

Technical Appendix C1

Biological Resources Assessment

**General Biological Resources Assessment
for the
Modular Logistics Project**

October 1, 2014

Prepared for:

T&B Planning

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**Modular Logistics
General Biological Resources Assessment**

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1.0 INTRODUCTION

This report describes the existing biological resources on the proposed Modular Logistics project site and evaluates the potential impacts to those resources that may occur as a result of project implementation. This report is intended to provide the County of Riverside (County) with information necessary to assess significant impacts to biological resources under the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP).

2.0 PROJECT LOCATION AND DESCRIPTION

2.1 PROJECT LOCATION

The approximately 51-acre Modular Logistics project site is located in the City of Moreno Valley, Riverside County, California within the USGS Perris Quadrangle, Township 3S, Range 3W, Section 32 (Figures 1 and 2). The site is within the MSHCP area.

The site is bordered to the north by existing development and an active construction site. To the east is Nandina Avenue and developed areas. Modular Way and developed land borders the site to the south. North Perris Boulevard and fallow fields are located to the west of the site.

2.2 PROJECT DESCRIPTION

The proposed project involves the demolition and removal of existing structures and grading/preparation of the site for construction of a logistics warehouse structure. The facility will incorporate 1,109,378 square feet of building space with supporting installations to include surface parking and loading areas, utility infrastructure, landscaping, and water detention basins. Driveways connecting the facility to the four site-adjacent roadways also are planned.

3.0 METHODS

3.1 LITERATURE REVIEW

Prior to conducting the biological fieldwork, background research was conducted to obtain information on the existing biological conditions within the project vicinity. Background research included a review of current local, state, and federal regulations, historical and current aerial photographs, USGS topographic maps, U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soil survey maps, and the MSHCP.

A review of the California Natural Diversity Data Base (CNDDDB) was performed to identify sensitive biological resources known from the proposed project vicinity. The CNDDDB, which is administered by the California Department of Fish and Wildlife (CDFW), provides an inventory of vegetation communities, plant species, and wildlife species that are considered sensitive by state and federal resource agencies, academic institutions, and other conservation groups.

Historical occurrences of sensitive species from the proposed project vicinity were used to determine species with a potential to occur within and adjacent to the proposed project area.

3.2 BIOLOGICAL SURVEYS

3.2.1 Burrowing Owl

A focused burrowing owl (*Athene cunicularia*) survey was conducted according to the Burrowing Owl Survey Instructions for the Western Riverside MSHCP Area (County 2006). The survey focused on the eastern, non-developed portion of the site where potential habitat for the species occurs, and consisted of 4 separate visits (Table 1).

Table 1 BURROWING OWL SURVEY INFORMATION				
Survey	Date	Biologists	Time (start/stop)	Weather Conditions (start/stop)
1*	8/8/13	Greg Mason	1825/2040	Clear, 74°F, wind 5-8 mph/clear, 76°F, wind 3-5 mph
2	8/15/13	Brian Leatherman	1735/2000	Clear, 92°F, wind 4-7 mph/clear, 84°F, wind 4-7 mph
3	8/19/13	Brian Leatherman	1730/2000	Clear, 91°F, wind 2-4 mph/clear, 80°F, wind 4-7 mph
4	8/21/13	Brian Leatherman	0530/2000	Clear, 71°F, wind 0-2 mph/20% clouds, 73°F, wind 0-2 mph

*Includes the burrow survey, which was conducted concurrently

All surveys were conducted by walking transects no more than 100 feet apart, through suitable habitat over the entire survey area, using binoculars and/or a spotting scope where necessary. The area was surveyed for burrowing owls and potential burrows or perches that could be used by the owl. Burrowing owls are known to occupy California ground squirrel (*Spermophilus beecheyi*) burrows; therefore, particular attention was paid to areas along fence lines, or other locations where squirrel activity has been observed in the past, was presently observed, or was likely to occur. Dirt piles, drainages, and culverts also were carefully examined as these sites often provide cavities that can support the species. The determination of owl presence is made by direct owl observation or by owl sign such as, but not limited to, excavated soil, whitewash (excrement), castings (pellets), and/or feathers. A burrowing owl survey letter report was prepared and is included as Appendix A.



Figure 1

Regional Location

DORADO PROPERTY

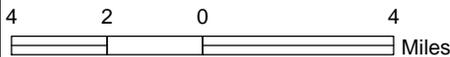
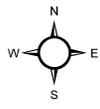




Figure 2

Project Location

DORADO PROPERTY



2,000 1,000 0 2,000
Feet



3.2.2 Vegetation Mapping

A general biological survey and vegetation mapping visit was conducted on November 26, 2013. The entire site was surveyed on foot. Vegetation communities were mapped according to Holland (1986) or Oberbauer (2008) classifications. Plant and animal species detected on site were recorded during fieldwork conducted on site. The site also was assessed for potential riparian/riverine and jurisdictional (wetland) features.

