

Biological Technical Report and MSHCP Consistency Analysis for the Northgate Markets Project

Riverside County, California

Assessor's Parcel Numbers: 117-144-017, 117-142-006, 117-142-007, 117-142-008, 117-142-009, 117-142-015, 117-142-016, 117-142-017, 117-142-018, 117-142-019, 117-142-020, 117-103-026, and 117-103-027

Prepared For:

Marco Arzola
Northgate Markets
1201 N. Magnolia Avenue
Anaheim, California 92801

Prepared By:



2861 Pullman Street
Santa Ana, California 92705

February 2024

CONTENTS

1.0	INTRODUCTION	1
1.1	Project Location	1
1.2	Project Description	1
2.0	SPECIAL-STATUS SPECIES REGULATIONS.....	4
2.1	Federal Regulations.....	4
2.1.1	The Federal Endangered Species Act	4
2.1.2	Bald and Golden Eagle Protection Act.....	4
2.1.3	Migratory Bird Treaty Act.....	4
2.1.4	Federal Clean Water Act	5
2.2	State and Local Regulations	6
2.2.1	California Endangered Species Act.....	6
2.2.2	Fully Protected Species	7
2.2.3	Native Plant Protection Act	7
2.2.4	Porter-Cologne Water Quality Control Act.....	7
2.2.5	California Fish and Game Code	8
2.2.6	Western Riverside County Multiple Species Habitat Conservation Plan.....	9
2.2.7	CEQA Significance Criteria	9
3.0	METHODS	10
3.1	Literature Review.....	10
3.2	U.S. Fish and Wildlife Service-Designated Critical Habitat	12
3.3	Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis	12
3.4	Field Survey	12
3.4.1	Biological Reconnaissance Survey	12
3.5	Aquatic Resources Delineation.....	13
4.0	RESULTS.....	13
4.1	Literature Review.....	13
4.1.1	Special-Status Plants and Wildlife	13
4.2	U.S. Fish and Wildlife Service Designated Critical Habitat.....	13
4.3	Biological Reconnaissance Survey.....	13
4.3.1	Property Characteristics	14
4.3.2	Vegetation Communities and Land Cover Types	14
4.3.3	Disturbed	14
4.3.4	Urban/Developed	16
4.3.5	Plants Observed	16
4.3.6	Wildlife Observed	16

4.3.7	Potential for Special-Status Species to Occur on the Project Site.....	16
4.3.8	Potential for Special-Status Wildlife to Occur on the Project Site.....	19
4.4	Bats, Raptors, and Migratory Birds.....	24
4.5	Aquatic Resources Delineation.....	24
4.6	Wildlife Movement Corridors, Linkages, and Significant Ecological Areas.....	24
5.0	IMPACT ANALYSIS.....	25
5.1	Special-Status Species.....	25
5.2	Sensitive Natural Communities	26
5.3	State or Federally Protected Wetlands and Waters of the United States.....	26
5.4	Wildlife Corridors and Nursery Sites	26
5.5	Habitat Conservation Plans and Natural Community Conservation Plans.....	27
5.5.1	Riparian/Riverine Areas, Vernal Pools, and Fairy Shrimp Species (MSHCP Section 6.1.2)	27
5.5.2	Narrow Endemic Plant Species (MSHCP Section 6.1.3).....	28
5.5.3	Urban/Wildlands Interface Guidelines (MSHCP Section 6.1.4).....	28
5.5.4	Additional Surveys (MSHCP Section 6.3.2).....	28
6.0	MITIGATION MEASURES.....	28
7.0	CERTIFICATION.....	30
8.0	LITERATURE CITED	31

LIST OF FIGURES

Figure 1. Project Location.....	2
Figure 2. Project Location.....	3
Figure 3. Vegetation Communities and Land Cover Types	15

LIST OF TABLES

Table 1. Weather Conditions During the Survey.....	13
Table 2. Natural Resources Conservation Service Web Soil Survey	14
Table 3. California Rare Plant Rank Status Designations	17

LIST OF APPENDICES

Appendix A – Potential for Occurrence of Sensitive Plant Species
Appendix B – Potential for Occurrence of Sensitive Wildlife Species
Appendix C – Representative Site Photographs
Appendix D – Plant Species Observed

LIST OF ACRONYMS AND ABBREVIATIONS

Term	Description
°F	Degrees Fahrenheit
Agencies	U.S. Environmental Protection Agency and the Department of the Army
Caltrans	California Department of Transportation
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CNPSEI	California Native Plant Society Electronic Inventory
CRPR	California Rare Plant Rank
CWA	Clean Water Act
ESA	Endangered Species Act
FHWA	Federal Highway Administration
FR	Federal Registrar
GPS	Global Positioning System
HCP	Habitat Conservation Plan
I-15	Interstate 15
IA	Implementing Agreement
m	Meters
MBTA	Migratory Bird Treaty Act
MM	Mitigation Measure
mph	Miles per Hour
MSHCP	Multiple Species Habitat Conservation Plan
NEPA	National Environmental Policy Act
NEPSSA	Narrow Endemic Plant Species Survey Area
NPPA	Native Plant Protection Act
NRCS	National Resources Conservation Service
NWPR	Navigable Waters Protection Rule
Procedures	State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State
RCA	Regional Conservation Authority
RWQCB	Regional Water Quality Control Board
SAA	Streambed Alteration Agreement
sf	Square Foot/Feet
SSC	Species of Special Concern
SR	State Route
USACE	U.S. Army Corps of Engineers
USC	U.S. Code
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WL	Watch List

1.0 INTRODUCTION

Northgate Markets retained ECORP Consulting, Inc. (ECORP) to provide environmental consulting services for the proposed Northgate Markets Project (Project) located in the City of Corona in Riverside County, California. An ECORP biologist conducted a reconnaissance-level biological survey of the Project Site to document the existing biological resources, to assess the habitat for its potential to support sensitive plant and wildlife species, and to determine whether Project-related impacts would occur to sensitive biological resources, as required under the California Environmental Quality Act (CEQA). ECORP conducted the biological survey in accordance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP provides information on plant and wildlife species of concern to the County of Riverside and outlines goals for their conservation. Information on the MSHCP can be found at www.rctlma.org (Riverside County Transportation and Land Management Agency 2023). The purpose of this study is to comply with the requirements of the MSHCP and identify any biological resources that may require mitigation prior to impacts from development. The Project will be subject to county, state, and federal regulations regarding compliance with the federal Endangered Species Act (ESA), California ESA, Migratory Bird Treaty Act (MBTA), and California Fish and Game Code.

1.1 Project Location

The Project Site consists of an approximately 4.88-acre area comprised of Assessor's Parcel Numbers 117-144-017, 117-142-006, 117-142-007, 117-142-008, 117-142-009, 117-142-015, 117-142-016, 117-142-017, 117-142-018, 117-142-019, 117-142-020, 117-103-026, and 117-103-027. The Project Site is located in the City of Corona, south of State Route 91 (SR-91), in Riverside County (Figure 1). The Project Site is located east of Belle Avenue, west of Main Street, and north of Sixth Street (Figure 2). The Project is located within Section 25 of Township 3 South, Range 7 West and is depicted on the U. S. Geological Survey (USGS) Corona North 7.5-minute topographic map quadrangle. Elevation at the Project Site ranges from 312 to 4,072 feet (approximately 95 to 1,241 meters) above mean sea level (Google Earth 2023).

1.2 Project Description

The proposed Northgate Markets Project involves the construction and operation of an approximately 40,000-square-foot (sf) market on the eastern portion of the Project Site. The existing bank and strip mall at the intersection of Sixth Street and South Belle Avenue are proposed to be demolished and replaced with a 2,400-sf bank and a 7,600-sf building consisting of a restaurant with an 867-sf patio and shops on the northwestern portion of the Project Site. Parking spaces, which may include electric vehicle charging stations, will be located in between the buildings, in addition to what was formerly the southern portion of West Fourth Street. The retail building located at the corner of Sixth Street and Main Street will remain. The Project proposes the consolidation of 13 parcels into one parcel. The Proposed Project will not include any off-site improvements or staging areas.

