PLANT SPECIES (SECTION 6.1.3)

The proposed project is not located within a Section 6.1.3 Narrow Endemic Plant Species Survey Area.

7.0 ADDITIONAL SURVEY NEEDS AND PROCEDURES (SECTION 6.3.2)

7.1 Criteria Area Plant Species

The proposed project is not located within a mapped survey area for Criteria Area plant species.

7.2 Amphibians

The proposed project is not located within a mapped survey area for amphibian species.

7.3 Burrowing Owl

The proposed project is within the mapped survey area for burrowing owl.

7.3.1 Methods

The habitat assessment for burrowing owl was conducted on April 16 2019 by Paul Galvin. All portions of the site were traversed on foot to survey each vegetation community, look for evidence of owl presence and to assess the potential habitat for burrowing owl.

Potential burrowing owl habitat occurs throughout the site and adjacent off-sites areas and all areas of the site were included in the survey.

Focused burrowing owl surveys at the project site were conducted following the MSHCP burrowing owl survey instructions (County of Riverside 2006). The survey area consisted of all areas of the site and a buffer area of 150 meters outside the entire extent of the site boundary. All these areas were surveyed a total of 4 times. Focused burrowing owl surveys were conducted on 10 and 30 June and 11 and 25 July 2019 by Paul Galvin and Glen Morrison (Table 2, Figure 6).

Due to a miss-understanding the off-site areas (10-acre laydown area and off-site roads) were not included in the burrowing owl survey area. These areas will be surveyed in spring 2020.

Surveys were conducted during the morning hours (from 1 hour before sunrise to 2 hours after sunrise). All surveys were conducted during good weather conditions (not too hot and no or only light winds).

The survey methods consisted of scanning all open areas and suitable habitat with binoculars prior to walking through that area. The biologist then conducted pedestrian walking surveys through all areas. The walking transects were spaced to ensure 100% visual coverage of the ground surface. The exact distance between transect lines varied depending on topography and vegetation but was generally no more than 75 feet. All open areas, banks, rodent burrows and any other area likely to support owl burrows were checked.

Table 2: **Survey conditions during burrowing owl assessment/surveys.**

Date	Biologist	Time	%Cloud cover	Temp (^{0}F)	Wind speed (mph)	Area surveyed	BUOW
6/10/19	PG	5.00-9.30	0-0	68-85	0-0	Project site and 150m buffer area	None
6/30/19	GM	5.00-9.00	0-0	52-70	0-1	Project site and 150m buffer area	None
7/11/19	PG	5.30-10.00	0-0	51-78	0-1	Project site and 150m buffer area	None
7/25/19	PG	5.30-9.30	0-0	52-78	0-0	Project site and 150m buffer area	None

PG = Paul Galvin; GM = Glen Morrison

7.3.2 Existing Conditions and Results

No burrowing owls or their sign were detected during the surveys and there was no evidence that any burrowing owls occur onsite. In addition, this species has not been recorded from the project site in the past.

All areas of the site could be considered as burrowing owl habitat (Figure 7) since it is undeveloped.

California ground squirrels (*Otospermophilus* beecheyi) were present onsite and created a number of burrows, especially near the rock outcrops. Occupied and unoccupied burrows large enough to potentially support burrowing owls were mapped (Figure 8). None of

these burrows showed any evidence of owl occupancy. There were no artificial or man-made structures suitable for burrowing owl nesting (such as debris piles, old pipes) located onsite.

Burrowing owls are presumed absent from the site.

