FINAL

Sycamore Canyon Business Park Warehouse Project
Biological Assessment and
Western Riverside Multi-Species Habitat
Conservation Plan Compliance Report

All or Parts of Assessor's Parcel Numbers:
263-020-003, through -006, 263-300-001 through -006, 263-300-025, 263-300-029, 263-300-030, 263-300-033, 263-300-034, 263-300-035, and 263-300-036

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Revised June, 2016
Amec Foster Wheeler Project No. 1555400636

EXECUTIVE SUMMARY

Amec Foster Wheeler Environment & Infrastructure, Inc. (Amec Foster Wheeler) conducted a biological resources assessment and a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) compliance report for an approximately 76 acre project site located in the City of Riverside, Riverside County, California. The proposed project involves the development of two industrial buildings, associated parking spaces, and an on-site mitigation area. The two buildings total approximately 1.4 million square feet with standard auto parking and trailer stalls. The project occurs within the MSHCP.

The project site is bounded by Sycamore Canyon Wilderness Park (west) and River Ridge Drive (east), and encompasses Assessor's Parcel Numbers: 263-020-003, through -006, 263-300-001 through -006, 263-300-025, 263-300-029, 263-300-030, 263-300-033, 263-300-034, 263-300-035, and 263-300-036. The study area is currently undeveloped with no existing structures. There is a concrete v-ditch, located in the northeast corner of the site. The V-ditch is approximately 300 liner feet within the project site. This feature was constructed to direct natural sheet flow away from the existing industrial buildings east of the project site.

The project site is dominated by disturbed non-native grassland with two ephemeral drainages with sparse riparian vegetation, a small isolated ponded area, and an isolated riparian habitat. The study area appears to be regularly mowed for weed abatement and fire control purposes. Surrounding land uses include preserved open space to the west (Sycamore Canyon Wilderness Park), distribution centers/warehouses to the south and east, and single-family residential development to the north.

Tasks performed by Amec Foster Wheeler for the preparation of the MSHCP compliance report include a literature review, a general biological field assessment, MSHCP analysis, a jurisdictional delineation/evaluation, an evaluation of the site for sensitive biological resources and/or habitat, and the preparation of a Determination of Environmentally Equivalent or Superior Preservation (DBESP). In addition, Rocks Biological Consulting and Michael Baker International (MBI) also conducted protocol surveys for listed fairy shrimp and least Bell's vireo, respectively.

The study area is not located within any United States Fish and Wildlife Service (USFWS) designated critical habitat for sensitive species. There is designated critical habitat for coastal California gnatcatcher (*Polioptila californica californica*) immediately west of the project site. The project site is located within the Cities of Riverside and Norco Area Plan of the MSHCP. This species is covered under the MSHCP and payment of the MSHCP fee will be used by the Western Riverside County Regional Conservation Authority (RCA) to purchase off-site lands that will mitigate for the loss of foraging habitat. The project site does not lie within any MSHCP Criteria Cells.

The project site is located within the MSHCP designated burrowing owl (*Athene cunicularia*) survey area; and a burrow survey and focused burrowing owl protocol surveys for these fossorial owls are required under the MSHCP. Suitable habitat (nonnative grassland) occurs throughout the project site, however, no suitable burrows were found during the burrow survey within the project site. Therefore, protocol surveys for burrowing owl are not required. In accordance with Migratory Bird Treaty Act (MBTA) requirements, a nesting bird pre-construction

survey will be required prior to any ground disturbance or vegetation removal within the project site.

The MSHCP Conservation Summary Generator indicates that the project area does not require additional surveys for Narrow Endemic Plant Species, Criteria Area Plant Species, Sensitive Mammals and/or or Sensitive Amphibians. The project site does not contain suitable habitat for any of these species.

Amec Foster Wheeler biologist/wetland specialist Scott Crawford performed a Jurisdictional Delineation to determine presence of potential jurisdictional wetlands and waters on the project site, the results of which are presented in a separate report (Amec Foster Wheeler, 2016). Mr. Crawford identified two ephemeral drainages that qualify as "Waters of the U.S." on the project site. Theses drainage features are also considered waters of the state under California Department of Fish and Wildlife (CDFW) jurisdiction and therefore require a streambed alteration agreement under Section 1602 of the California Fish and Game (CFG) Code. These features are also under Regional Water Quality Control Board (RWQCB) jurisdiction and will require a 401 certification as part of the 404-permit process.

These two ephemeral drainage features and the isolated riparian habitat are considered riparian/riverine areas, as designated by the MSHCP. Since project related impacts are anticipated for all riparian/riverine areas within the project site, a project-level Determination of Biologically Equivalent or Superior Preservation (DBESP) is required to assess the extent of impacts and the measures taken to reduce the impact or determine mitigation measures for implementation either on-site habitat creation, off-site habitat creation or through the purchase of mitigation credits at an approved mitigation bank.

There is potentially suitable habitat (riverine/riparian) for least Bell's vireo (*Vireo bellii pusillus*) and southwestern willow flycatcher (*Empidonax traillii extimus*) on-site. Surveys for these two endangered riparian-nesting birds were completed during the 2015 survey season and both species are considered absent from the project site.

The project site contains suitable nesting habitat for birds protected under the Migratory Bird Treaty Act (MBTA) and CDFW Code. If construction activities occur during the nesting season, February 1 through August 31, Amec Foster Wheeler recommends conducting pre-construction clearance surveys for nesting birds.

A single golden eagle was observed flying high overhead during the field visit. Since both the golden eagle and white-tailed kite are known to occur within the immediate vicinity or on the project site, there is potential for project-related impacts to these species, including the loss of foraging habitat. The project site contains low quality raptor foraging habitat. Impacts to low-quality raptor foraging habitat is not a significant impact under the California Environmental Quality Act (CEQA). These two species are California fully protected species and any impacts to these species are significant. The white-tailed kite is covered under the MSHCP and payment of the MSHCP fee will be used by the RCA to purchase offsite lands that will mitigate for the loss of this foraging habitat. The golden eagle may forage on site, however no nesting habitat (high cliffs) is present on-site for this species; thus no significant impacts to the species is expected.

According to the MSHCP, the Urban/Wildlands Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Areas (MSHCP, pages 6-42). The project site is not within a conservation area but its west boundary does lie directly adjacent to a MSHCP Core Linkage (Sycamore Canyon Wilderness Park). The project will need to incorporate Urban/Wildlife Interface Guidelines during construction.

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ACRONYMS AND ABBREVIATIONS

Amec Foster Wheeler	Amec Foster Wheeler Environment & Infrastructure, Inc.
CASSA	Criteria Area Species Survey Area
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CDFW	California Department of Fish and Wildlife
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Data Base
CNPS	California Native Plant Society
CWA	Clean Water Act
ESAs	Endangered Species Acts
FESA	Federal Endangered Species Act
FGC	Fish and Game Code
GIS	Global Information System
MBTA	Migratory Bird Treaty Act
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
NCCP	Natural Communities Conservation Plan
OHWM	Ordinary High Water Mark
RCIP	Riverside County Integrated Project
RWQCB	Regional Water Quality Control Board
SSC	California Species of Special Concern
SWANCC	Solid Waste Agency of North Cook County
U.S.	United States
USACE	United States Army Corps of Engineers
USDA-NRCS	United States Department of Agriculture-Natural Resources Conservation Service
USFWS	U.S. Fish and Wildlife Service
USGS	United States Geological Survey
WSC	Waters of the State
WUS	Waters of the Unites States

1.0 INTRODUCTION

Amec Foster Wheeler Environment & Infrastructure, Inc. (Amec Foster Wheeler) was contracted by Albert A. Webb Associates to conduct a biological resources assessment and a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) compliance report for an approximately 76-acre project site located in the city of Riverside, Riverside County, California. The proposed project involves the development of two industrial buildings, associated parking spaces, and an on-site mitigation area. The two buildings total approximately 1.4 million square feet with standard auto parking and trailer stalls.

The City of Riverside requires a biological resources assessment in compliance with the MSHCP as part of the California Environmental Quality Act (CEQA) requirements.