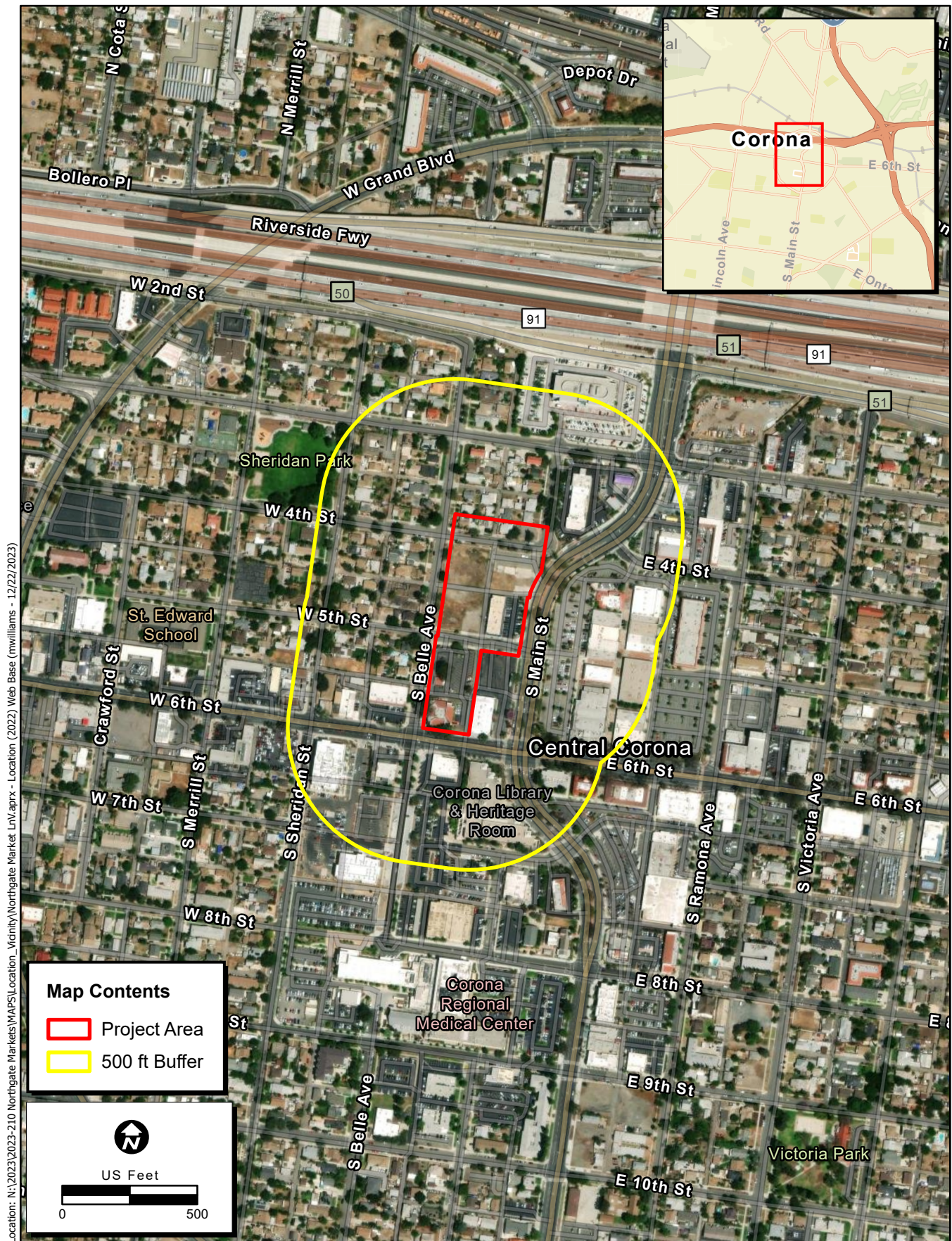


Figure 2. Project Location

2.0 SPECIAL-STATUS SPECIES REGULATIONS

An ECORP biologist conducted the biological reconnaissance survey to identify potential constraints to Project development and ensure compliance with state and federal regulations regarding listed, protected, and sensitive species. The regulations are detailed in this section.

2.1 Federal Regulations

2.1.1 The Federal Endangered Species Act

The federal ESA protects plants and animals that are listed as endangered or threatened by the U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service. Section 9 of the ESA prohibits the taking of endangered wildlife, where taking is defined as “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in such conduct” (50 Code of Federal Regulations [CFR] 17.3). For plants, this statute governs removing, possessing, maliciously damaging, or destroying any endangered plant on federal land and removing, cutting, digging up, damaging, or destroying any endangered plant on non-federal land in knowing violation of state law (16 U.S. Code [USC] 1538). Under Section 7 of the ESA, federal agencies are required to consult with the USFWS if their actions, including permit approvals or funding, could adversely affect a listed (or proposed) species (including plants) or its critical habitat. Through consultation and the issuance of a biological opinion, the USFWS may issue an incidental take statement allowing take of the species that is incidental to an otherwise authorized activity provided the activity will not jeopardize the continued existence of the species. Section 10 of the ESA provides for issuance of incidental take permits where no other federal actions are necessary provided a Habitat Conservation Plan (HCP) is developed.

2.1.2 Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act was enacted in 1940 and prohibits anyone, without a permit, from *taking* bald or golden eagles including their parts, nests, or eggs. *Take* is defined as pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest, or disturb. In addition to these protections, the Bald and Golden Eagle Protection Act provides protection for nesting sites. Nesting sites are protected not only when active but also when previously used. These nests are protected in the case that an eagle may return to the same nesting site.

2.1.3 Migratory Bird Treaty Act

The federal MBTA implements international treaties between the U.S. and other nations devised to protect migratory birds, any of their parts, eggs, and nests from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. As authorized by the MBTA, the USFWS issues permits to qualified applicants for the following types of activities: falconry, raptor propagation, scientific collecting, special purposes (rehabilitation, education, migratory game bird propagation, and salvage), take of depredating birds, taxidermy, and waterfowl sale and disposal. The regulations governing migratory bird permits can be found in 50 CFR Part 13, General Permit Procedures

and 50 CFR Part 21, Migratory Bird Permits. The State of California has incorporated the protection of birds of prey in Sections 3800, 3513, and 3503.5 of the California Fish and Game Code.

2.1.4 Federal Clean Water Act

The U.S. Army Corps of Engineers (USACE) regulates discharge of dredged or fill material into Waters of the U.S. under Section 404 of the Clean Water Act (CWA). *Discharges of fill material* is defined as the addition of fill material into Waters of the U.S., including, but not limited to the following: placement of fill necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for its construction; site development fills for recreational, industrial, commercial, residential, and other uses; causeways or road fills; and fill for intake and outfall pipes, and subaqueous utility lines [33 CFR Section 328.2(f)]. In addition, Section 401 of the CWA (33 USC 1341) requires any applicant for a federal license or permit to conduct any activity that may result in a discharge of a pollutant into Waters of the U.S. to obtain a certification that the discharge will comply with the applicable effluent limitations and water quality standards. Section 401 Certification, "gives states and authorized tribes the authority to grant or waive certification of proposed federal licenses or permits that may discharge into Waters of the U.S." (33 USC 1251).

In 2008, the U.S. Environmental Protection Agency (USEPA) and USACE issued a memorandum providing guidance on the definition of Waters of the U.S. to include Traditionally Navigable Waters and their adjacent wetlands, and water that met either the *relatively permanent* or *significant nexus* standards (USACE and USEPA 2007). The USEPA and USACE have defined Waters of the U.S. several times, with three new definitions since 2015, including the Navigable Waters Protection Rule (NWPR) which became effective on June 22, 2020. In August 2021, a judge in the U.S. District Court for the District of Arizona ruled to vacate the NWPR. Following this order, the USEPA and USACE halted implementation of the NWPR nationwide and began interpreting Waters of the U.S. consistent with the pre-2015 regulatory regime.

On December 22, 2022, the USEPA and Department of the Army (Agencies) announced a final rule defining Waters of the U.S. The definition was founded upon the pre-2015 "Rapanos" decision, updated to reflect consideration of U.S. Supreme Court decisions, the science, and the Agencies' technical expertise. The final rule was published in the Federal Register on January 18, 2023, and became effective as of March 20, 2023.

On May 25, 2023, the U.S. Supreme Court adopted a narrower definition of Waters of the U.S. in the case *Sackett v. Environmental Protection Agency*. Under the majority opinion, Waters of the U.S. refers to "geographical features that are described in ordinary parlance as 'streams, oceans, rivers, and lakes' and to adjacent wetlands that are 'indistinguishable' from those bodies of water due to a continuous surface connection."

On August 29, 2023, the Agencies issued a final rule to amend the final "*Revised Definition of 'Waters of the United States'*" rule, published in the Federal Registrar (FR) on January 18, 2023. This final rule conforms the definition of "Waters of the United States" to the U.S. Supreme Court's May 25, 2023, decision in the case of *Sackett v. Environmental Protection Agency*. Parts of the January 2023 Rule are

invalid under the Supreme Court's interpretation of the CWA in the Sackett decision. Therefore, the Agencies have amended key aspects of the regulatory text to conform to the Court's decision.