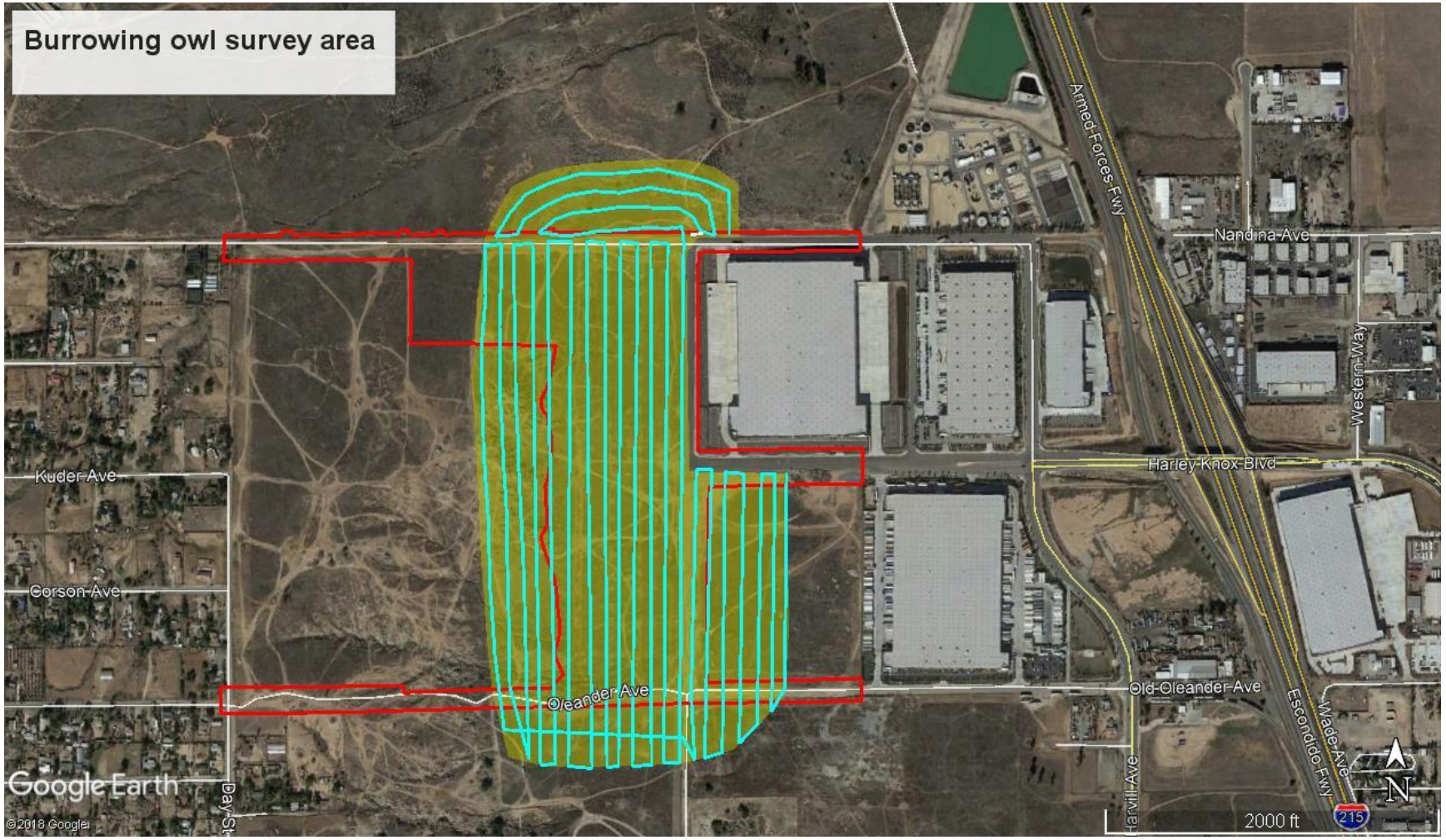

Figure 6: Burrowing owl survey area (yellow shading) at the Oleander Business Park Project site (in red), including buffer survey area. Approximate survey routes in blue, consisted of walking transects spaced approximatley 75 feet apart. Source: Google Earth, Inc.