2.0 PROJECT LOCATION AND SITE DESCRIPTION

The project site is specifically located west of Sycamore Canyon Boulevard at the western terminus of Dan Kipper Drive, west of Lance Drive, immediately east of Sycamore Canyon Wilderness Park (Figure 1) and can be found in Section 4 of Township 3 South, Range 4 West, as shown on the *Riverside East, California,* United States Geological Survey (USGS) 7.5 minute quadrangle. The elevation of the gently rolling project site ranges from 1,530 to 1,620 feet above sea level. The geographic coordinates near the middle of the site are 33.939250° North latitude and -117.307438° West longitude.

The approximately 76-acre project site encompasses Assessor's Parcel Numbers: 263-020-003, through -006, 263-300-001 through -006, 263-300-025, 263-300-029, 263-300-030, 263-300-033, 263-300-034, 263-300-035, and 263-300-036. The project site is currently undeveloped with no existing structures. The project site has been previously disturbed during development of the adjacent buildings to the east and south. One small v-ditch is located in the northeast corner of the project site and was installed to protect the adjacent properties to the east during construction activities from natural sheet-flow run-off. Disturbed non-native grassland dominates the site with a few ephemeral drainages traversing the site. The study area appears to be regularly mowed for weed abatement and fire control purposes. Surrounding land uses include preserved open space to the west as part of Sycamore Canyon Wilderness Park, warehouses to the east and south, and single-family residences to the north.

3.0 METHODOLOGY

3.1 Western Riverside County MSCHP Consistency Analysis

Geographic Information System (GIS) software was utilized to map the project site in relation to the MSHCP areas including Criteria Cells, Core Habitat, Linkages, and areas proposed for conservation. The Riverside County Integrated Project (RCIP) Conservation Summary Report Generator was queried to determine habitat assessment and potential survey requirements for the project site.

The MSHCP also requires a riparian/riverine and vernal pool habitat assessment. According to the MSHCP, the documentation for the assessment shall include mapping and a description of the functions and values of the mapped areas with respect to the species listed in Section 6.1.2, protection of species associated with riparian/riverine areas and vernal pools.

3.1.2 Literature Review

Prior to the field visit, a literature review was conducted of the environmental and regulatory setting for the biological project site. The literature review provides a baseline from which to evaluate the biological resources potentially occurring within the study area, and within the local and regional vicinity.

A list of special status plant and wildlife species and their habitats, known to occur near the project site was compiled. The primary source for this data was the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB 2015), which is a sensitive species and plant community database. Amec Foster Wheeler conducted a query of the CNDDB records based on a 5-mile radius surrounding the project site that included the Riverside East, Riverside West, and Sunnymead, California USGS 7.5-minute topographic quadrangle maps.

Additionally a review of pertinent literature and database search was conducted, including records from the California Native Plant Society (CNPS 2015) online inventory database was also queried for the project site and vicinity. The CNPS online inventory provided additional sensitive species information for many species that have not been reported to the CNDDB database. The online *Web Soil Survey* (United States Department of Agriculture, Natural Resources Conservation Service [USDA NRCS] 2015), and the MSHCP Conservation Summary Generator and website (Western Riverside County 2015) were also queried for the project site and vicinity. The collective knowledge of Amec Foster Wheeler staff was also utilized. *Scientific* nomenclature for this report is from the following standard reference sources: plant communities, Holland (1986); flora, Baldwin et al (2012) and Munz (1974); reptiles, Center for North American Herpetology (2014); and, birds, American Ornithologists Union (2013).

3.2 Field Investigation

Amec Foster Wheeler biologists Nathan Moorhatch and Lisa Wadley conducted a reconnaissance-level field survey on May 12, 2015 from 08:50 a.m. to 11:30 a.m. Weather conditions during the survey included cloudy to partly cloudy skies with an average temperature of 65°F (degrees Fahrenheit) and winds between 2 and 7 miles per hour. Habitat was assessed based on the presence or absence of habitat components (e.g., soils, vegetation and topography) that are characteristic of potentially occurring special status species determined by the literature review/database search. All flora and vertebrate fauna observed or otherwise detected (e.g., vocalizations, presence of scat, tracks, and/or bones) on the project site during the course of this assessment were recorded and are included in Appendices A and B.

3.2.1 Jurisdictional Waters and Wetlands

A Delineation of Jurisdictional Waters and Wetlands was conducted in accordance with regulations set forth in 33 Code of Federal Regulations (CFR) Part 328 and appropriate United States Army Corps of Engineers (USACE) guidance documents and California Fish and Game Code (FGC). Aerial photographs (2015) of the project site were procured and compared with the Riverside East, California, USGS 7.5-minute topographic quadrangle maps to identify potential drainage features within the project site as indicated from topographic changes or visible drainage patterns. The National Wetland Inventory was also reviewed to determine whether any wetland areas had been documented within the vicinity of the project site. The United States Department of Agriculture (USDA) Soil Survey Map was reviewed to identify the soil series that occur on the project site.

An inspection of the project site to determine presence of potential jurisdictional wetlands and waters was conducted by Scott Crawford on June 2, 2015. Weather conditions during delineation fieldwork were conducive for surveying with generally clear skies, a temperature of 65 degrees Fahrenheit and winds between 0 and 2 miles per hour.

For a more detailed description of survey methods used to complete the delineation of jurisdictional waters and wetlands, and results please refer to the Jurisdictional Delineation Report for sycamore Canyon Business Park Warehouse Project, City of Riverside, Riverside County, California, June 2015.

3.2.2 Wildlife Corridor

The project site was assessed to determine if a wildlife corridor occurs on or within a portion of the project site. Since the project site is the only portion of the survey area that will have project-related impacts, the CDFW conservation area and indirect impact zone were not included in this assessment.

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Vicinity & Location
Sycamore Canyon Business Park Warehouse Project

FIGURE
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3.3 Regulatory Framework

3.3.1 Federal

Federal Endangered Species Act - The USFWS administers the Federal Endangered Species Act (FESA). The FESA provides a process for listing species as either threatened or endangered, and methods of protecting listed species. The FESA defines as "endangered" any plant or animal species that is in danger of extinction throughout all or a significant portion of its known geographic range. A "threatened" species is a species that is likely to become endangered. A "proposed" species is one that has been officially proposed by the USFWS for addition to the federal threatened and endangered species list.

FESA Section 9 prohibits "take" of threatened or endangered species. The term "take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in such conduct. Take can include disturbance to habitats used by a threatened or endangered species during any portion of its life history. The presence of any federally threatened or endangered species in a biological survey area generally imposes severe constraints on development, particularly if development would result in "take" of the species or its habitat. Under the regulations of the FESA, the USFWS may authorize "take" when it is incidental to, but not the purpose of, an otherwise lawful act.

California Endangered Species Act - CDFW administers the California Endangered Species Act (CESA). The State of California considers an "endangered" species one whose prospects of survival and reproduction are in immediate jeopardy. A "threatened" species is one present in such small numbers throughout its range that it is likely to become an endangered species in the near future in the absence of special protection or management. A "rare" species is one present in such small numbers throughout its portion of its known geographic range that it may become endangered if its present environment worsens. The rare species designation applies to California native plants. State threatened and endangered species are fully protected against take, as defined above. The term "species of special concern" is an informal designation used by CDFW for some declining wildlife species that are not state candidates for listing. This designation does not provide legal protection, but signifies that these species are recognized as sensitive by CDFW.

Migratory Bird Treaty Act – The MBTA protects all common wild birds found in the United States (U.S.) except the house sparrow, starling, feral pigeon, and resident game birds such as pheasant, grouse, quail, and wild turkey. Resident game birds are managed separately by each state. The MBTA makes it unlawful for anyone to kill, capture, collect, possess, buy, sell, trade, ship, import, or export any migratory bird including feathers, parts, nests, or eggs.
Pursuant to the MBTA, it is unlawful to "take" (i.e., capture, kill, pursue, or possess) migratory birds or their nests. Nesting birds must not be disturbed. The MBTA requires that impacts to nesting bird species be minimized or eliminated by avoiding impacts to active nest sites present in the Project area.