The conforming rule became effective upon publication in the FR on September 9, 2023. Where the January 2023 Rule is not enjoined, the agencies will implement the January 2023 Rule, as amended by the conforming rule.

In summary, under the conforming rule, the term waters of the United States will mean:

- Waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide.
- The territorial seas;
- Interstate waters;
- Impoundments of waters otherwise defined as waters of the United States under this definition;
- Tributaries of a) Waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide, b) the territorial seas, and c) interstate waters;
- Wetlands adjacent to a) Waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide, b) the territorial seas, and c) interstate waters; or
- Wetlands adjacent (defined as having a continuous surface connection) to relatively permanent, standing or continuously flowing bodies of water identified as impoundments of waters and with a continuous surface connection to those waters;
- Intrastate lakes and ponds that are relatively permanent, standing, or continuously flowing bodies of water with a continuous surface connection to the water previously identified.

2.2 State and Local Regulations

2.2.1 California Endangered Species Act

The California ESA generally parallels the main provisions of the ESA but, unlike its federal counterpart, the California ESA applies the take prohibitions to species proposed for listing (called *candidates* by the state). Section 2080 of the California Fish and Game Code prohibits the taking, possession, purchase, sale, and import or export of endangered, threatened, or candidate species, unless otherwise authorized by permit or in the regulations. Take is defined in Section 86 of the California Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." The California ESA allows for take incidental to otherwise lawful development projects. State lead agencies are required to consult with California Department of Fish and Wildlife (CDFW) to ensure that any action they undertake is not likely to jeopardize the continued existence of any endangered or threatened species or result in destruction or adverse modification of essential habitat.

2.2.2 Fully Protected Species

The state of California first began to designate species as *fully protected* prior to the creation of the federal and California ESAs. Lists of fully protected species were initially developed to provide protection to those animals that were rare or faced possible extinction, and included fish, amphibians and reptiles, birds, and mammals. Most fully protected species have since been listed as threatened or endangered under federal and/or California ESAs. The regulations that implement the Fully Protected Species Statute (California Fish and Game Code Section 4700) provide that fully protected species may not be taken or possessed at any time. Furthermore, CDFW prohibits any state agency from issuing incidental take permits for fully protected species, except for necessary scientific research.

2.2.3 Native Plant Protection Act

The Native Plant Protection Act (NPPA) of 1977 (California Fish and Game Code Sections 1900-1913) was created with the intent to “preserve, protect and enhance rare and endangered plants in this State.” The NPPA is administered by CDFW. The California Fish and Wildlife Commission has the authority to designate native plants as *endangered* or *rare* and to protect endangered and rare plants from take. The California ESA of 1984 (California Fish and Game Code Section 2050-2116) provided further protection for rare and endangered plant species, but the NPPA remains part of the California Fish and Game Code.

2.2.4 Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act requires “any person discharging waste, or proposing to discharge waste, within any region that could affect the Waters of the State to file a report of discharge” with the Regional Water Quality Control Board (RWQCB) through State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (Procedures) (California Code of Regulations [CCR], title 23, Section 3855) (State Water Resources Control Board 2021). *Waters of the State* is defined as any surface water or groundwater, including saline waters, within the boundaries of the State (California Water Code Section 13050[e]). Pollution is defined as an alteration of the quality of the Waters of the State by waste to a degree that unreasonably affects its beneficial uses (California Water Code Section 13050) and includes filling in Waters of the State. Note that CCR, title 23, Section 3855 applies only to individual water quality certifications, but the new Procedures extend the application of Section 3855 to individual waste discharge requirements for discharges of dredged or fill material to Waters of the State and waivers thereof.

A permit for impacts to Waters of the State would likely be required under the CWA and/or Porter-Cologne Water Quality Control Act. The RWQCB considers whether project activities could impact the quality of Waters of the State to determine whether a project should be regulated pursuant to the Porter-Cologne Water Quality Control Act.

2.2.5 California Fish and Game Code

2.2.5.1 Streambed Alteration Agreement

Pursuant to Section 1602 of the California Fish and Game Code, a Streambed Alteration Agreement (SAA) application must be submitted for “any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake” (CDFW 2023a). In Title 14 of the CCR, Section 1.72, the CDFW defines a *stream* (including creeks and rivers) as “a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation.” In Chapter 9, Section 2785 of the California Fish and Game Code, *riparian habitat* is defined as “lands which contain habitat which grows close to, and which depends upon soil moisture from a nearby freshwater source.”

The CDFW’s jurisdiction includes drainages with a definable bed, bank, or channel and areas associated with a drainage channel that support intermittent, perennial, or subsurface flows; supports fish or other aquatic life; or supports riparian or hydrophytic vegetation. It also includes areas that have a hydrologic source.

The CDFW will determine if the proposed actions will result in diversion, obstruction, or change of the natural flow, bed, channel, or bank of any river, stream, or lake that supports fish or wildlife. If warranted, the CDFW will issue an SAA that includes measures to protect affected fish and wildlife resources; this SAA is the final proposal agreed upon by the CDFW and the applicant.

2.2.5.2 Migratory Birds

The CDFW enforces the protection of nongame native birds in Sections 3503, 3503.5, and 3800 of the California Fish and Game Code. Section 3513 of the California Fish and Game Code prohibits the possession or take of birds listed under the MBTA. These sections mandate the protection of California nongame native birds’ nests and also make it unlawful to take these birds. All raptor species are protected from *take* pursuant to California Fish and Game Code Section 3503.5 and are also protected at the federal level by the MBTA of 1918 (USFWS 1918).

2.2.5.3 Bats and Roosting Bats

Bats in California are currently protected by the California Fish and Game Code, Sections 86, 1600, 2000, 2014, 3007, and 4150; California Public Resources Code, Division 14, Section 21000 et seq.; CCR, Title 14 including, but not limited to Section 251.1, CEQA regulations (Section 15000 et seq.), Section 15380 – Endangered, Rare, or Threatened Species, Section 15382 – Significant Effect on the Environment, and Appendix O; and California Department of Transportation (Caltrans) Environmental Policy, Caltrans Environmental Procedures, Federal Highway Administration (FHWA) Environmental Policy, and FHWA Environmental Procedures.

Regulations of particular relevance to this Project include Title 14, Section 251.1 of the CCR, which prohibits harassment (defined in that section as an intentional act that disrupts an animal’s normal

behavior patterns, including breeding, feeding, or sheltering) of nongame mammals (e.g., bats), and California Fish and Game Code Section 4150, which prohibits *take* or possession of all nongame mammals or parts thereof. Any activities resulting in bat mortality (e.g., the destruction of an occupied bat roost that results in the death of bats), disturbance that causes the loss of a maternity colony of bats (resulting in the death of young), or various modes of nonlethal pursuit or capture may be considered *take* as defined in Section 86 of the California Fish and Game Code. In addition, impacts to bat maternity colonies, which are considered native wildlife nursery sites, could be considered significant under CEQA.

2.2.6 Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County MSHCP is a comprehensive, multi-jurisdictional HCP focusing on conservation of species and their associated habitats in western Riverside County. The MSHCP identifies 146 species, referred to as *Covered Species*, for which the federal and California ESAs *take* authorization has been granted to signatories to the plan as long as they comply with its requirements. Of the 146 Covered Species within the MSHCP, 118 are considered to be *adequately conserved*. The remaining 28 Covered Species will be considered to be adequately conserved when certain landmark conservation requirements are met during the course of future development. The goal of the MSHCP is to maintain the biological and ecological diversity within a rapidly urbanizing region while also improving the future economic development in the county by providing an efficient, streamlined regulatory process through which development can proceed in an efficient way.

The approval of the MSHCP and execution of the Implementing Agreement (IA) by the wildlife agencies allows signatories of the IA to issue *take* authorizations for all species covered by the MSHCP, including state- and federally listed species, as well as other identified sensitive species and/or their habitats. Each city of local jurisdiction will impose a Development Mitigation Fee for projects within their jurisdiction. With payment of the mitigation fee to the county and compliance with the survey requirements of the MSHCP where required, full mitigation in compliance with CEQA, National Environmental Policy Act (NEPA), the California ESA, and the ESA will be granted. The Development Mitigation Fee varies according to project size and project description and is dependent on development density (Riverside County Ordinance No. 810.2). Payment of the mitigation fee and compliance with the requirements of Section 6.0 of the MSHCP are intended to provide full mitigation under CEQA, NEPA, and the California and federal ESAs for impacts to the species and habitats covered by the MSHCP, pursuant to agreements with USFWS, CDFW, and/or any other appropriate participating regulatory agencies as set forth in the IA for the MSHCP.