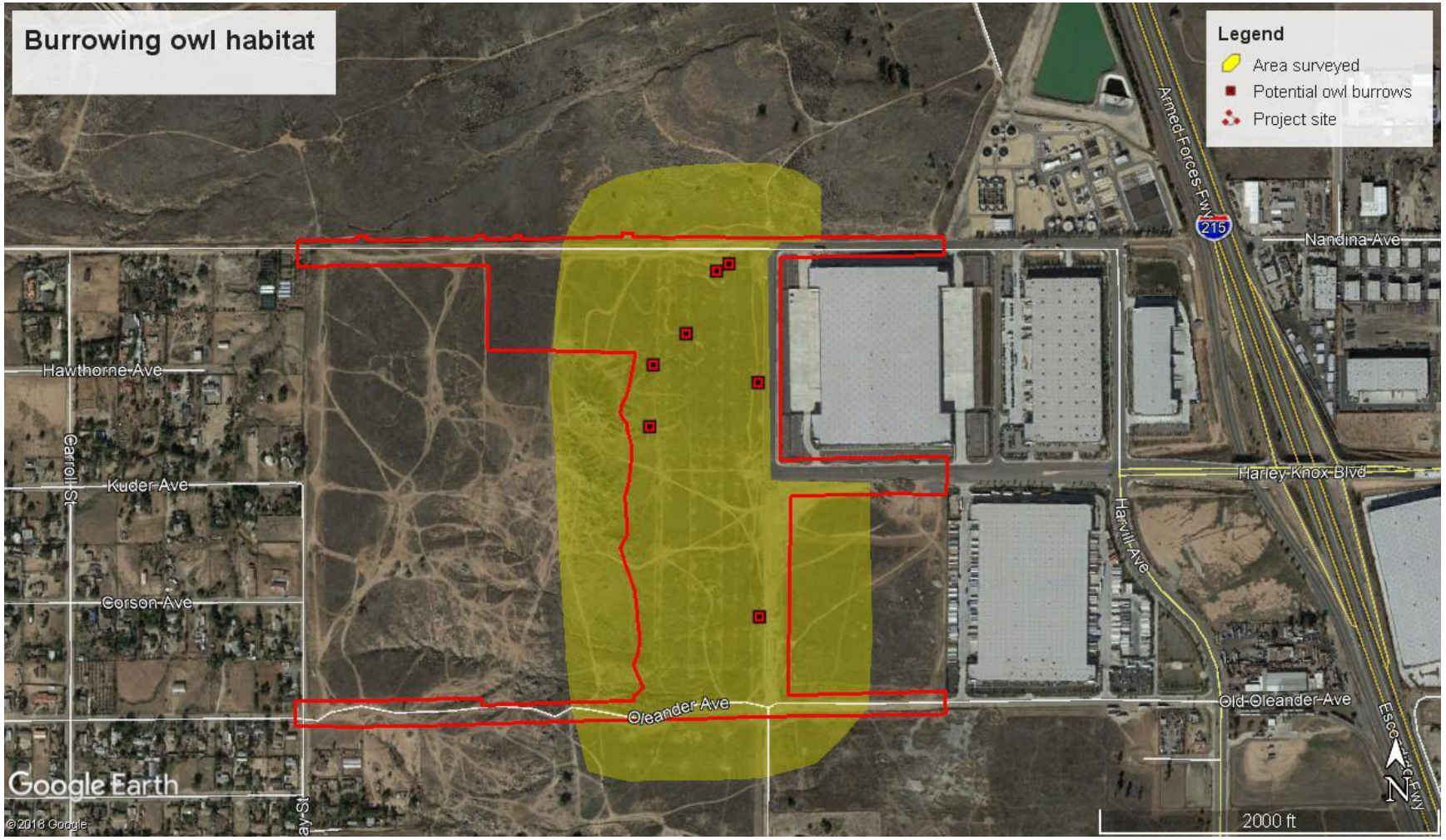

Figure 7: Potential burrowing habitat surveyed (yellow shading) and potential owl burrows at the Oleander Business Park Project site. Source: Google Earth, Inc.

Oleander Business Park Project site photographs 2019.

Photograph 1: Northwest corner of site looking south, April 2019.

Photograph 2: West central area of site looking north, April 2019.

Photograph 3: Southwest corner of site looking east, April 2019.

Photograph 4: Southeast corner of site looking north, April 2019.

Photograph 5: Off-site laydown/soil area, looking southwest from Nandina Avenue, November 2019.