3.3.2 State

California Fish and Wildlife Code – Section 3503 and Section 3511 – The CDFW administers the CFG Code. There are particular sections of the CFG Code that are applicable to natural resource management. For example, Section 3503 of the CFG Code states it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird that is protected under the

MBTA. CFG Code Section 3503.5 further protects all birds in the orders Falconiformes and Strigiformes, birds of prey such as hawks and owls, and their eggs and nests from any form of take. CFG Code Section 3511 lists fully protected bird species where the CDFW is unable to authorize the issuance of permits or licenses to take these species.

3.3.3 Riverside County

Western Riverside County Multiple Species Habitat Conservation Plan –MSHCP is a comprehensive, multi-jurisdictional effort that includes Riverside County, fourteen (14) cities (including Beaumont) and seven public agencies. Rather than address sensitive species on an individual basis, the purpose of the MSHCP is to focus on the collective conservation of 146 species known to occur in the coverage area. Most importantly, the MSHCP allows participating entities to issue take permits for listed species so that individual applicants need not seek their own permits on a case-by-case basis from the USFWS and/or the CDFW. The MSHCP consists of a reserve system of approximately 500,000 acres and includes a mechanism to fund and implement the reserve system (Riverside County MSHCP 2005). Approximately 347,000 acres of the reserve system are currently within public ownership and 153,000 acres are currently in private ownership. This 500,000-acre reserve system throughout the County is intended to compensate for impacts to these sensitive species from development projects throughout the plan area. The MSCHP is designed to contribute to the economic viability of the County by providing landowners and developers with a more efficient and cost-effective regulatory and permitting process. The MSHCP was adopted on June 17, 2003 by the Riverside County Board of Supervisors, and the Incidental Take Authorization issued by both the USFWS and CDFG on 22 June 2004, thereby approving the final MSHCP. In western Riverside County many federal and state listed or sensitive species and habitats are now considered “covered species” under the MSHCP. In most instances the MSHCP requires no further surveys for most of the 146 covered species; however, Section 6 of the MSHCP states that additional surveys for 38 of these species is required if either the property occurs in a specific species survey area (i.e., burrowing owl, Criteria Area Species Survey Area [CASSA]) or if potential habitat exists on the property (i.e., least Bell’s vireo [*Vireo bellii pusillus*], or Riverside fairy shrimp [*Streptocephalus woottoni*]). This plan satisfies requirements of the Natural Communities Conservation Plan (NCCP) legislation.

3.3.4 Jurisdictional Waters and Wetlands

Impacts to natural drainage features and wetland areas are regulated by the USACE, RWQCB, and CDFW based upon the policies and regulations discussed below.

United States Army Corp of Engineers Regulations

Federal Clean Water Act - Section 404

The USACE administers Section 404 of the federal Clean Water Act (CWA). These sections regulate the discharge of dredge and fill material into waters of the U.S. USACE has established a series of nationwide permits that authorize certain activities in waters of the U.S., if a proposed activity can demonstrate compliance with standard conditions. Normally, USACE requires an individual permit for an activity that will affect an area equal to or in excess of 0.5 acre of waters of the U.S. Projects that result in impacts to less than 0.5 acre can normally be

conducted pursuant to one of the nationwide permits, if consistent with the standard permit conditions.

Waters of the United States

Waters of the U.S. (WUS), as defined in CFR Section 328.3, include all waters or tributaries to waters such as lakes, rivers, intermittent and perennial streams, mudflats, sand-flats, natural ponds, wetlands, wet meadows, and other aquatic habitats. Frequently, WUS, with at least intermittently flowing water or tidal influences are demarcated by an ordinary high water mark (OHWM). The OHWM is defined in CFR Section 328.3(e) as the line on the shore established by the fluctuations of water and indicated by physical characteristics such as a 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. In this region, the OHWM is typically indicated by the presence of an incised streambed with defined bank shelving.

In June 2001, the USACE South Pacific Division has issued Guidelines for Jurisdictional Delineations for Waters of the United States in the Arid Southwest. The purpose of this document was to provide background information concerning physical characteristics of dry land drainage systems. These guidelines were reviewed and used to identify jurisdictional drainage features within the biological survey area.

Wetlands

According to the USACE Wetlands Delineation Manual, Technical Report, three criteria must be satisfied to classify an area as a jurisdictional wetland:

1. A predominance of plant life that is adapted to life in wet conditions (hydrophytic vegetation)

2. Soils that saturate, flood, or pond long enough during the growing season to develop anaerobic conditions in the upper part (hydric soils)

3. Permanent or periodic inundation or soils saturation, at least seasonally (wetland hydrology)

Wetland vegetation is characterized by vegetation in which more than 50 percent of the composition of dominant plant species are obligate wetland, facultative wetland, and/or facultative species that occur in wetlands. As a result of the 2001 Solid Waste Agency of North Cook County (SWANCC) case, a wetland must show connectivity to a stream course in order for such a feature to be considered jurisdictional. Although wetland criteria was used to identify if areas were considered wetlands, the exact limits of jurisdiction were not measured based on the standard wetland delineation protocol as described in the 1987 USACE manual.

United States Army Corp of Engineers Regulated Activities

The USACE regulates the discharge of dredged or fill material, including, but not limited to, grading, placing of rip-rap for erosion control, pouring concrete, laying sod, and stockpiling

excavated material. Activities that generally do not involve a regulated discharge, if performed specifically in a manner to avoid discharges, include driving pilings, drainage channel maintenance, temporary mining and farm/forest roads, and excavating without stockpiling.

Regional Water Quality Control Board Regulations

Clean Water Act - Section 401

According to section 401 of the CWA, "any applicant for a Federal permit for activities that involve a discharge to waters of the State, shall provide the Federal permitting agency a certification from the State in which the discharge is proposed that states that the discharge will comply with the applicable provisions under the Federal Clean Water Act." Therefore, before the USACE will issue a Section 404 permit, applicants must apply for and receive a Section 401 water quality certification from the RWQCB.

Porter-Cologne Water Quality Act

The RWQCB regulates actions that would involve "discharging waste, or proposing to discharge waste, within any region that could affect the water of the state" (water code §13260(a)), pursuant to provisions of the Porter-Cologne Water Quality Act. "Waters of the State" (WSC) are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state" (water code Section 13050 (e)).

Regional Water Quality Control Board Regulated Activities

Under Section 401 of the CWA, the RWQCB regulates all activities that are regulated by the USACE. Additionally, under the Porter-Cologne Water Quality Act, the RWQCB regulates all activities, including dredging, filling, or discharge of materials into waters of the state that are not regulated by the USACE due to a lack of connectivity with a navigable water body and/or lack of an OHWM.

3.3.5 California Department of Fish and Game Regulations

California Fish and Game Code Section 1600 to Section 16003

The CFG Code mandates that "it is unlawful for any person to substantially divert or obstruct the natural flow or substantially changes the bed, channel, or bank of any river, stream, or lake designated by the department, or use any material from the streambeds, without first notifying the department of such activity." CDFW jurisdiction includes ephemeral, intermittent, and perennial watercourses, including dry washes, characterized by the presence of hydrophytic vegetation, the location of definable bed and banks, and the presence of existing fish or wildlife resources.

Furthermore, CDFW jurisdiction is often extended to habitats adjacent to watercourses, such as oak woodlands in canyon bottoms or willow woodlands that function as part of the riparian system. Historic court cases have further extended CDFW jurisdiction to include watercourses that seemingly disappear, but re-emerge elsewhere. Under the CDFW definition, a watercourse need not exhibit evidence of an OHWM to be claimed as jurisdiction. However, CDFW does not regulate isolated wetlands; that is, those that are not associated with a river, stream, or lake.

California Department of Fish and Wildlife Regulated Activities

The CDFW regulates activities that involve diversions, obstruction, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake that supports fish or wildlife resources.