2.2.7 CEQA Significance Criteria

Section 15064.7 of the CEQA Guidelines encourages local agencies to develop and publish the thresholds that the agency uses in determining the significance of environmental effects caused by projects under its review. However, agencies may also rely upon the guidance provided by the expanded Initial Study checklist contained in Appendix G of the CEQA Guidelines. Appendix G provides examples of impacts that would normally be considered significant. Based on these examples, impacts to biological resources would normally be considered significant if the project would:

- have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS;
- have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW or USFWS;
- have a substantial adverse effect on state- or federally protected wetlands (including, but not limited to, marsh, vernal pool, and coastal) through direct removal, filling, hydrological interruption, or other means;
- interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and
- conflict with the provisions of an adopted HCP, Natural Community Conservation Plan, or other approved local, regional, or state HCP.

An evaluation of whether an impact on biological resources would be substantial must consider both the resource itself and how that resource fits into a regional or local context. Substantial impacts would be those that would diminish, or result in the loss of, an important biological resource, or those that would obviously conflict with local, state, or federal resource conservation plans, goals, or regulations. Impacts are sometimes locally important but not significant according to CEQA. The reason for this is that although the impacts would result in an adverse alteration of existing conditions, they would not substantially diminish, or result in the permanent loss of an important resource on a population-wide or region-wide basis.

3.0 METHODS

3.1 Literature Review

ECORP biologists performed a literature review using the CDFW's California Natural Diversity Database (CNDDDB; CDFW 2023b) and the California Native Plant Society's (CNPS) Electronic Inventory (CNPSEI; CNPS 2023a) prior to conducting the biological reconnaissance survey to determine the special-status plant and wildlife species that have been documented in the vicinity of the Project Site. ECORP searched CNDDDB and CNPSEI records within the Project boundaries as depicted on USGS 7.5-minute Corona North topographic quadrangle, plus the following surrounding eight topographic quadrangles: Ontario, Guasti, Fontana, Prado Dam, Riverside West, Black Star Canyon, Corona South, and Lake Mathews. The CNDDDB and CNPSEI contain records of reported occurrences of federally or state-listed endangered, threatened, proposed endangered or threatened species, CDFW Species of Special Concern (SSC), and/or other special-status species or habitat that may occur within or in the vicinity of the Project. Additional information was gathered from the following sources and includes, but is not limited to the following:

- Special Animals List (CDFW 2023c);
- Special Vascular Plants, Bryophytes, and Lichens List (CDFW 2023d);
- *A Manual of California Vegetation*, Online Edition (CNPS 2023b); and
- various online websites (e.g., CalFlora 2023).

ECORP generated a list of special-status plant and animal species that have potential to occur within the Project Site using this information and observations in the field. For the purposes of this assessment, special-status species are defined as plants or animals that:

- have been designated as either rare, threatened, or endangered by CDFW, CNPS, or the USFWS, and/or are protected under either the federal or California ESAs;
- are candidate species being considered or proposed for listing under these same acts;
- are fully protected by the California Fish and Game Code, Sections 3511, 4700, 5050, or 5515;
- are of expressed concern to resource and regulatory agencies or local jurisdictions; and/or
- are covered species under the MSHCP.

Special-status species reported for the region in the literature review or for which suitable habitat occurs on the site were assessed for their potential to occur within the Project Site based on the following guidelines:

- **Present:** The species was observed on the site during a site visit or focused survey.
- **High:** Habitat (including soils and elevation factors) for the species occurs within the Project Site and a known occurrence has recently been recorded (within the last 20 years) within 5 miles of the area.
- **Moderate:** Habitat (including soils and elevation factors) for the species occurs within the Project Site and a documented observation occurs within the database search, but not within 5 miles of the area; a historic documented observation (more than 20 years old) was recorded within 5 miles of the Project Site; or a recently documented observation occurs within 5 miles of the area and marginal or limited amounts of habitat occurs in the Project Site.
- **Low:** Limited or marginal habitat for the species occurs within the Project Site and a recently documented observation occurs within the database search, but not within 5 miles of the area; a historic documented observation (more than 20 years old) was recorded within 5 miles of the Project Site; or suitable habitat strongly associated with the species occurs on site, but no records or only historic records were found within the database search.
- **Presumed Absent:** Species was not observed during a site visit or focused surveys conducted in accordance with protocol guidelines at an appropriate time for identification; habitat (including soils and elevation factors) does not exist on site; or the known geographic range of the species does not include the Project Site.

Note that location information on some special-status species may be of questionable accuracy or unavailable. Therefore, for survey purposes, the environmental factors associated with a species' occurrence requirements may be considered sufficient reason to give a species a positive potential for occurrence. In addition, just because a record of a species does not exist in the databases does not mean it does not occur. In many cases, records may not be present in the databases because an area has not been surveyed for that species.

3.2 U.S. Fish and Wildlife Service-Designated Critical Habitat

ECORP reviewed the USFWS online mapper for critical habitat designated for threatened and endangered species (USFWS 2023a).

3.3 Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis

ECORP reviewed data regarding the Project Site to determine consistency with the MSHCP. A biologist also queried the Western Riverside County Regional Conservation Authority (RCA) MSHCP Information Map to determine requirements for habitat assessment(s), potential focused survey(s), or other issues related to biological resources that could exist on the Project Site (RCA 2023).

Section 6.0 of the MSHCP requires that an assessment of the Project Site be completed to identify any potential Project-related effects on biological resources, including burrowing owl (*Athene cunicularia*), riparian/riverine areas, vernal pools, and fairy shrimp (*Branchinecta* sp.), if applicable. In addition, the MSHCP requires that an Urban/Wildlands Interface analysis be conducted to address the indirect effects associated with locating proposed development in the proximity of MSHCP Conservation Areas.

3.4 Field Survey

3.4.1 Biological Reconnaissance Survey

An ECORP biologist conducted the biological reconnaissance survey by walking the entire Project Site and surrounding areas within a 500-foot buffer, where accessible, to identify the vegetation communities and wildlife habitats on the Project Site. The biologist documented the plant and wildlife species present on the Project Site and assessed the condition of the Project Site for the potential to provide habitat for special-status plant and wildlife species. They recorded data on a Global Positioning System (GPS) unit, field notebooks, and/or maps and took photographs during the survey to provide visual representation of the various vegetation communities and site conditions within the Project Site. The Project Site was also examined to assess its potential to facilitate wildlife movement or function as a movement corridor for wildlife moving throughout the region.

Plant and wildlife species, including any special-status species that were observed during the survey, were recorded.

3.5 Aquatic Resources Delineation

ECORP conducted a desktop review to identify potential streams and hydric soils on the property using the National Resources Conservation Service (NRCS) Soil Mapper (2023) and the National Wetlands Inventory Mapper (USFWS 2023b).

4.0 RESULTS

The results of the literature review and field survey, including site characteristics, vegetation communities, plants, wildlife, special-status species, and special-status habitats (including any potential wildlife corridors) are summarized in this section.

4.1 Literature Review

4.1.1 Special-Status Plants and Wildlife

ECORP conducted the CNDDDB and CNPSEI searches on November 15, and 20, 2023. The database searches identified 42 special-status plant species and 54 special-status wildlife species that could occur on and/or near the Project Site. A list was generated from the results of the literature review and the Project Site was evaluated for suitable habitat that could support any of the special-status plant or wildlife species on the list. Appendix A contains a list of the special-status plant species with potential to occur on and/or near the Project Site and Appendix B contains a list of the special-status wildlife species with potential to occur on and/or near the Project Site.

4.2 U.S. Fish and Wildlife Service Designated Critical Habitat

The Project Site is not located within any USFWS-designated Critical Habitat. The nearest designated critical habitat is located 2 miles away for least Bell's vireo (*Vireo bellii pusillus*), 2.3 miles for southwestern willow flycatcher (*Empidonax traillii extimus*), 2.9 miles for coastal California gnatcatcher (*Poliophtila californica californica*), and 3.3 miles for Santa Ana sucker (*Catostomus santaanae*) (USFWS 2023a).

4.3 Biological Reconnaissance Survey

The biological reconnaissance survey was conducted on November 21, 2023, by ECORP biologist Carly Taylor. Summarized below are the results of the biological reconnaissance survey, including site characteristics, plants and vegetation communities, wildlife, special-status species, and special-status habitats (including any potential wildlife corridors). Weather conditions during the survey are summarized in Table 1.