Photograph 6: Off-site laydown/soil area, looking northeast, November 2019.

Photograph 7: Off-site Nandina Avenue improvement area, looking east along existing dirt road, November 2019.

Photograph 8: Off-site Oleander Avenue improvement area, looking east along existing dirt road, November 2019.

Photograph 9: One of the potential owl burrows, July 2019.

Photograph 10: One of the potential owl burrows, July 2019.

7.4 Mammals

The proposed project is not located within a mapped survey area for mammal species.

8.0 INFORMATION ON OTHER SPECIES

8.1 Delhi Sands Flower Loving Fly

The proposed project is located outside any area mapped with Delhi soils within the MSHCP baseline data.

8.2 Species Not Adequately Conserved

None of species listed in the MSHCP Table 9-3 occur on the site.

9.0 GUIDELINES PERTAINING TO THE URBAN/WILDLANDS INTERFACE (SECTION 6.1.4)

There are no onsite project conservation areas and we are not aware of any existing or future MSHCP Conservation Areas in the project vicinity. There are currently open undeveloped areas located to the north, south and west of the project site, consequently the following urban/wildlands guidelines will be implemented.

Urban and storm water runoff
Detention basins designed to treat surface water runoff from the project will be established onsite. The detention basins are designed as a two-tiered system (first-flush and overflow area sized to accommodate the majority of annual flows), with a vegetated soil surface to facilitate surface water treatment and groundwater infiltration. The system is expected to receive high-energy pulse flows during winter storms events, with low-flows associated with irrigation water use during the summer months.

The vegetated soil surface of the detention basin will be maintained for the purpose of water treatment, consisting of periodic vegetation removal, minor sediment removal, and routine maintenance activities such as removal of trash and debris, snags, and structural repairs.

Toxic material
To minimize impacts from toxic materials, the following mitigation measures will be implemented during project construction:

- No equipment maintenance will occur near or within the stream channel where associated pollutants (petrochemical products, etc.) may enter the creek.
- Toxic Material, including raw cement, debris, asphalt, and other toxins, will be prevented from contaminating soil or entering the creek. Any toxic materials placed where they may pose any risk of contamination of the project site will be removed immediately.
- Any spills of hazardous materials will be reported to proper agencies immediately. In the event of contamination, toxic soils will be removed to agency approved disposal areas.

Lighting
Impacts from ambient lighting from project areas will be minimized by:

- Directing light sources away from adjacent open space areas.
- Incorporating light shielding technology where necessary to prevent spillage of light into adjacent open space areas.

Following initial installation of project lighting, a biologist will conduct a field inspection to ensure lighting impacts have been minimized and controlled, except as required by public safety standards.

Noise
Wildlife will not be subjected to high noise levels as development will not involve noisy equipment or work.

Dust
Dust will be controlled on the project site in accordance with the Riverside County General Plan and the South Coast Air Quality Management District (SCAQMD).

Trash/debris
The following mitigation measures will be implemented during project construction:

- Brush, loose soils, or other similar debris material will not be stockpiled within the stream channel or its banks.
- The operator will comply with all pollution, sediment and litter ordinances. During construction, the project site will be kept as clean as possible, and all food related trash items would be enclosed in sealed containers and regularly removed from the site.

Exotic plant and animal infestations
Any habitat areas will include weed monitoring and abatement measures during implementation and long-term management; the use of native xeriscaping species within the development areas to the maximum extent possible; and the promotion of movement and migration of native predators (e.g. bobcat, coyote) through the site to control populations of domestic and urban-adapted exotic animals. In addition, exotic plant and

animal infestations will be minimized through active management and project design features that minimize and control invasion and propagation of exotic species, as follows:

- Landscape plans will not include any species from the Cal-EPPC list A-1, A-2, or Red Alert list of noxious weeds, and will avoid the use of species listed under Table 6-2 of the MSHCP adjacent to the riparian/riverine areas.
- Onsite routine weeding will be accomplished by mechanical means such as hand tools and pulling, supplemented by spot spraying with herbicide. In addition to regular weeding activities, establishment of any Cal-EPPC list A-1, A-2, or Red Alert list of noxious weeds will trigger remedial action for eradication or containment, depending on the biology of the species.