4.0 RESULTS

4.1 Soils

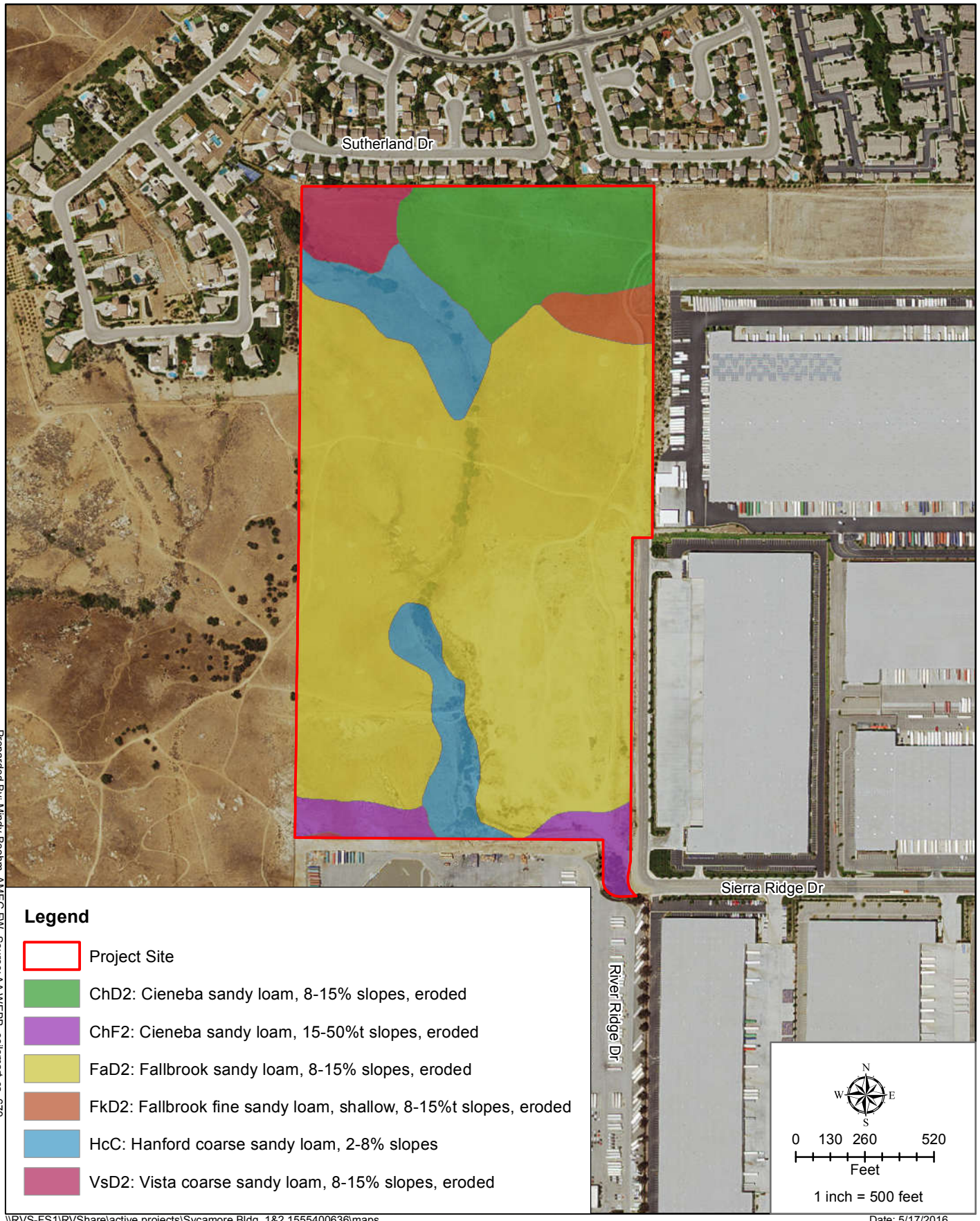
The United States Department of Agriculture National Resources Conservation Service (USDA NCRS) maintains an online searchable soils database, the Web Soil Survey (USDA 2015), which was consulted during the project literature search in order to determine the soil associations and soil types occurring on the project site. The following mapping units occur on the site (Figure 2):

- Cienaba sandy loam, 8 to 15 percent slopes, eroded (ChD2)
- Cienaba sandy loam, 15 to 50 percent slopes, eroded (ChF2)
- Fallbrook sandy loam, 8 to 15 percent slopes, eroded (FaD2)
- Fallbrook fine sandy loam, shallow, 8 to 15 percent slopes, eroded (FkD2)
- Hanford coarse sandy loam, 2 to 8 percent slopes (HcC)
- Vista coarse sandy loam, 8 to 15 percent slopes, eroded (VsD2)

The Fallbrook soils are typically well-drained soils on uplands and have slopes of 2 to 50 percent. These soils developed on granodiorite and tonalite. Uncultivated/undisturbed areas of Fallbrook soils have a cover of annual grasses, oaks, flat-top buckwheat, and chaparral. The NRCS does not list any of the soils within the project site as hydric soils.

4.2 Vegetation

As shown in the Photographic Exhibits (Appendix C), and depicted on Figure 3, the site is covered with largely fallow, recently mowed fields. The plant list compiled by Amec Foster Wheeler during the assessment consists of 57 species. This number does not reflect the total number of plant species likely to occur on the site, as surveys at other seasons would certainly detect other species not seen in spring. The majority of the native plants were concentrated within the jurisdictional ephemeral drainage that traverses the project site. The on-site non-native grasslands are dominated by common fiddleneck (*Amsinckia intermedia*), red brome (*Bromus madritensis* ssp. *rubens*), and short-pod mustard (*Hirschfeldia incana*). The riparian habitat associated with the drainage feature on-site includes red willow (*Salix laevigata*), arroyo willow (*Salix lasiolepis*), Gooding's black willow (*Salix douglasii*), narrow-leaf willow (*Salix exigua*), Fremont cottonwood (*Populus fremontii ssp. fremontii*), and mule fat (*Baccharis salicifolia*). The average rainfall for the area is 8.2 inches per year with no average snowfall (Western Regional Climate Center 2015). Weather data was recorded at the nearby March Field, approximately 4 miles southeast of the project site.



Prepared By: Mindy Beohm, AMEC FW. Source: AA WEBB, soilsmart-ca 679

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Date: 5/17/2016

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Soils Map
Sycamore Canyon Business Park Warehouse Project

FIGURE
2

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Vegetation Communitites Map
Sycamore Canyon Business Park Warehouse Project

FIGURE
3

For a more detailed treatment of on-site jurisdictional features (including WUS. and WSC), please refer to the separate Jurisdictional Delineation Report prepared for this project by Amec Foster Wheeler biologist/wetland specialist Scott Crawford (Amec Foster Wheeler 2016).

4.2.1 Sensitive Plant Species

The MSHCP Conservation Summary Generator indicates that the project area is not included in a Narrow Endemic Plant survey area. No other sensitive plant species were observed on the project site.

4.3 Wildlife

Thirty-five (35) wildlife species were observed in the project area: five insects, two reptile, twenty-one birds, and seven mammals (see Appendix B). A complete inventory of the wildlife on the project site would require extensive year-round surveys for invertebrates, birds, amphibians, and reptiles, and a live-trapping program for the detection of nocturnal and/or fossorial mammals.

Arthropods (insects) observed on the site included honey bees (*Apis mellifera*), harvester ants (*Pogonomyrmex californicus*), tarantula hawk (*Pepsis spp.*, and cabbage white butterfly (*Artogeia rapae*).

Two reptiles observed on the site included side-blotched lizard (*Uta stansburiana*) and Great Basin fence lizard (*Sceloporus occidentalis longipes*).

Birds detected during the field survey include species commonly seen in many areas of western Riverside County including black phoebe (*Sayornis nigricans*), red-tailed hawk (*Buteo jamaicensis*), common raven (*Corvus corax*), mourning dove (*Zenaida macroura*), and house finch (*Haemorhous mexicana*).