Table 1. Weather Conditions During the Survey								
Date	Time		Temperature (°F)		Cloud Cover (%)		Wind Speed (mph)	
	Start	End	Start	End	Start	End	Start	End
11/21/2023	0725	0830	64	69	0	0	11	8-10

Note: °F = Degrees Fahrenheit; mph = miles per hour

4.3.1 Property Characteristics

The Project Site is bounded by commercial development to the east and south and residential development to the north and west. Disturbances observed on the Project Site include previous mechanical disturbances (e.g., ground disturbance via machinery), remnants of former development including broken cement and asphalt parking lots, trash, and nonnative plant species. Non-native vegetation present on the site was either planted for landscaping purposes or likely became established through human movement (e.g., Russian thistle [*Salsola australis*]). The northernmost part of the Project Site consists of a former residence that was either removed or fell into disrepair and currently consists of a dirt lot with a dilapidated shed.

According to NRCS Web Soil data, one soil type is documented within the Project Site and 500-foot buffer.

Table 2. Natural Resources Conservation Service Web Soil Survey		
Soil Type	Soil Description	Hydric? (Y/N)
GdC- Garretson gravelly very fine sandy loam, 2 to 8 percent slopes	Parent material: Alluvium derived from metasedimentary rock. Drainage class: well drained.	N

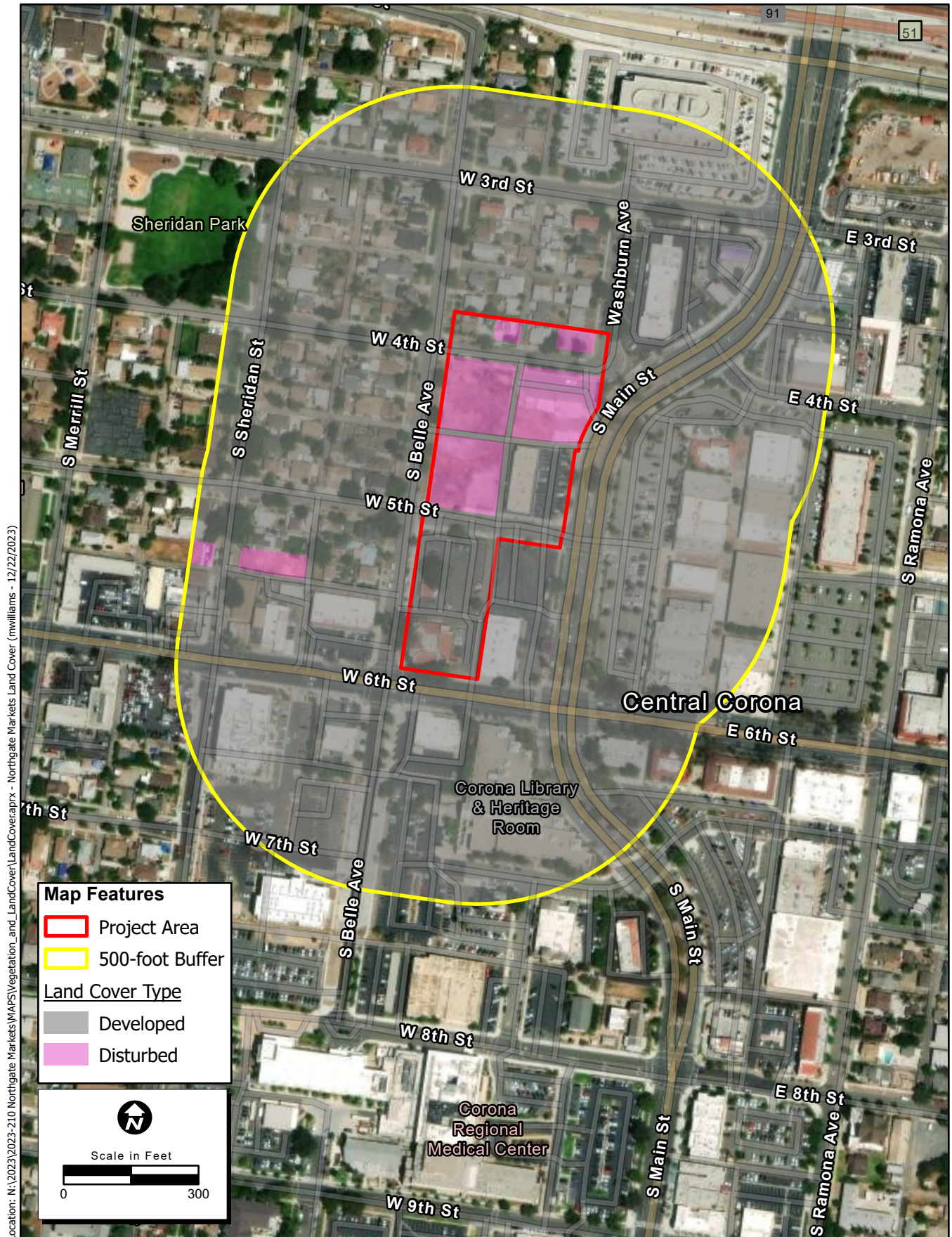
4.3.2 Vegetation Communities and Land Cover Types

There are no vegetation communities present within the Project Site. There are two land cover types present within the Project site and survey buffer: disturbed and urban/developed. Each of these land cover types are described below and depicted in Figure 3.

4.3.3 Disturbed

Disturbed land is not a vegetation classification, but rather a land cover type. Disturbed land includes areas that are mostly devoid of vegetation and have been heavily influenced by human actions such as grading and trash dumping but lack development. Disturbed areas may be actively maintained to be free of vegetation or have been compacted or disked to such a degree that native and nonnative vegetation is very sparse. The areas of the Project Site identified as disturbed are largely devoid of vegetation but contain sparse nonnative weedy and ruderal vegetation.

This land cover type occurs in the two fenced, empty lots in the middle of the Project Site. Plants present in this land cover type within the Project Site and 500-foot buffer include nonnative weedy species such as Russian thistle, an unidentified grass that appeared to be mowed prior to the survey, and cheeseweed mallow (*Malva parviflora*).



Map Date: 12/22/2023
Sources: ESRI, Maxar (2022)

Figure 3. Vegetation Communities and Land Cover Types

4.3.4 Urban/Developed

Urban/developed areas do not constitute a vegetation classification, but rather a land cover type. Areas mapped as urban/developed have been constructed upon or otherwise physically altered to an extent that natural vegetation communities are no longer supported. On the Project Site and within the 500-foot buffer, portions of the developed areas contain strips of ornamental and landscaped vegetation; however, this land cover type also consists of paved roadways, residential development, commercial development, and parking lots. The majority of the Project Site and 500-foot survey buffer is mapped as urban/developed. Ornamental landscaped plants observed during the biological survey include southern magnolia (*Magnolia grandiflora*), American century plant (*Agave americana*), queen palm (*Syagrus romanzoffiana*), and Mexican fan palm (*Washingtonia robusta*).

4.3.5 Plants Observed

Plant species observed during the survey were generally characteristic of disturbed urban areas. No native species were identified during the survey. A full list of plant species observed on and immediately adjacent to the Project Site is included in Appendix D.

4.3.6 Wildlife Observed

Wildlife species observed and detected on the Project Site or within the 500-foot buffer during the biological reconnaissance survey were generally characteristic of urban environments. Six bird species were observed including Anna's hummingbird (*Calypte anna*), American crow (*Corvus brachyrhynchos*), house finch (*Haemorhous mexicanus*), black phoebe (*Sayornis nigricans*) yellow-rumped warbler (*Setophaga coronata*), and western kingbird (*Tyrannus verticalis*). No other species were identified.

4.3.7 Potential for Special-Status Species to Occur on the Project Site

The literature review and database searches identified 42 special-status plant species and 54 special-status wildlife species that occur on or near the Project Site. However, due to the high level of disturbance and development at the Project Site, all the special-status plant species are presumed absent.

4.3.7.1 Special-Status Plants

There were 42 special-status plant species that appeared in the literature review and database searches for the Project Site (CDFW 2023b; CNPS 2023a). Of those, 9 are federally and/or state-listed and 17 are covered by the MSHCP. Plants with a rare plant ranking of 3 or 4 were not included in the literature review results because these rankings are considered a review list and a watch list, respectively. Biologists generated a list from the results of the literature review and the Project was evaluated for suitable habitat that could support any of the special-status plant species on the list. Of the 42 special-status plants identified in the literature review, all are presumed absent from the Project Site. A table outlining each species, their designations, and the potential for these species to occur on the Project Site can be found in Appendix A.

For the purposes of this study, the results of the literature review were limited to plant species occurring within a nine-quadrangle search of the Project Site. With various habitat types occurring within the nine-quadrangle search, several species appeared in the literature review results that had no potential to occur on or near the Project Site. Descriptions of the CNPS designations can be found in Table 3.