10.0 BEST MANAGEMENT PRACTICES (VOLUME 1, APPENDIX C)

The following Beast Management Practices will be implemented.

- A biological monitor will be present during construction activities to ensure implementation of project design features. The biological monitor will be responsible for conducting training sessions, demarcating the impact zone with flagging or temporary construction fencing, ensuring impacts to listed species are avoided and the general provisions of the MSHCP are adhered to, and documenting construction activities (including a photolog).

- Nesting birds. Impacts to nesting birds will be minimized by complying with the federal Migratory Bird Treaty Act of 1918 (MBTA). The MBTA governs the taking and killing of migratory birds, their eggs, parts, and nests and prohibits the take of any migratory bird, their eggs, parts, and nests.

  Compliance with the MBTA shall be accomplished by the following:

  - If possible, all vegetation removal activities shall be scheduled from August 1 to February 15, which is outside the nesting season. This would ensure that no active nests would be disturbed and that removal could proceed rapidly,
  - If vegetation is to be cleared during the nesting season (February 15 – July 31), all suitable habitat will be thoroughly surveyed for the presence of nesting birds by a qualified biologist 72 hours prior to clearing. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum 50-foot buffer and up to 300 feet for raptors, with the final buffer distance to be determined by the qualified biologist. The buffer area shall be avoided until the nesting cycle is complete or it is determined that the

nest has failed. In addition, the biologist will be present on the site to monitor the vegetation removal to ensure that any nests, which were not detected during the initial survey, are not disturbed.

- Restoration of off-site temporary impact areas. It is anticipated that not all of the 10-acre off-site laydown and soils/import export area would be impacted but regardless all of this area would be restored after project completion. First the original site contours would be restored to the extent practicable and then the disturbed soil would be seeded with a native seed mix. The seed mix would include a combination of scrub and grassland species (Table 3). No irrigation would be provided. Rather the seed mix would be hydro-seeded the first fall after project completion and natural rainfall would provide the necessary moisture to establish the seed mix.

Table 3: Seed mix for off-site restoration areas, Oleander Business Park Project.

Achillea millefolium	Common yarrow
Acmispon glaber	Deerweed
Amsinckia menziesii	Rigid Fiddleneck
Aristida purpurea	Purple three awn grass
Deinandra paniculata	San Diego Tarweed
Elymus condensatus	Giant wildrye
Encelia farinosa	Desert Brittlebush
Ericameria palmeri var. pachylepis	Grassland Goldenbush
Erigeron canadensis	Canada horseweed
Eriognum fasciculatum	California buckwheat
Eriophyllum confertiflorum	Golden yarrow
Eschscholzia californica	California poppy
Hazardia squarrosa	Sawtooth goldenbush
Lasthenia sp.	Goldfields
Lupinus spp.	Lupine
Plagiobothrys spp.	Popcorn Flower
Salvia columbariae	Chia
Solanum xanti	Purple nightshade
Stephanomeria exigua ssp. deanei	Deane's Wreath-Plant
Stipa pulchra	Purple needlegrass
Venegasia carpesioides	Canyon Sunflower

- Construction Minimization measures

    1. Within 30 days prior to disturbance at the project site, a pre-construction survey will be conducted for burrowing owl (*Athene cunicularia*), and if owls are present they can be relocated following accepted protocols to comply with the MSHCP.
    2. All temporary work areas, including stockpiles, will be located outside any sensitive biological reources.
    3. The limits of the work will be flagged prior to start of work.
    4. No work will be conducted in flowing water.
    5. The contractor will install appropriate sediment management facilities within the project limits including sandbag check-dams, sandbag desiltation basins, and slope erosion protection for excavated and/or exposed soil areas. These BMPs will serve to control erosion and sediment in the event of a rain event during a construction period.
    6. All project drainage will flow into detention basins. This will minimize any potential impacts from run-off.

11.0 REFERENCES

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