Seven mammal species were detected during the site assessment, California ground squirrel (*Otospermophilus beecheyi*), Botta's pocket gopher (*Thomomys bottae*), coyote (*Canis latrans*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), desert cottontail (*Sylvilagus audubonii*), and dusky-footed woodrat (*Neotoma fuscipes*).

4.3.1 Sensitive Wildlife Species

Animals may be considered "sensitive" due to declining populations, vulnerability to habitat change or loss, or because of restricted distribution. Certain sensitive species have been listed as threatened or endangered by the USFWS or by the CDFW and are protected by the federal and/or state Endangered Species Acts (ESAs). Other species have been identified as sensitive by the USFWS, the CDFW.

One sensitive wildlife species was observed on- site during the survey, San Diego black-tailed jackrabbit, which is covered under the MSHCP. In addition, a single golden eagle (*Aquila chrysaetos*) was observed flying high overhead during the field visit. Since both the golden eagle and white-tailed kite (*Elanus leucurus*) are known to occur within the immediate vicinity of

the project site, there is potential for project-related impacts to these species, including the loss of foraging habitat. Both birds are CDFW "California Species of Special Concern" (SSC), and are a "covered" species under the MSHCP. As MSHCP covered species, impacts to these species are mitigated through payment of the MSHCP fees. No other sensitive wildlife species were observed on the study area during the field survey.

4.3.2 Wildlife Corridors

Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas, various studies have concluded that some wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas because they prohibit the infusion of new individuals and genetic information (MacArthur and Wilson 1967, Soule 1987, Harris and Gallagher 1989, Bennett 1990). Corridors effectively act as links between different populations of a species. A group of smaller populations (termed "demes") linked together via a system of corridors is termed a "metapopulation." The long-term health of each deme within the metapopulation is dependent upon its size and the frequency of interchange of individuals (immigration vs. emigration). The smaller the deme, the more important immigration becomes, because prolonged inbreeding with the same individuals can reduce genetic variability. Immigrant individuals that move into the deme from adjoining demes mate with individuals and supply that deme with new genes and gene combinations that increases overall genetic diversity. An increase in a population's genetic variability is generally associated with an increase in a population's health.

Corridors mitigate the effects of habitat fragmentation by (1) allowing animals to move between remaining habitats, which allows depleted populations to be replenished and promotes genetic diversity; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fires or disease) will result in population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs (Noss 1983, Fahrig and Merriam 1985, Simberloff and Cox 1987, Harris and Gallagher 1989).

Wildlife movement activities usually fall into one of three movement categories: (1) dispersal (e.g., juvenile animals from natal areas, individuals extending range distributions); (2) seasonal migration; and (3) movements related to home range activities (foraging for food or water, defending territories, searching for mates, breeding areas, or cover). A number of terms have been used in various wildlife movement studies, such as "wildlife corridor," "travel route," "habitat linkage," and "wildlife crossing" to refer to areas in which wildlife move from one area to another. To clarify the meaning of these terms and facilitate the discussion on wildlife movement in this study, these terms are defined as follows:

Travel Route: A landscape feature (such as a ridgeline, drainage, canyon, or riparian strip) within a larger natural habitat area that is used frequently by animals to facilitate movement and provide access to necessary resources (e.g., water, food, cover, den sites). The travel route is

generally preferred because it provides the least amount of topographic resistance in moving from one area to another; it contains adequate food, water, and/or cover while moving between habitat areas; and provides a relative direct link between target habitat areas.

Wildlife Corridor: A piece of habitat, usually linear in nature that connects two or more habitat patches that would otherwise be fragmented or isolated from one another. Wildlife corridors are usually bounded by urban land areas or other areas unsuitable for wildlife. The corridor generally contains suitable cover, food, and/or water to support species and facilitate movement while in the corridor. Larger, landscape-level corridors (often referred to as "habitat or landscape linkages") can provide both transitory and resident habitat for a variety of species.

Wildlife Crossing: A small, narrow area, relatively short in length and generally constricted in nature, that allows wildlife to pass under or through an obstacle or barrier that otherwise hinders or prevents movement. Crossings typically are manmade and include culverts, underpasses, drainage pipes, and tunnels to provide access across or under roads, highways, pipelines, or other physical obstacles. These are often "choke points" along a movement corridor.

The project site was assessed to determine if a wildlife corridor occurs on or within a portion of the project site. Since the project site is the only portion of the survey area that will have project-related impacts, the CDFW conservation area and indirect impact zone were not included in this assessment.

4.3.3 Riparian Bird Species (MSHCP Section 6.1.2)

The project site was found to have suitable habitat for a wildlife species that commonly occur in Riparian/Riverine habitats. These wildlife species include sensitive avian species such as least Bell's vireo, southwestern willow flycatcher (*Empidonax traillii extimus*), and western yellow-billed cuckoo (*Coccyzus americanus occidentalis*). The riparian woodland habitat present within ephemeral drainages that traverse portions of the project site is potential breeding habitat for the State and Federally Endangered least Bell's vireo and southwestern willow flycatcher. Protocol surveys for this species were conducted by a third party on the project site.

4.3.4 Burrowing Owl (MSHCP Section 6.3.2)

As mentioned previously in Section 4.3, the project area is within the MSHCP survey area for burrowing owl. The burrowing owl is an avian species of special concern that is protected by the MBTA and CFG Code Section 3503. This species typically occurs in grassland and scrub habitats characterized by low-growing vegetation with an abundance of small mammal burrows, including the California ground squirrel. It often prefers areas with moderate disturbance and/or berms or drainage features. Reasons for burrowing owl population decline include habitat destruction, insecticide poisoning, rodenticide (particularly squirrel eradication), and shooting.

Suitable habitat (non-native grassland) occurs throughout the project site. The presence of California ground squirrel, desert cottontail, and San Diego Black-tailed jackrabbit are potential indicators of suitable burrowing owl (*Athene cunicularia*) habitat (burrows). The project area is within the MSHCP survey area for burrowing owl. During the burrow survey, as part of the protocol survey for burrowing owl, no suitable burrows were observed within the project site. It is

assumed that due to the presence of the above mentioned mammal species, all suitable burrows associated with those species are within the adjacent Sycamore Canyon Conservation Area.

Since no suitable burrows were found to be present within the project site, a protocol surveys for burrowing owl is not required under the MSHCP. In accordance with Migratory Bird Treaty Act (MBTA) requirements, a nesting bird pre-construction survey will be required prior to any ground disturbance or vegetation removal within the project site.

4.3.4.1 Migratory Bird Treaty Act (MBTA) and Section 3503 of the State Fish and Game Code

The project site contains suitable nesting habitat for ground-nesting birds such as killdeer and horned lark. Some common native birds that could potentially nest in the vegetation on the project site include red-tailed hawk (*Buteo jamaicensis*), bushtit (*Psaltriparus minimus*), American kestrel (*Falco sparverius*), black phoebe (*Sayornis nigricans*), western kingbird (*Tyrannus verticalis*), house finch (*Haemorhous mexicana*), Bewick's wren (*Thryomanes bewickii*) and mourning dove (*Zenaida macroura*). Several other native birds could also potentially nest on the site, including several spring/summer-breeding species that would not have been present during the winter survey visit.