3.2.3 Rare Plants

The majority of the site is within the MSHCP Criteria Area Species Survey Area (CASSA), as well as the Narrow Endemic Plant Species Survey Area (NEPSSA). The CASSA identifies Coulter's goldfields (*Lasthenia glabrata*), Davidson's saltscale (*Atriplex serenana*), little mousetail (*Myosurus minimus*), mud nama (*Nama stenocarpum*), Parish's brittlescale (*Atriplex parishii*), round-leaved filaree (*California macrophylla*), San Jacinto Valley crownscale (*Atriplex coronata*), smooth tarplant (*Centromadia pungens*), and thread-leaved brodiaea (*Brodiaea filifolia*) as potentially occurring sensitive species on the site. Additionally, the NEPSSA identified San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), and Wright's trichocoronis (*Trichocoronis wrightii*) as potentially occurring sensitive species on site. Special attention was paid to the potential for these species to occur on site during the focused surveys.

The entire site is developed and/or highly disturbed and does not support suitable habitat for any CASSA or NEPSSA sensitive species. Additionally, The CNDDDB database search did not identify any sensitive plant species that have been known to occur on site or within the project vicinity. The site does not support alkaline marshes, wet meadows, vernal pools, wetlands, or chaparral/coastal sage scrub habitats; therefore, no suitable habitat is present for all but one of the species identified as potentially occurring by the MSHCP, the smooth tarplant.

Suitable habitat for the smooth tarplant includes alkali scrub, alkali playas, and grasslands with alkaline affinities. The soil on site is mapped as Domino silt loam with saline-alkaline characteristics. The soil on site has been heavily disturbed and disked regularly, thereby altering its characteristics and reducing the potential for this species to occur. Additionally, this species typically leaves behind dried stems, leaves, and flowers that persist throughout the year and allow for species identification outside of the flowering season. No signs of this species were observed during the field visit. Based on these conditions, the smooth tarplant is not expected to occur on the site.

Based on the heavily disturbed nature of the site and the lack of suitable habitat, focused rare plant surveys are not required.

3.3 SURVEY LIMITATIONS

Few survey limitations exist for the study area. Since the site visit was conducted during daylight hours, the presence of nocturnal animals such as coyotes (*Canis latrans*), raccoons (*Procyon lotor*), and rodents could be determined only by indirect sign (tracks, scat, or burrows). A complete list of these species would require night surveys and trapping, but is not warranted because potential to occur and the relative sensitivity of animals that might be detected are both low.

3.4 NOMENCLATURE

Nomenclature used in this report follows Holland (1986) and Oberbauer (2008) for vegetation community classifications. Latin plant names follow Baldwin, ed. (2012) while common names follow Baldwin or CNPS (2012). Sensitive plant status follows CNPS (2012) and CDFG (2012). Animal nomenclature is taken from Crother (2001) for amphibians and reptiles, American Ornithologists' Union (2009) for birds, and Baker, et al. (2003) for mammals. Sensitive animal status follows CDFG (2011).