Table 3. California Rare Plant Rank Status Designations	
List Designation	Meaning
1A	Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere
1B	Plants Rare, Threatened, or Endangered in California and Elsewhere
2A	Plants Presumed Extirpated in California, But Common Elsewhere
2B	Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere
3	Plants about which we need more information; a review list
4	Plants of limited distribution; a watch list
List 1B, 2, and 4 extension meanings:	
.1	Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat)
.2	Moderately threatened in California (20-80% occurrences threatened/moderate degree and immediacy of threat)
.3	Not very threatened in California (less than 20 percent of occurrences threatened/low degree and immediacy of threat or no current threats known)

CRPR = California Rare Plant Rank

4.3.7.2 Plant Species Presumed Absent

All 42 plant species are presumed absent due to lack of suitable habitat (including elevation and soils) on the Project Site or because the Project is located outside of the known range for the species.

- Chaparral sand-verbena (*Abronia villosa* var. *aurita*), California Rare Plant Rank (CRPR) 1B.1;
- Yucaipa onion (*Allium marvinii*), CRPR 1B.2, MSHCP-Covered;
- Munz's onion (*Allium munzii*), federally listed Endangered, state-listed Threatened, CRPR 1B.1, MSHCP-Covered;
- San Diego ambrosia (*Ambrosia pumila*), federally listed Endangered, CRPR 1B.1, MSHCP-Covered;
- Marsh sandwort (*Arenaria paludicola*), federally listed Endangered, state-listed Endangered, CRPR 1B.1;
- Branton's milk-vetch (*Astragalus brauntonii*), federally listed Endangered, CRPR 1B.1;
- Coulter's saltbush (*Atriplex coulteri*), CRPR 1B.2;

- Nevin's barberry (*Berberis nevinii*), federally listed Endangered, state-listed Endangered, CRPR 1B.1, MSHCP-Covered;
- Intermediate mariposa lily (*Calochortus weedii* var. *intermedius*), CRPR 1B.2, MSHCP-Covered;
- Lucky morning-glory (*Calystegia felix*), CRPR 1B.1;
- Smooth tarplant (*Centromadia pungens* ssp. *laevis*), CRPR 1B.1, MSHCP-Covered;
- Salt marsh bird's-beak (*Chloropyron maritimum* ssp. *maritimum*), federally listed Endangered, state-listed Endangered, CRPR 1B.2;
- San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*), state-listed Endangered, CRPR 1B.1;
- Parry's spineflower (*Chorizanthe parryi* var. *parryi*), CRPR 1B.1, MSHCP-Covered;
- Long-spined spineflower (*Chorizanthe polygonoides* var. *longispina*), CRPR 1B.2, MSHCP-Covered;
- California sawgrass (*Cladium californicum*), CRPR 2B.2;
- Slender-horned spineflower (*Dodecahema leptoceras*), federally listed Endangered, state-listed Endangered, CRPR 1B.1, MSHCP-Covered;
- Many-stemmed dudleya (*Dudleya multicaulis*), CRPR 1B.2, MSHCP-Covered;
- Santa Ana River woollystar (*Eriastrum densifolium* ssp. *sanctorum*), federally listed Endangered, state-listed Endangered, CRPR 1B.1, MSHCP-Covered;
- Tecate cypress (*Hesperocyparis forbesii*), CRPR 1B.1;
- Mesa horkelia (*Horkelia cuneata* var. *puberula*), CRPR 1B.1;
- Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), CRPR 1B.1, MSHCP-Covered;
- Heart-leaved pitcher sage (*Lepechinia cardiophylla*), CRPR 1B.1, MSHCP-Covered;
- Parish's desert-thorn (*Lycium parishii*), CRPR 2B.3;
- Parish's bush-mallow (*Malacothamnus parishii*), CRPR 1A;
- Jokerst's monardella (*Monardella australis* ssp. *jokerstii*), CRPR 1B.1;
- Intermediate monardella (*Monardella hypoleuca* ssp. *intermedia*), CRPR 1B.3;
- Pringle's monardella (*Monardella pringlei*), CRPR 1A;
- Aparejo grass (*Muhlenbergia utilis*), CRPR 2B.2;
- Mud nama (*Nama stenocarpa*), CRPR 2B.2, MSHCP-Covered;
- Prostrate vernal pool navarretia (*Navarretia prostrata*), CRPR 1B.2, MSHCP-Covered;

- Chaparral nolina (*Nolina cismontana*), CRPR 1B.2;
- California beardtongue (*Penstemon californicus*), CRPR 1B.2, MSHCP-Covered;
- Allen's pentachaeta (*Pentachaeta aurea* ssp. *allenii*), CRPR 1B.1;
- Santiago Peak phacelia (*Phacelia keckii*), CRPR 1B.3;
- Brand's star phacelia (*Phacelia stellaris*), CRPR 1B.1, MSHCP-Covered;
- White rabbit-tobacco (*Pseudognaphalium leucocephalum*), CRPR 2B.2;
- Chaparral ragwort (*Senecio aphanactis*), CRPR 2B.2;
- Salt spring checkerbloom (*Sidalcea neomexicana*), CRPR 2B.2;
- Prairie wedge grass (*Sphenopholis obtusata*), CRPR 2B.2;
- San Bernardino aster (*Symphyotrichum defoliatum*), CRPR 1B.2; and
- Rigid fringe pod (*Thysanocarpus rigidus*), CRPR 1B.2.

4.3.8 Potential for Special-Status Wildlife to Occur on the Project Site

There were 54 special-status wildlife species that appeared in the literature review and database searches for the Project Site. Of those, 16 are federally and/or state-listed, four are fully protected, three are a candidate for state listing, two are proposed for federal listing, and 38 are covered by the MSHCP. Of the 54 special-status wildlife species identified in the literature review, one has a high potential to occur, one has a moderate potential to occur, one has a low to moderate potential to occur, and the remaining 51 species are presumed absent from the Project Site.

For the purposes of this study, the results of the literature review were limited to wildlife species occurring within a nine-quadrangle search of the Project Site. With various habitat types occurring within the nine-quadrangle search, several species appeared in the literature review results that had no potential to occur on or near the Project Site. The previous mechanical disturbances on the Project site, proximity to commercial and residential development, the presence of anthropogenic influences, and the lack of suitable habitat likely reduce the potential for occurrence of many of these species. A complete list of the 54 special-status wildlife species, with details regarding habitat requirements and potential for occurrence designations, is included as Appendix B.

4.3.8.1 Wildlife Species with a High Potential to Occur

The following species was found to have a high potential to occur on the Project Site, as indicated by the following:

- Habitat (including soils and elevation factors) for the species occurs within the Project site and a known occurrence has recently been recorded (within the last 20 years) within five miles of the Project site.

Cooper's Hawk

The Cooper's hawk (*Accipiter cooperii*) is a CDFW Watch List (WL) species, meaning it does not qualify as a Species of Special Concern, but more information about the species is still required (CDFW 2023c). This medium-sized hawk is identified by its blue-gray back, red-brown breast, and thick dark bands on its tail. They often inhabit open woodlands, wood edges, parks, and residential areas with large trees. The species builds their nest in trees 25-50 feet high where the female or male will territorially protect their young until fledged. They are generalists in that they will eat a variety of mammals, birds, and occasionally reptiles or insects. The species has a high potential for occurrence based on a verified 2022 iNaturalist sighting from approximately 500-feet southeast of the site. Additionally, the large eucalyptus trees and ornamental trees within and adjacent to the Project Site provide suitable nesting and foraging habitat for the species.

4.3.8.2 Wildlife Species with a Moderate Potential to Occur

The following species was found to have a moderate potential to occur on the Project Site, as indicated by one or more of the following:

- habitat for the species occurs onsite and a known occurrence has been reported in the database, but not within 5 miles of the site;
- a historic documented observation (i.e., more than 20 years old) was recorded within 5 miles of the Project Site; or
- a recently documented observation occurs within 5 miles of the site and marginal or limited amounts of habitat occurs onsite.

Western Yellow Bat (*Lasiurus xanthinus*)

The western yellow bat is not listed pursuant to either the California or federal ESAs; however, this species is considered an SSC by CDFW (CDFW 2023c). The western yellow bat is a yellow bat with short ears and a forearm length of 1.6 to 2 inches. This species occurs up to 6,560 feet in elevation and is found in northern Mexico, western Arizona, southern California, southern Nevada, and southwestern New Mexico. In the southwestern U.S., the western yellow bat is found in desert regions and has a particular association with palm oases and other desert riparian habitats. This species is suspected to be non-colonial and roosts in trees, primarily native and non-native palms and cottonwoods. The western yellow bat feeds primarily on insects and has been found foraging above with natural and non-natural water features in open grassy areas, scrub, canyons, and riparian habitats in addition to swimming pools, residential lawns, and orchards. While there are no recent occurrences of the species, there are several historic occurrences within 5 miles of the Project Site. Bat occurrences are underreported in the CNDDDB with the majority being old museum specimens. Therefore, the species has a moderate potential for occurrence based on their geographic range and the presence of palm trees on the Project Site.