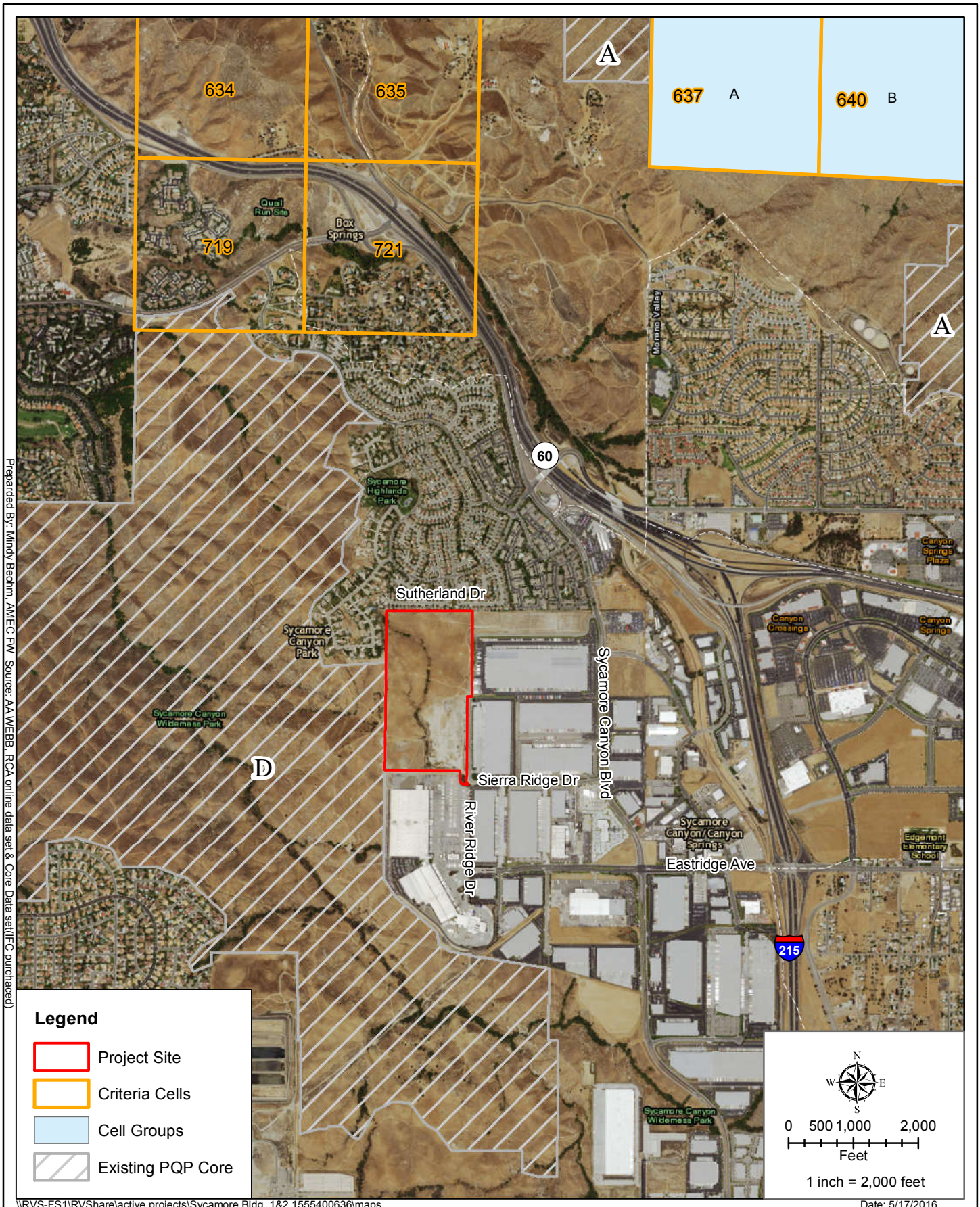
Nesting birds are protected under the MBTA. During the bird breeding season (typically February 1 through August 31), large trees (greater than 15 to 70 feet) on or adjacent to the project site may provide roosting and nesting habitat for raptors, such as hawks and owls, ravens, or other birds. Trees, shrubs, and other vegetation may provide nest sites for smaller birds. The exact time of year when an avian species nests varies greatly. In addition, external factors, such as rainfall, temperature, and water levels may influence time of nesting from year to year.

4.3.4.2 Urban/Wildlands Interface Analysis (MSHCP 6.1.4)

This section addresses the indirect effects associated with locating development in proximity to MSHCP Conservation Areas. The project site is bordered to the west by MSCHP Existing Core D, Sycamore Canyon Park (Figure 4). Projects that are located immediately adjacent conservation areas will require project design features to minimize potentially significant impacts associated with the urban/Wildlands interface.

Existing Core D consists of Sycamore Canyon Park. This Core is composed of two Non-contiguous Habitat Blocks of Public/Quasi-Public Land separated by approximately 2,000 feet, in approximately the north-central region of the Plan Area. Existing Core D is connected to Existing Noncontiguous Habitat Block A (Box Springs Mountains) via Proposed Constrained Linkage 7. At 10.8 miles from the nearest connected Core, Existing Core D is the most isolated of all proposed or existing Cores. The Core is also surrounded by City and Community Development planned land use designations. For these reasons, treatment and management of edge conditions along this Core will be necessary to ensure that it provides Habitat and movement functions for species using the Core. Guidelines Pertaining to Urban/Wildlands

Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators are presented in Section 6.1 of the MSHCP document.



Prepared By: Mindy Beohm, AMEC FW Source: AA WEBB, RCA online data set & Core Data set(IFC purchaced)

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Date: 5/17/2016

amec foster wheeler

MSHCP Map
Sycamore Canyon Business Park Warehouse Project

FIGURE
4

4.4 Drainages

There are two ephemeral drainages (identified as Drainage 1 and 2) that traverse portions of the project site. Drainage 1 is the main channel and it originates from an under culvert that conveys urban run-off from the adjacent residential development to the north. Drainage 2 is a small tributary that originates within the project site. Based on the current site conditions these drainages likely convey flows during and immediately following storm events. There is a small ponded area in the southern portion of the project site, described as an artificially created feature in an otherwise upland area. There is also an isolated patch of riparian habitat in the southeastern corner of the project site.

4.4.1 Jurisdictional waters

Amec Foster Wheeler biologist/wetland specialist Scott Crawford performed a Jurisdictional Delineation to determine presence of potential jurisdictional wetlands and waters on June 2, 2015. Runoff from the site generally flows south onto the paved industrial area. The flows eventually deposit into an off-site water quality basin (southwest of the project site) before flowing into Sycamore Canyon Creek. The flows eventually enter the Santa Ana River channel, a relatively permanent water (RPW) approximately 7 miles downstream of the project site. The Santa Ana River flows another 45 miles before terminating at the Pacific Ocean, a traditional navigable water (TNW).

As mentioned above, these drainages flow into the Santa Ana River, and ultimately the Pacific Ocean, therefore, these drainages qualify as “WUS”, and would be subject to USACE, RWQCB and CDFW jurisdiction. For a more detailed treatment of on-site jurisdictional features please refer to the separate Jurisdictional Delineation Report prepared for this project prepared by Scott Crawford (Amec Foster Wheeler 2015).

5.0 MSHCP DISCUSSION AND RECOMMENDATIONS

5.1 Migratory Bird Treaty Act

Impacts to nesting birds, both direct and indirect, can be minimized or eliminated by conducting work activities outside of the breeding season. Although some nesting birds can occur year-round in Southern California, typical avian breeding season is from February 1 through August 31. Any work conducted between September 1 through January 31 would be expected to avoid nesting activity. If construction activities must occur during the breeding season, potential nesting areas should be examined by a qualified biologist prior to disturbance, especially where there could be direct impacts. If active nests are found, they should be avoided until young have fledged. While there is no established protocol for nest avoidance, when consulted the CDFW generally recommends avoidance buffers of about 500 feet for raptors and 100 – 300 feet for other birds, decided on a case by case basis. Construction activity may encroach into the buffer area at the discretion of the biological monitor in consultation with CDFW.

5.2 Burrowing Owls

Burrowing owls differ from most other potentially occurring birds in that they use their burrows year-round, not just for nesting, so are vulnerable to ground disturbance at all times. Under the MSHCP, the entire project site is within the designated MSHCP Burrowing Owl survey area, which means that a habitat assessment must be conducted. Marginally suitable habitat, rocky outcrops and nonnative grasslands were found on the project site, however no suitable burrows were observed on-site. Suitable mammal burrows were found to occur adjacent to the project site; specifically along the west boundary adjacent to the Sycamore Wilderness Canyon open space area. Where potential habitat is located, surveys must be conducted during the burrowing owl breeding season (WRCMSHCP defines as March 1 through August 31).