4.0 RESULTS

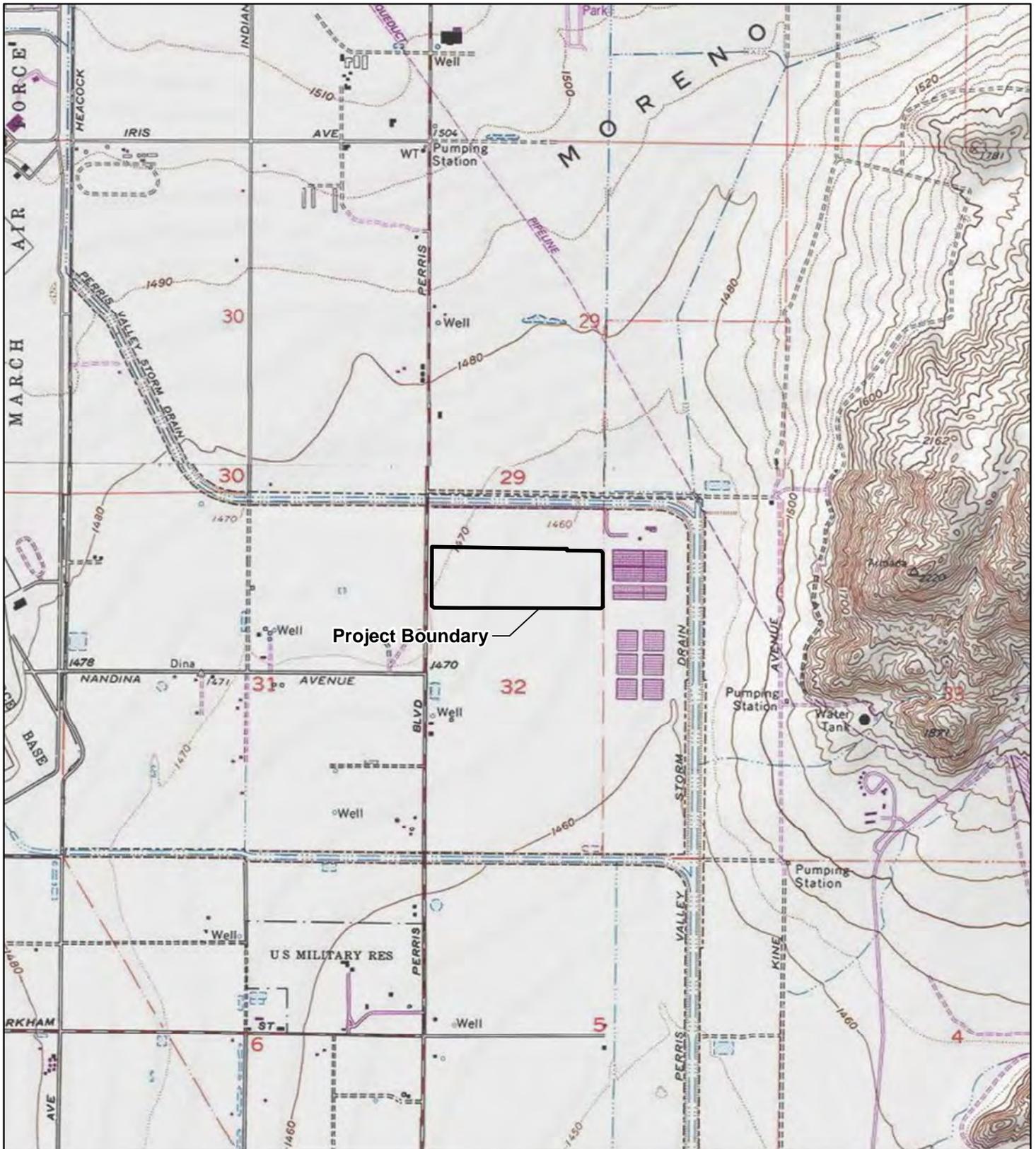
4.1 PHYSICAL DESCRIPTION AND LAND USE

The majority of the site is developed. A large area at the west of the site is occupied by a stone and tile facility, alongside which is a constructed detention basin. The eastern portion of the site is a highly disturbed, undeveloped field maintained for brush management purposes. The surrounding areas are developed or disturbed, and include an active construction site to the north, a water treatment plant to the east, and a commercial distribution facility to the south. North Perris Boulevard and fallow fields border the site to the west.

The site is relatively flat with on-site elevations ranging from approximately 1,467 feet above mean sea level at the eastern boundary to approximately 1,475 feet at the western boundary. Soil on site (Figure 3) is mapped as Exeter sandy loam, 0-2% slopes (EnA); Hanford coarse sandy loam (HcA), 0-2% slopes; Traver loamy fine sand-eroded (Tp2); Traver fine sandy loam, saline-alkali (ts); and Domino silt loam, saline-alkali (Dv). Most of the site is developed, with the only exposed soil surface on the eastern end. The mapped soil in this area is Domino silt loam; however, given the current and historic disturbance (storage) in this area the surface soil structure is not intact.

4.2 VEGETATION COMMUNITIES AND LAND COVER TYPES

The western portion of the site is developed and does not support vegetation communities (Figure 4). A detention basin and tilled, fallow fields make up the approximate 23 acres to the east; vegetation in this area consisted of tilled, non-native grasses and exotic forb species.



Source: USGS Quads

Figure 3

USGS Topography

DORADO PROPERTY





 Project Boundary
 Survey Area



Figure 4

Survey Results

DORADO PROPERTY

4.2.1 Upland Habitats

Disturbed/Developed

The entire site is either developed or disturbed, with the larger western portion occupied by a commercial facility, its parking and loading areas, and an adjoining detention basin. The smaller area to the east is a highly disturbed fallow field. The majority of these areas provide no native habitat for plant or wildlife species.

4.2.2 Wetland/Riparian Vegetation Communities

There are no riparian/riverine communities or potential jurisdictional areas located on the site. The property is flat and does not support any aquatic features necessary for the development of these habitats.

4.3 PLANT SPECIES OBSERVED

Given its highly disturbed nature and lack of suitable habitat, the site was found to be unsuitable for the species identified as potentially occurring in the MSHCP. Therefore, no surveys are warranted. No NEPSSA, CASSA, or other sensitive plant species were observed or anticipated to occur on the site.

A list of plant species observed is included as Appendix B.

4.4 ANIMAL SPECIES OBSERVED OR DETECTED

A single sensitive species, the California horned lark (*Eremophila alpestris actia*) was observed on site. This species is classified as a Special Animal in the State of California and is considered to be adequately conserved under the MSHCP. This species is not listed as threatened or endangered either by the State or Federal government. Impacts to the California horned lark would not be considered significant and no mitigation would be required. No other sensitive species were observed on site.

Although much of the property is disturbed or developed, the undeveloped eastern 23 acres provide suitable habitat for burrowing owls. No burrowing owl or sign of burrowing owl presence were observed during focused surveys on site. While burrowing owls are not anticipated to occur, the eastern portion of the site does have the potential to support burrowing owls. In compliance with the conditions of the MSHCP, the City of Moreno Valley likely will require that a pre-construction burrowing owl survey be conducted no more than 30 days prior to grading on the site. There are numerous non-native trees planted within the site landscaping along the project boundary. These trees are generally small in size and are considered to have low potential to support nesting raptor species; however, they may provide nesting habitat for smaller migratory bird species protected by the Migratory Bird Treaty Act (MBTA).

A list of animal species observed or detected is included as Appendix C.

4.5 POTENTIAL JURISDICTIONAL FEATURES

The site is flat and does not support any drainages, water courses, vernal pools, or wetland habitats that would be considered jurisdictional by the U.S. Army Corps of Engineers (Corps), CDFW, or the Regional Water Quality Control Board (RWQCB).

5.0 MSHCP COMPLIANCE

5.1 MSHCP SURVEY REQUIREMENTS

The project site is located within the MSHCP Reche Canyon/ Badlands Area Plan but is not within an MSHCP Criteria Cell (Figure 5). Required species survey areas for the project site were identified by conducting a search on the Riverside County Integrated Project (RCIP) Conservation Summary Report (Appendix D).