4.3.8.3 Wildlife Species with a Low to Moderate Potential to Occur

The following species was found to have a low to moderate potential to occur on the Project Site as it does not fit solely under a moderate or a low potential, but a combination of the two. The low potential characteristics are as follows:

- Limited or marginal habitat for the species occurs on the Project site and a recently documented observation occurs within the database search, but not within 5 miles of the Project site; or
- a historic documented observation (more than 20 years old) was recorded within 5 miles of the site; or
- suitable habitat strongly associated with the species occurs on site, but no records or only historic records were found within the database search.

Burrowing Owl (*Athene cunicularia*)

The burrowing owl is a CDFW SSC (CDFW 2023c). With a mottled brown and white appearance, this small owl is usually very cryptic when not flying or foraging. These owls either excavate their own burrows for shelter and breeding purposes, or they rely on California ground squirrels (*Otospermophilus beecheyi*) and other burrowing mammals for burrow construction. They will also use natural rock cavities and manufactured structures such as debris piles, earthen berms, openings beneath cement or asphalt pavement, or drainage culverts for shelter or nesting sites (Rosenberg et al. 1998). Burrowing owls spend most of their time on the ground in front of burrow entrances or sitting on low perches near their burrows. Suitable burrowing owl habitat includes, but is not limited to, abandoned and active agricultural use areas, mesquite hummocks, native and nonnative grassland, shrub lands with low-density shrub cover, drainage ditches, earthen berms, and disturbed open habitats including vacant lots in close proximity to human habitation. There is limited foraging and burrowing habitat on the Project Site although the vacant grass lots present within the Project Site could be suitable for the species. There were no California ground squirrels or burrows observed during the field survey, however; the vacant grass lots provides potential for small mammals, including ground squirrels to burrow. There are multiple recent records of burrowing owl occurring within 5 miles of the Project Site, with the closest occurrence from 2007 occurring less than a mile away. Due to the highly mobile nature of the species, their ability to adapt to human disturbance, and the recent occurrences, the species has a low to moderate potential for occurrence.

4.3.8.4 Wildlife Species Presumed Absent

These species were not present at the Project site during the survey and/or habitat was not present or suitable. For some species, there were historic or recent sightings; however, due to the lack of suitable habitat within the Project Site, these species are presumed absent:

- Crotch bumble bee (*Bombus crotchii*), state Candidate Endangered;
- San Diego fairy shrimp (*Branchinecta sandiegonensis*), federally listed Endangered;

- Quino checkerspot butterfly (*Euphydryas editha quino*), federally listed Endangered, MSHCP-Covered;
- Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*), federally listed Endangered, MSHCP-Covered;
- Santa Ana sucker (*Catostomus santaanae*), federally listed Threatened, MSHCP-Covered;
- Arroyo chub (*Gila orcutti*), CDFW SSC, MSHCP-Covered;
- Steelhead – Southern California Distinct Population Segment (*Oncorhynchus mykiss irideus* pop. 10), federally listed Endangered, state Candidate Endangered;
- Santa Ana speckled dace (*Rhinichthys osculus* ssp. 8), CDFW SSC;
- Arroyo toad (*Anaxyrus californicus*), federally listed Endangered, CDFW SSC, MSHCP-Covered;
- Western spadefoot (*Spea hammondi*), federal Candidate Threatened, CDFW SSC, MSHCP-Covered;
- Coast range newt (*Taricha torosa*), CDFW SSC, MSHCP-Covered;
- Southern California legless lizard (*Anniella stebbinsi*), CDFW SSC;
- California glossy snake (*Arizona elegans occidentalis*), CDFW SSC;
- Orange-throated whiptail (*Aspidoscelis hyperythra*), CDFW WL, MSHCP-Covered;
- Coastal whiptail (*Aspidoscelis tigris stejnegeri*), CDFW SSC, MSHCP-Covered;
- San Diego banded gecko (*Coleonyx variegatus abbotti*), CDFW SSC, MSHCP-Covered;
- Red-diamond rattlesnake (*Crotalus ruber*), CDFW SSC, MSHCP-Covered;
- Western pond turtle (*Emys marmorata*), federal Candidate Threatened, CDFW SSC, MSHCP-Covered;
- Coast horned lizard (*Phrynosoma blainvillii*), CDFW SSC, MSHCP-Covered;
- Coast patch-nosed snake (*Salvadora hexalepis virgultea*), CDFW SSC;
- Two-striped gartersnake (*Thamnophis hammondi*), CDFW SSC;
- Tricolored blackbird (*Agelaius tricolor*), state-listed Threatened, CDFW SSC, MSHCP-Covered;
- Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), CDFW WL, MSHCP-Covered;
- Grasshopper sparrow (*Ammodramus savannarum*), CDFW SSC, MSHCP-Covered;
- Golden eagle (*Aquila chrysaetos*), Bald and Golden Eagle Protection Act Protected, CDFW Fully Protected (FP), MSHCP-Covered;

- Bell's sage sparrow (*Artemisiospiza belli belli*), CDFW WL, MSHCP-Covered,
- Long-eared owl (*Asio otus*), CDFW SSC
- Swainson's hawk (*Buteo swainsoni*), state-listed Threatened, MSHCP-Covered;
- Coastal cactus wren (*Campylorhynchus brunneicapillus sandiegensis*), CDFW SSC, MSHCP-Covered;
- Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*), federally listed Threatened, state-listed Endangered, MSHCP-Covered;
- Yellow rail (*Coturnicops noveboracensis*), CDFW SSC;
- White-tailed kite (*Elanus leucurus*), CDFW FP, MSHCP-Covered;
- Southwestern willow flycatcher (*Empidonax traillii extimus*), federally listed Endangered, state-listed Endangered, MSHCP-Covered;
- California horned lark (*Eremophila alpestris actia*), CDFW WL, MSHCP-Covered;
- Bald eagle (*Haliaeetus leucocephalus*), Bald and Golden Eagle Protection Act Protected, federally delisted, state-listed Endangered, CDFW FP, MSHCP-Covered;
- Yellow-breasted chat (*Icteria virens*), CDFW SSC, MSHCP-Covered;
- California black rail (*Laterallus jamaicensis coturniculus*), state-listed Threatened, CDFW FP;
- Osprey (*Pandion haliaetus*), CDFW WL, MSHCP-Covered;
- Coastal California gnatcatcher (*Polioptila californica californica*), federally listed Threatened, CDFW SSC, MSHCP-Covered;
- Yellow warbler (*Setophaga petechia*), CDFW SSC, MSHCP-Covered;
- Least Bell's vireo (*Vireo bellii pusillus*), federally listed Endangered, state-listed Endangered, MSHCP-Covered;
- Pallid bat (*Antrozous pallidus*), CDFW SSC;
- Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), CDFW SSC, MSHCP-Covered;
- San Bernardino kangaroo rat (*Dipodomys merriami parvus*), federally listed Endangered, state Candidate Endangered, MSHCP-Covered;
- Stephens' kangaroo rat (*Dipodomys stephensi*), federally listed Endangered, state-listed Threatened, MSHCP-Covered;
- Western mastiff bat (*Eumops perotis californicus*), CDFW SSC;
- San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), CDFW SSC, MSHCP-Covered;
- San Diego desert woodrat (*Neotoma lepida intermedia*), CDFW SSC; MSHCP-Covered;

- Pocketed free-tailed bat (*Nyctinomops femorosaccus*), CDFW SSC;
- Big free-tailed bat (*Nyctinomops macrotis*), CDFW SSC; and
- Los Angeles pocket mouse (*Perognathus longimembris brevinasus*), CDFW SSC, MSHCP-Covered.

4.4 Bats, Raptors, and Migratory Birds

Potential nesting habitat for migratory birds and raptors protected by the MBTA and California Fish and Game Code was present on and adjacent to the Project Site in some of the larger trees and shrubs. Additionally, the open areas and ground could be suitable for some ground nesting species (e.g., mourning dove [*Zenaida macroura*]), killdeer [*Charadrius vociferus*]). Raptors typically breed between February and August, and songbirds and other passerines generally nest between March and August.

Potential roosting habitat for bat species protected under CEQA and the California Fish and Game Code was present on and adjacent to the Project Site. Suitable habitat for roosting was present primarily in the form of fronds of palms located within and adjacent to the Project Site.

Bats common to California can roost within human-made structures such as culverts and buildings, as well as in foliage and trees cavities. No bats or bat sign (e.g., staining, guano) were detected during the biological reconnaissance survey.