Any burrowing owls determined to occur in the project area and/or within 500 feet of the project site, based on focused surveys, must not be disturbed during the breeding season (February 1 through August 31). Generally, work activity within 164 feet (50 meters) would be considered disturbance. If owls could be harmed by the project, they will need to be relocated during the non-breeding season, with CDFW approval. Even if no evidence of burrowing owl was detected on-site after the focused surveys; a pre-construction Burrowing Owl survey is recommended within 30 days of ground disturbance activities.

5.3 MSHCP Criteria Cells, Cores, and Linkages

Criteria Area Cells are lands where the MSHCP reserve system is being assembled. The project site is shown in relation to these Criteria Area Cells on Figure 4. The project site is approximately 0.8 miles south of the nearest Criteria Area Cell (#721). The project site is not within or located directly adjacent to the criteria cell and thus will not contribute to any connectivity to the criteria cell(s) or its conservation objectives.

The west boundary of the project site is located directly adjacent to MSHCP Core D, Sycamore Canyon Park. To minimize indirect impacts to the adjacent Core D, recommendations pertaining to urban/wildlands interface described above in Section 4.3.3.2, Urban/Wildlands Interface, should be implemented. With these guidelines implemented, no significant impacts are likely to occur to the adjacent wildlands or the CDFW Conservation Area.

5.4 Riparian/Riverine Areas and Vernal Pools

Riparian/Riverine Areas **-** The project site has two ephemeral drainages and an isolated riparian area. Drainage 1 and 2 contain riparian habitat and/or riverine characteristics and are hence considered riparian/riverine areas, as designated by the MSHCP. The isolated riparian area is located in the southeastern corner of the project site. Based on the current site plant, these features cannot be avoided and a project-level DBESP was prepared under separate cover. The DBESP report contains project related impact areas and associated mitigation. As a result of the pre-application meeting with the RCA and wildlife agencies, an on-site mitigation area was incorporated into the project design.

5.4.1 Vernal Pool/Fairy Shrimp Species

A small isolated ponded area is located in the southern portion of the project site, described as an artificially created feature in an otherwise upland area. This area has the potential to provide suitable habitat for fairy shrimp species, a habitat assessment and focused survey for listed fairy shrimp species was conducted during the 2015-2016 rain season. No listed fairy shrimp species were observed during the surveys and are thus considered absent from the project site.

5.4.2 Riparian Bird Species

The project site does contain habitat suitable for covered riparian species, such as least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo. Surveys for these species were conducted during the 2015 flight season with negative findings. No additional mitigation is required.

6.0 CONCLUSIONS

A Habitat Assessment and MSHCP Consistency Analysis was conducted for the approximately 76-acre Sycamore Canyon Business Park Warehouse Project (project site), inclusive of the project site a 500-foot impact zone was also researched (80-acre gross area). The 500-foot impact zone and additional survey areas are not a part of the project site, but were incorporated in the biological resources assessment as potential indirect impacts are associated with the Urban/Wildlands Interface as required in the MSHCP.

The project site is located within the MSHCP designated burrowing owl survey area; suitable habitat for the Burrowing owl was found to occur within the project site. However, no burrows were found during the burrow survey. Therefore, focused surveys for burrowing owl are not required prior to project construction. Sine burrowing owl habitat remains within the project site, a 30-day pre-construction survey is required prior to any vegetation removal or soil disturbance. If burrowing owls are present during initial project grading activities, active and/or passive relocation of the owls will be required. If possible, owls should be relocated to the Sycamore Canyon Business Park Warehouse Project Buffer Area or the CDFW Area.

There are two drainages (Drainage Features 1 and 2) and an isolated riparian area considered riparian/riverine areas, as defined by MSHCP, which are analyzed at a project level in the document. Since project-related impacts to riparian/riverine areas cannot be avoided during project construction, a project-specific DBESP report and relevant mitigation was prepared and submitted to the city. USFWS, and CDFW for approval.

The project site does contain habitat suitable for sensitive riparian species, such as least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo. Surveys for these species were conducted during the 2015 survey season. Additionally, a small isolated ponded area is located in the southern portion of the project site, described as an artificially created feature in an otherwise upland area. This area has the potential to provide suitable habitat for fairy shrimp species. A focused survey for listed fairy shrimp was completed with negative findings. Listed fairy shrimp species are absent from the project site.

The project site is bordered to the west by MSCHP Existing Core D, Sycamore Canyon Park. Projects that are located immediately adjacent conservation areas will require project design features to minimize potentially significant impacts associated with the Urban/Wildlands interface.

Prior to tree and shrub vegetation removal, a nesting bird survey is required if vegetation removal or any ground disturbing activities occur during the nesting bird season (February 1 through August 31).

Adherence with the above recommendations (and resulting additional actions, if required) and acceptance of the proposed project by the city of Riverside would fulfill requirements for biological resources pursuant to CEQA, FESA, CESA, and the MSHCP and development of the Sycamore Canyon Business Park Warehouse Project would be consistent with the Western Riverside County MSHCP.

7.0 REFERENCES

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APPENDIX A

PLANT SPECIES LIST

APPENDIX A

PLANT SPECIES LIST

This list reports only plants observed on the site by this study. Other species may have been overlooked or undetectable due to their growing season. Plants were identified from keys, descriptions, and drawings in Baldwin et al (ed.) 2012 and Munz 1974.

MAGNOLIOPHYTA: MAGNOLIOPSIDA	**DICOT FLOWERING PLANTS**
Amaranthaceae	**Amaranth family**
*Amaranthus albus**	Tumbling (white) pigweed
Anacardiaceae	**Sumac family**
*Schinus molle**	Peruvian pepper tree
Asteraceae	**Sunflower family**
Baccharis salicifolia	Mule fat
*Centaurea solstitialis**	Yellow star-thistle
Conyza canadensis	Canadian horseweed
*Cotula coronopifolia**	African brass-buttons
Deinandra paniculata	Paniculate tarplant
Encelia farinosa	Brittlebush
Filago californica	California filago
Helianthus annuus	Common sunflower
Heterotheca grandiflora	Telegraph weed
Stephanomeria virgata	Tall wreath-plant
Boraginaceae	**Borage family**
Amsinckia intermedia	Common fiddleneck
Heliotropium curassavicum	Salt heliotrope
Brassicaceae	**Mustard family**
*Hirschfeldia incana**	Shortpod mustard
Cactaceae	**Cactus family**
Cylindropuntia californica var. *parkeri*	Valley cholla
Chenopodiaceae	**Saltbush family**
*Salsola tragus**	Russian thistle
Elaeagnaceae	**Oleaster family**
*Elaeagnus angustifolia**	Russian olive
Euphorbiaceae	**Spurge family**
Chamaesyce albomarginata	Rattlesnake weed
Croton setigerus	Dove weed
Fabaceae	**Pea family**
Acmispon glaber	Common deerweed, California broom
Geraniaceae	**Geranium family**
*Erodium botrys**	Longbeak stork's bill
*Erodium cicutarium**	Redstem stork's bill
Lamiaceae	**Mint family**

Trichostema lanceolatum	Vinegar weed
Polygonaceae	**Buckwheat family**
Eriogonum fasciculatum	California buckwheat
Rhamnaceae	**Buckthorn family**
Ceanothus sp.	Ceanothus
Salicaceae	**Willow family**
Populus fremontii	Fremont cottonwood
Salix lasiolepis	Arroyo willow
Simaroubaceae	**Quassia family**
*Ailanthus altissima**	Tree of heaven
Solanaceae	**Nightshade family**
*Nicotiana glauca**	Tree tobacco
Tamaricaceae	**Tamarisk family**
Tamarix sp.*	Tamarisk
MONOCOTYLEDONEAE	**MONOCOT FLOWERING PLANTS**
Poaceae	**Grass family**
*Avena barbata**	Slender wild oat
*Avena fatua**	Wild oat
Avena sp.*	Oat
*Bromus diandrus**	Ripgut brome
Bromus madritensis ssp. *rubens**	Red brome
*Bromus madritensis**	Foxtail chess
Salix gooddingii	Goodding's Black willow

SYMBOLS AND ABBREVIATIONS:

* = Non-native (introduced) species
** = sensitive species
sp. = Plant identified only to genus
ssp. = Subspecies

APPENDIX B

VERTEBRATE ANIMALS

APPENDIX B

VERTEBRATE ANIMALS SPECIES LIST

This list reports only animals or their sign observed during AMEC's site visit. Burrows of unidentified small mammals are not included. Other species may have been overlooked or undetectable due to their nocturnal and/or subterranean activity patterns. Nomenclature and taxonomy for fauna observed generally follows the American Ornithologists' Union Checklist and its supplements (2013) for avifauna, CDFW (2006) for mammals, and Center for North American Herpetology (2014) for herpetofauna.