5.1.1 Burrowing Owl Analysis

The site is within the MSHCP burrowing owl survey area. No burrowing owls were observed during the focused breeding season surveys conducted on the site. The area surrounding the site also is mostly developed and the potential for owls to occur is considered to be minimal. While owls are not expected to occur on site, a pre-construction survey would be required to help ensure that no owls are present at the time of site development.

5.1.2 Sensitive Plant Species

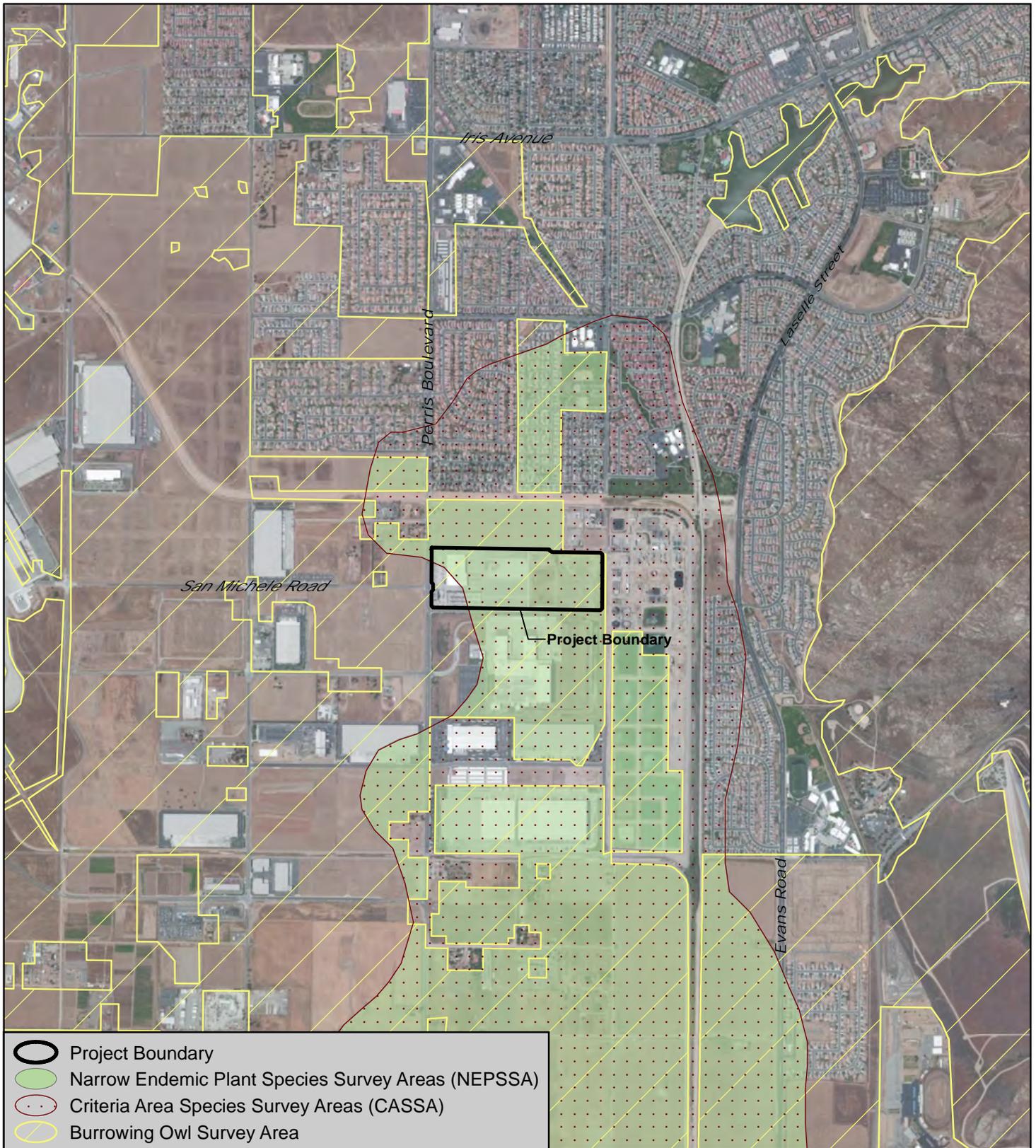
The majority of the site is located within the MSHCP NEPSSA and CASSA species survey areas. No sensitive plant species were observed during the site visits and none are expected given the disturbed and developed nature of the site. While the site is within the NEPSSA and CASSA survey areas, the habitat on site is not considered suitable for the identified species to occur; therefore, focused sensitive plant surveys would not be required.

5.2 URBAN/WILDLANDS INTERFACE GUIDELINES

According to the Section 6.1.4 of the MSHCP, the Urban/Wildlands Interface Guidelines are intended to address indirect effects associated with locating development in proximity to MSHCP conservation areas (County 2003). The project site is not adjacent to any MSHCP conservation areas. Consequently, the Urban/Wildlife Interface Guidelines do not apply to the project.

5.3 MSHCP AND RESERVE ASSEMBLY CRITERIA

The study area is not located within any Criteria Cells or identified for potential use for the MSHCP Reserve Assembly. Therefore, the proposed project will not conflict with MSHCP conservation objectives for the area.

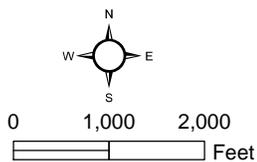


-  Project Boundary
-  Narrow Endemic Plant Species Survey Areas (NEPSSA)
-  Criteria Area Species Survey Areas (CASSA)
-  Burrowing Owl Survey Area

Figure 6

MSHCP Survey Areas

GENERAL BIOLOGICAL RESOURCES ASSESSMENT
AND MSHCP CONSISTENCY ANALYSIS
FOR THE MODULAR LOGISTICS PROJECT



5.4 RIPARIAN/RIVERINE AND VERNAL POOL REQUIREMENTS

Section 6.1.2 of the MSHCP describes the process to protect species associated with riparian/riverine areas and vernal pools. As defined in the MSHCP, riparian/riverine areas are lands that contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens that occur close to, or depend on, a nearby freshwater source or areas that contain a freshwater flow during all or a portion of the year. These habitats may support one or more of the species listed in Section 6.1.2 of the MSHCP.

The MSHCP requires focused surveys for sensitive riparian bird species when suitable riparian habitat is present and surveys for sensitive fairy shrimp species when vernal pools or other suitable habitat is present. Given the lack of suitable habitat on or adjacent to the site, sensitive riparian bird surveys are not required. There also are no vernal pools or ephemeral ponding habitat capable of supporting listed fairy shrimp species; therefore, no surveys for fairy shrimp species are required.

The MSHCP requires analysis of project impacts to riparian/riverine areas through the preparation of a Determination of Biological Superior or Equivalent Preservation (DBESP). However, as there are no riparian/riverine areas affected by the project, a DBESP would not be required.

6.0 MITIGATION MEASURES

6.1 MITIGATION MEASURES

Compliance with the requirements of Section 6.0 of the MSHCP is intended to provide full mitigation under CEQA, the National Environmental Policy Act, the California Endangered Species Act (CESA), and the federal Endangered Species Act (FESA) for impacts on species and habitats covered by the MSHCP, pursuant to agreements with the U.S. Fish and Wildlife Service (USFWS) and the CDFW, as set forth in the implementing agreement for the MSHCP.

The following standard mitigation conditions would reduce project-related impacts to MSHCP covered species and other biological resources to less than significant:

1. The Project shall comply with City of Moreno Valley Municipal Code Title 3, Chapter 3.48, Western Riverside County Multiple Species Habitat Conservation Plan Fee Program, which requires a per-acre local development impact and mitigation fee. The Project Applicant shall pay Western Riverside County MSHCP development impact and mitigation fees to the City prior to the issuance of a building permit.
2. Within 30 days prior to grading, a qualified biologist shall conduct a survey of the undeveloped portions of the property and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report and shall be submitted, reviewed, and accepted by the City of Moreno Valley Planning Division prior to the issuance of a grading permit and subject to the following provisions:
 - a. In the event that the pre-construction survey identifies no burrowing owls on the property, a grading permit may be issued without restriction.
 - b. In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.

- c. In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owl, the requirements of MSCHP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable Habitat, at least 90 percent of the area with long-term conservation value and burrowing owl pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall only be issued, either:
 - i. upon approval and implementation of a property-specific Determination of Biologically Superior Preservation (DBESP) report for the western burrowing owl by the CDFW; or
 - ii. a determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon passive or active relocation of the species following accepted CDFW protocols. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit.
3. As a condition of approval for all grading permits, vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:
 - a. A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance.
 - b. A copy of the migratory nesting bird survey results report shall be provided to the City of Moreno Valley Planning Division. If the survey identifies the presence of active nests, then the qualified biologist shall provide the City of Moreno Valley Planning Division with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the City of Moreno Valley Planning Division and shall be no less than a 300-foot radius around the nest for non-raptors and a

500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and City Planning Division verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.

7.0 REFERENCES

- American Ornithologists' Union. 2009. Fiftieth Supplement to the American Ornithologists' Union Check-list of North American Birds. http://www.aou.org/checklist/suppl/AOU_checklist_suppl_50.pdf
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- California Department of Fish and Game California Natural Diversity Database (CNDDDB). 2012. State and Federally Listed Endangered, Threatened, and Rare Plants of California. State of California, The Resources Agency, Habitat Conservation Division, Wildlife & Habitat Data Analysis Branch. URL: <http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEPlants.pdf>. January.
2011. Special Animals List (883 taxa). State of California, The Resources Agency, Department of Fish and Game, Biogeographic Data Branch, California Natural Diversity Database. URL: <http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/SPANimals.pdf>. January.
- California Native Plant Society (CNPS). 2012. Inventory of Rare and Endangered Plants. Internet searchable database Version 7. URL: <http://cnps.web.aplus.net/cgi-bin/inv/inventory.cgi>. July 5.
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- County of Riverside. 2006. Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area. March 29.
- Holland, R.F. 1986. Preliminary descriptions of the terrestrial natural communities of California. State of California, The Resources Agency, 156 pp.
- Oberbauer, Thomas. 2008. Terrestrial Vegetation Communities in San Diego County Based on Holland's Descriptions. Revised from 1996 and 2005. July.
- Riverside County. 2003. Western Riverside County Multiple Species Habitat Conservation Plan.