REPTILIA	**REPTILES**
Phrynosomatidae	**Phrynosomatid Lizards**
Sceloporus occidentalis longipes	Great Basin fence lizard
Uta stansburiana	Common side-blotched lizard

AVES	**BIRDS**
Cathartidae	**American Vultures**
Cathartes aura	Turkey vulture
Accipitridae	**Kites, Hawks, and Eagles**
Buteo jamaicensis	Red-tailed hawk
Aquila chrysaetos	Golden eagle
Falconidae	**Falcons**
Falco sparverius	American kestrel
Charadriidae	**Plovers and Lapwings**
Charadrius vociferus	Killdeer
Columbidae	**Pigeons and Doves**
Zenaida macroura	Mourning dove
Trochilidae	**Hummingbirds**
Calypte anna	Anna's hummingbird
Tyrannidae	**Tyrant Flycatchers**
Sayornis nigricans	Black phoebe
Sayornis saya	Say's phoebe
Tyrannus verticalis	Western kingbird
Corvidae	**Crows and Ravens**
Corvus corax	Common raven
Alaudidae	**Larks**
Eremophila alpestris	Horned lark
Hirundinidae	**Swallows**
Stelgidopteryx serripennis	Northern rough-winged swallow
Aegithalidae	**Bushtits**
Psaltriparus minimus	Bushtit
Troglodytidae	**Wrens**
Thryomanes bewickii	Bewick's wren
Fringillidae	**Finches**
Carpodacus mexicanus	House finch
Carduelis psaltria	Lesser goldfinch

MAMMALIA	**MAMMALS**
LAGOMORPHA	***RABBITS, HARES AND PIKA***
Leporidae	**Rabbits and Hares**
Lepus californicus	San Diego black-tailed jackrabbit
Sylvilagus audubonii	Desert cottontail
RODENTIA	***RODENTS***
Sciuridae	**Squirrels**
Spermophilus beecheyi	California ground squirrel
Geomyidae	**Pocket Gophers**
Thomomys bottae	Botta's pocket gopher
CARNIVORA	***CARNIVORES***
Canidae	**Foxes, Wolves and Dogs**
Canis latrans	Coyote

SYMBOLS AND ABBREVIATIONS:

sp. = Identified only to genus; species unknown plural = spp.
* = Non-native species
** = Sensitive species (State or Federally Listed as Threatened or Endangered, or a CDFW Species of Special Concern, Watch list, or a USFWS Bird of Conservation Concern)

APPENDIX C

PHOTOGRAPHS

Photo 1 – Looking south at the southern portion of the project site.

Photo 2 – Looking southwest at disturbed area adjacent to portion of riparian area.

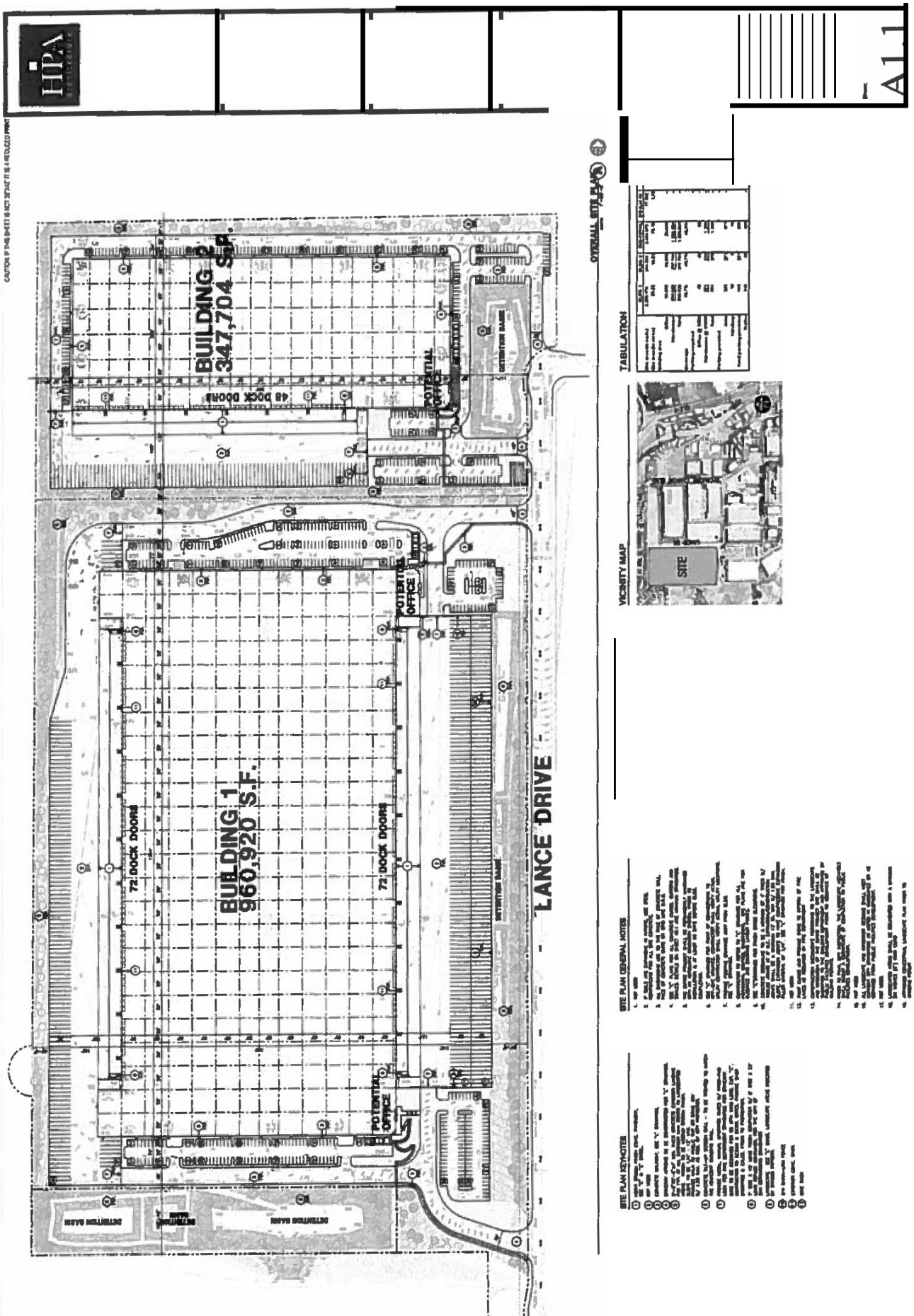
Photo 3 – Looking southwesterly from northwest corner of project site at non-native grasslands and riparian area commonly observed throughout the project site.

Photo 4 – Looking south at the southern portion of the project site showing drainage feature present in this area and the adjacent riparian habitat.

Photo 5 – Looking southwest at the confluence of two upland swales.

Photo 6– Looking west at an isolated ponded area located in the southern portion of the projects site.

APPENDIX D
SITE PLAN


HPA
A1.1
BUILDING 2
347,704 S.F.
48 DOCK DOORS
POTENTIAL OFFICE
DETENTION BASIN
BUILDING 1
960,920 S.F.
72 DOCK DOORS
72 DOCK DOORS
LANCE DRIVE
OVERALL SITE PLAN
TABULATION
VICINITY MAP
SITE
SITE PLAN GENERAL NOTES
SITE PLAN KEYNOTES