Appendix A

BURROWING OWL SURVEY REPORT

September 10, 2013

Mr. Jason Rosin
Kearny Real Estate Company
1900 Avenue of the Stars, Suite 320
Los Angeles, CA 90067

Re: Burrowing Owl Survey Results Report for the Dorado Property

Dear Mr. Rosin:

This letter presents the results of the 2013 nesting season survey for the burrowing owl (*Athene cunicularia*) conducted by Alden Environmental, Inc. (Alden) and subcontractor Brian Leatherman on the Dorado property.

LOCATION AND SITE DESCRIPTION

The project site is located on the approximately 51-acre Dorado Property located in the City of Moreno Valley, Riverside County, California within the USGS Perris Quadrangle, Township 3S, Range 3W, Section 32, (Figures 1 through 3). The property is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area.

The site is bordered to the north existing development and an active construction site. To the east is Nandina Avenue and developed areas. Modular Way and developed land borders the site to the south. North Perris Boulevard and fallow fields are located to the west of the site.

The site is relatively flat with on-site elevations ranging from approximately 1,467 feet above mean sea level at the eastern boundary to approximately 1,475 feet at the western boundary (Figure 3). Soil on site is mapped as Exeter sandy loam, 0-2% slopes (EnA); Hanford coarse sandy loam (HcA), 0-2% slopes; Traver loamy fine sand-eroded (Tp2); Traver fine sandy loam, saline-alkali (ts); and Domino silt loam, saline-alkali (Dv).

METHODS

The burrowing owl survey consisted of a focused burrow survey and focused burrowing owl surveys (Table 1) according to the Burrowing Owl Survey Instructions for the Western Riverside MSHCP Area¹.

¹ County of Riverside. 2006. Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area. March 29.

Survey	Date	Biologists	Time (start/stop)	Weather Conditions (start/stop)
1*	8/8/13	Greg Mason	1825/2040	Clear, 74°F, wind 5-8 mph/clear, 76°F, wind 3-5 mph
2	8/15/13	Brian Leatherman	1735/2000	Clear, 92°F, wind 4-7 mph/clear, 84°F, wind 4-7 mph
3	8/19/13	Brian Leatherman	1730/2000	Clear, 91°F, wind 2-4 mph/clear, 80°F, wind 4-7 mph
4	8/21/13	Brian Leatherman	0530/2000	Clear, 71°F, wind 0-2 mph/20% clouds, 73°F, wind 0-2 mph

*Includes the burrow survey, which was conducted concurrently

All surveys were conducted by walking transects no more than 100 feet apart, through suitable habitat over the entire survey area, using binoculars and/or a spotting scope where necessary. The area was surveyed for burrowing owls and potential burrows or perches that could be used by the owl. Burrowing owls are known to occupy California ground squirrel (*Spermophilus beecheyi*) burrows; therefore, particular attention was paid to any areas along fence lines, or other locations where squirrel activity has been observed in the past, was observed presently, or was likely to occur. Dirt piles, drainages, and culverts also were carefully examined as these sites often provide cavities that can support the species. The determination of owl presence is made by direct owl observation or by owl sign such as, but not necessarily limited to, excavated soil, whitewash (excrement), castings (pellets), and/or feathers. Representative photographs are presented as Attachment A. Field notes are presented as Attachment B.

VEGETATION COMMUNITIES/HABITATS

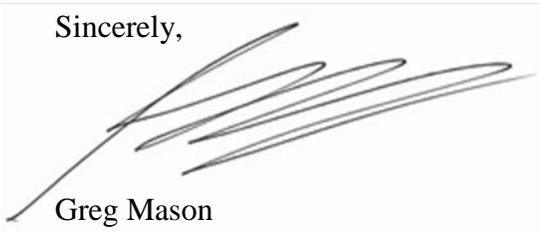
The western portion of the site is developed and does not support suitable burrowing owl habit; therefore, it was excluded from the burrowing owl survey area. The approximately 23 acres of the site to the east supports a detention basin and tilled, fallow fields and was included in the survey area (Figure 4). The vegetation in the survey area consisted of tilled non-native grasses and exotic forb species.

RESULTS

Although much of the property is disturbed or developed, the undeveloped eastern 23 acres provide suitable habitat for burrowing owls. No burrowing owls or signs of burrowing owl presence were observed on site. While burrowing owls are not anticipated to occur, the eastern portion of the site does have the potential to support burrowing owls. In compliance with the conditions of the MSHCP, the City of Moreno Valley likely will require that a pre-construction burrowing owl survey be conducted no more than 30 days prior to grading on the site.

Please contact me if you have any questions.

Sincerely,



Greg Mason
Senior Biologist

Enclosures:

Figure 1	Regional Location Map
Figure 2	Project Location Map
Figure 3	USGS Topographic Map
Figure 4	Survey Results
Attachment A	Representative Photographs
Attachment B	Field Notes



Figure 1

Regional Location

DORADO PROPERTY

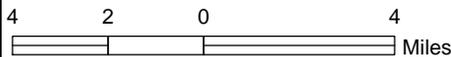
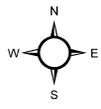




Figure 2

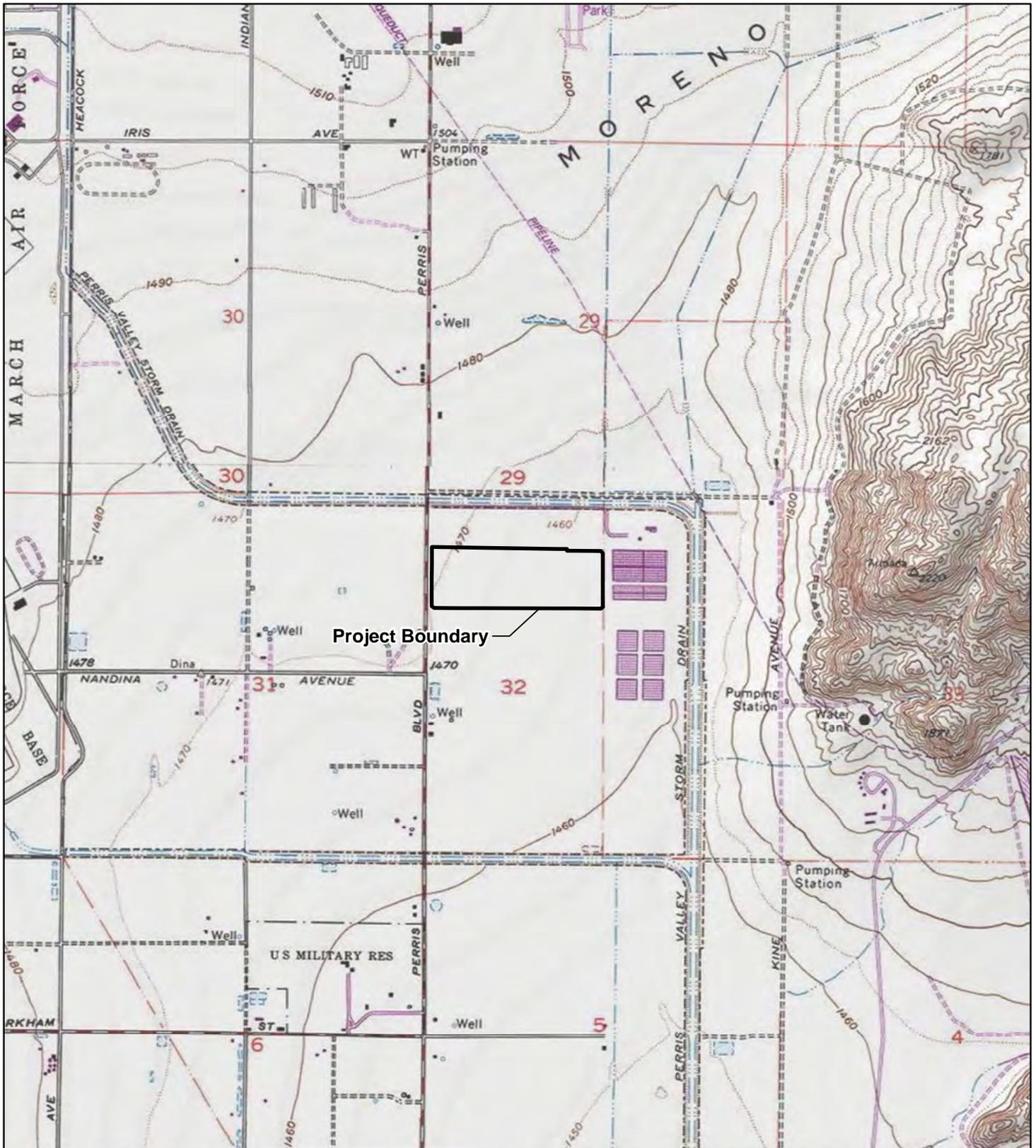
Project Location

DORADO PROPERTY



2,000 1,000 0 2,000
Feet



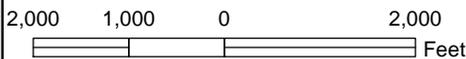


Source: USGS Quads

Figure 3

USGS Topography

DORADO PROPERTY





 Project Boundary
 Survey Area



Figure 4

Survey Results

DORADO PROPERTY

Attachment A
REPRESENTATIVE PHOTOGRAPHS

Attachment A
REPRESENTATIVE PHOTOS



Eastward view along southern boundary. 8/8/2013



Eastward view along southern edge of detention basin. 8/8/13



Northeast view from southern boundary. 8/8/13



Northeasterly view from southwest corner. 8/8/13



Northward view from southern boundary. 8/8/13

Attachment B
FIELD NOTES

8/8/13 TAB-03 BUOW #1

Start: 1825, clear, 74°F, 5 miles - 8 mi
End: 2040 clear, 76°F, 3-5 mph

Raven	Sal Tra
MoDo	hardworn
C-tail (s)	Avenen
h-Finch	Tacoldr
HOLA	Peppa grass
Cape scut	erodium
R+hawk	Finch
K-door	is, same
	Nicotiana



No BUOW or evidence of occupation

15 August 2013 Leaving office
to conduct BAW Survey at Dorado.
1530. Arrived at Project site 1700.
Arrived 1 hour early - unsure of traffic.
HOPI, BASW, COKA, MODO, Starting
Survey 1735 Temp = 92°F, 4-7mph
steady breeze, clear, CARI, ENST,
HOLA, AMKE, SAPH, KILL, THOM BOTT, burrows,
CANILATR - Tracks, EODO, 1930 Completed
walking transects after scanning entire
site with spotting scope. Sun setting;
set up scope again to scan for owls
as sun sets. SYLVANIA 2000 Temp
= 84°F, 4-7mph breeze, clear
Completed survey no BAW.

19 August 2013 Left office at 1530, arrived at site at 1730 and started to scope site. Temp: 91°F, 2-4 mph breeze, clear w/ 70% high cirrus clouds. Conducting third Buow survey. 2/3 of site a fallow ag field that is regularly tilled, 1/3 of the site a detention basin. MODD, CORA, KILL, RTAA, HOFI, BASW, AMKE, CAKI, EUST, HOLA, BAOW - pellets everywhere next to building at Modular + Kitching. SCECC, 1810 started transects, UASTA, RODO, 1922 - Sun went below horizon, SYLVANIA. Starting to scope site again. Temp = 82°F, 4-7 mph breeze - steady. DCCO, BATS, GHOW, 2000 Completed survey. Temp = 80°F, 4-7 mph w/ periods of lower breeze. Clear. No Buow.

21 August 2013 Arrived at Site at 0530 Dorado Site, Corner of Modular + Kitching, Perris / Moreno Valley area, Riverside County, CA. Temp = 71°F

21 August 2013 Dorado cont. 0-2 mph breeze, clear. CORA, SYLVANIA, BENH, MODD, AMKE, HOFI, BEDCCO, 0620 Beginning transects, HOLA, GREG, SNEG, RTAA, THOMBOST - burrows, CANILATR - scat, tracks, BASW, RODO, UASTA, BLPH, Temp = 73°F, 0-2 mph breeze, 20% cirro-stratus clouds. No Buow. Scanned small field at NE corner of site no Buow sign, scanned large field SE corner of site no Buow.

Appendix B

PLANT SPECIES OBERVED

Appendix B

PLANT SPECIES OBSERVED

Family	Scientific Name	Common Name
Asteraceae	<i>Hypochaeris glabra</i> *	Smooth cat's ear
	<i>Sonchus oleraceus</i> *	Common sow thistle
	<i>Centaurea melitensis</i> *	Star thistle
Brassicaceae	<i>Brassica nigra</i> *	Black mustard
	<i>Lepidium nitidum</i>	Shepard's purse
Chenopodiaceae	<i>Salsola tragus</i> *	Russian thistle
Euphorbiaceae	<i>Croton setigerus</i>	Doveweed
Geraniaceae	<i>Erodium</i> sp.*	Filaree
Poaceae	<i>Avena fatua</i> *	Wild oat
	<i>Bromus diandrus</i> *	Common ripgut grass
	<i>Hordeum murinum</i> *	Barley

* Non-native species

Appendix C

ANIMAL SPECIES OBSERVED OR DETECTED

Appendix C

ANIMAL SPECIES OBSERVED OR DETECTED

Scientific Name

Common Name

Birds

<i>Buteo jamaicensis</i>	Red-tailed hawk
<i>Carpodacus mexicanus</i>	House finch
<i>Charadrius vociferus</i>	Killdeer
<i>Columba livia</i>	Rock dove
<i>Corvus corax</i>	Common raven
<i>Eremophila alpestris actia</i> *	California horned lark
<i>Falco sparverius</i>	American kestrel
<i>Sayornis saya</i>	Say's phoebe
<i>Sturnus vulgaris</i>	European starling
<i>Tyrannus vociferans</i>	Cassin's kingbird
<i>Tyto alba</i>	Barn owl
<i>Zenaida macroura</i>	Mourning dove

Mammals

<i>Canis latrans</i>	Coyote (scat)
<i>Sylvilagus audubonii</i>	Desert cottontail
<i>Thomomys bottae</i>	Botta's pocket gopher

Reptiles

<i>Uta stansburiana</i>	Common side-blotched lizard
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* Sensitive species, MSHCP adequately conserved.

Appendix D

RIVERSIDE COUNTY CONSERVATION SUMMARY REPORT

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
312250038	Not A Part	Independent	8.26	Reche Canyon / Badlands	Not a Part

HABITAT ASSESSMENTS

Habitat assessment shall be required and should address at a minimum potential habitat for the following species:

APN	Amphibia Species	Burrowing Owl	Criteria Area Species	Mammalian Species	Narrow Endemic Plant Species	Special Linkage Area
312250038	NO	YES	YES	NO	YES	NO

Burrowing Owl

Burrowing owl.

Criteria Area Species

9) Coulter's Goldfields, Davidson's saltscale, Little Mousetail, Mud Nama, Parish's brittlescale, Round-leaved filaree, San Jacinto Valley Crownscale, Smooth Tarplant, Thread-leaved brodiaea.

Narrow Endemic Plant Species

10) San Diego ambrosia, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, Wright's trichocoronis

If potential habitat for these species is determined to be located on the property, focused surveys may be required during the appropriate season.

Background

The final MSHCP was approved by the County Board of Supervisors on June 17, 2003. The federal and state permits were issued on June 22, 2004 and implementation of the MSHCP began on June 23, 2004.

For more information concerning the MSHCP, contact your local city or the County of Riverside for the unincorporated areas. Additionally, the Western Riverside County Regional Conservation Authority (RCA), which oversees all the cities and County implementation of the MSHCP, can be reached at:

Western Riverside County Regional Conservation Authority
3403 10th Street, Suite 320
Riverside, CA 92501

Phone: 951.955.0700