4.5 Aquatic Resources Delineation

The desktop review of the NRCS did not identify any aquatic resources or hydric soils. Additionally, there were no aquatic resources identified during the field survey. Therefore, ECORP did not conduct a formal aquatic resources delineation survey.

4.6 Wildlife Movement Corridors, Linkages, and Significant Ecological Areas

The concept of habitat corridors addresses the linkage between large blocks of habitat that allow the safe movement of mammals and other wildlife species between habitat areas. The definition of a corridor varies, but corridors may include such areas as greenbelts, refuge systems, underpasses, and biogeographic land bridges. In general, a corridor is described as a linear habitat, embedded in a dissimilar matrix, which connects two or more large blocks of habitat.

Wildlife movement corridors are critical for the survivorship of ecological systems for several reasons. Corridors can connect water, food, and cover sources, spatially linking these three resources with wildlife in different areas. In addition, wildlife movement between habitat areas provides for the potential of genetic exchange between wildlife species populations, thereby maintaining genetic variability and adaptability to maximize the success of wildlife responses to changing environmental conditions. This is especially critical for small populations subject to loss of variability from genetic drift and effects of inbreeding. Naturally, the nature of corridor use and wildlife movement patterns varies greatly among species.

ECORP assessed the Project Site for its ability to function as a wildlife corridor. The Project Site is surrounded by commercial and residential development and busy roadways. To the north of the Project Site is SR-91, a highly trafficked roadway that likely reduces movement of wildlife in the vicinity of the Project Site. Likewise, Interstate 15 (I-15) is situated generally to the east of the Project Site. Although the Project Site is situated approximately 3 miles northeast of the Santa Ana Mountains, approximately 2.5 miles southeast of the Prado Dam and Reservoir, and approximately 3 miles west of Lake Mathews, there is likely little to no movement of wildlife from these areas.

The site provides limited connectivity between large areas of open space on a local or regional scale (e.g., Lake Perris State Recreation Area). The Project Site's value as a corridor is lessened by the presence of SR-91 and I-15, commercial developments, and anthropogenic factors; therefore, less than significant impacts to wildlife corridors are expected to occur from the Proposed Project.

5.0 IMPACT ANALYSIS

5.1 Special-Status Species

The Project Site was classified as developed/disturbed with no vegetation communities present. Disturbances observed on the Project Site were mainly associated with the surrounding commercial and residential development and previous mechanical disturbance. The entire Project Site will be developed. This impact analysis takes this into account when considering potential impacts that may occur anywhere within the Project Site boundaries to special-status species.

Of the 42 special-status plant species identified in the literature search, all are presumed absent from the Project Site. Therefore, no additional surveys or mitigation will be required. Furthermore, the Project Site is neither located in a Criteria Area nor a MSHCP-designated Narrow Endemic Plant Species Survey Area (NEPSSA). No impacts to special-status plant or Criteria/Narrow Endemic plant species are expected to occur as a result of the Proposed Project.

Of the 54 special-status wildlife species identified in the literature search, one was determined to have a high potential to occur, one has a moderate potential to occur, one has a low to moderate potential to occur, and the remaining 51 species are presumed absent from the Project Site.

Cooper's hawk was found to have a high potential for occurrence and is considered an adequately conserved species under the MSHCP. The large gum trees and other ornamental trees located within the Project Site could provide suitable foraging and nesting habitat for this species, in addition to other nesting birds and raptors protected by the MBTA and California Fish and Game Code. Ground-disturbing construction activities could directly affect nesting birds and other birds protected by the MBTA and their nests through habitat removal on the Project Site, and indirectly through increased noise, vibrations, and increased human activity if any tree or vegetation removal needs to occur during the bird breeding season (February 1-September 15). Potential impacts to sensitive bird species and/or nesting birds would be less than significant with the implementation of Mitigation Measure (MM) BIO-1.

Burrowing owl was found to have a low to moderate potential for occurrence; however, the Project Site is not located within a designated burrowing owl survey area under the MSHCP. Due to the highly mobile

nature of the species and the multiple recent occurrences within 5 miles of the Project Site, a pre-construction burrowing owl survey is recommended (MM BIO-2).

Western yellow bat was found to have a moderate potential for occurrence. Suitable roosting habitat for western yellow bat, a CDFW SSC species, is present on the Project Site. Large tree species located within and in the vicinity of the Project Site (i.e., queen palm and Mexican fan palm) provide suitable roosting habitat for western yellow bat, generally a tree roosting species. Title 14, Section 251.1 of the CCR prohibits harassment (defined in that section as an intentional act that disrupts an animal's normal behavior patterns, including breeding, feeding, or sheltering) of nongame mammals (i.e., bats), and California Fish and Game Code Section 4150 prohibits take or possession of all nongame mammals or parts thereof. Any activities resulting in bat mortality (i.e., the destruction of an occupied bat roost that results in the death of bats), disturbance that causes the loss of a maternity colony of bats (resulting in the death of young), or various modes of nonlethal pursuit or capture may be considered take as defined in Section 86 of the California Fish and Game Code. Impacts to maternity roosting sites of any native bat species, regardless of status, may be considered a significant impact to a *native wildlife nursery site* under CEQA. In order to avoid potentially significant impacts to bats classified as SSC or to maternity colonies of non-SSC bats, a bat survey is recommended (MM BIO-3).

The shrubs and trees on and immediately adjacent to the Project Site could provide nesting habitat for nesting birds and raptors protected by the MBTA and California Fish and Game Code. Furthermore, the Project Site could provide nesting habitat for ground-nesting bird species. If construction of the Proposed Project occurs during the bird breeding season (February 1-September 15), ground-disturbing construction activities could directly affect birds protected by the MBTA and their nests through the removal of habitat on the Project Site, and indirectly through increased noise, vibrations, and increased human activity. Impacts to nesting birds would be less than significant with the implementation of MM BIO-1.

5.2 Sensitive Natural Communities

No vegetation communities, including sensitive natural communities, were identified on the Project Site. No impacts to sensitive natural communities are expected to occur as a result of the Proposed Project.

5.3 State or Federally Protected Wetlands and Waters of the United States

No aquatic resources were identified on the Project Site. No impacts to state or federally protected wetlands and waters are expected to occur as a result of the Proposed Project.

5.4 Wildlife Corridors and Nursery Sites

The Project Site is located within and adjacent to areas containing development and existing disturbances (e.g., previous ground disturbance via mechanical equipment and trash). The entire Project Site consists of developed or disturbed land which limits wildlife movement opportunities. SR-91 is located to the north of the Project Site and I-15 is to the east of the Project Site, which could deter larger wildlife from moving into the Project Site. Additionally, the Project Site's value in providing wildlife movement opportunities is reduced by the fact that it is surrounded by residential and commercial development. The Project Site,

although relatively near open areas (e.g., Prado Basin, Santa Ana Mountains, Lake Mathews), will not be segmenting or removing any wildlife corridors that exist in the area; therefore, no impacts from the Project are expected to occur to wildlife corridors.

Potential for maternity roosting sites for bat species is present on the Project Site in the form of palm trees. The presence of maternity roosting sites would need to be confirmed during the maternity season (generally April 15-August 31) through appropriate focused bat survey efforts. If present, the maternity roosting sites would be considered native wildlife nursery sites. Impacts to nursery sites would be less than significant with the implementation of MM BIO-3.

5.5 Habitat Conservation Plans and Natural Community Conservation Plans

The Project Site is located within the planning area for the MSHCP, but outside of any Cell Groups, Criteria Cells, and Subunit designations. Section 6.0 of the MSHCP requires assessment of the potential effects from the Project on biological resources including riparian/riverine areas, vernal pools, fairy shrimp, burrowing owl, and Narrow Endemic Plant Species. In addition, the MSHCP requires an Urban/Wildlands Interface analysis be conducted in order to address the indirect effects associated with locating proposed development in proximity of MSHCP Conservation Areas. These resources were assessed during the reconnaissance survey and are discussed below in relation to the Project.

5.5.1 Riparian/Riverine Areas, Vernal Pools, and Fairy Shrimp Species (MSHCP Section 6.1.2)

In accordance with Section 6.1.2 of the MSHCP, the biological reconnaissance survey included an assessment for riparian and riverine communities, vernal pools, and fairy shrimp. The MSHCP defines riparian/riverine areas as “lands which contain habitat dominated by trees, shrubs, persistent emergent vegetation, or emergent mosses and lichens, which occur close to or that depend upon soil moisture from a nearby fresh water source, or areas with freshwater flow during all or a portion of the year.”

The Project Site, consisting of sandy loam soils, lacked clay soils. No vernal pool habitat or suitable habitat for fairy shrimp were documented during the biological reconnaissance survey. No riparian vegetation or aquatic resources are present on the Project Site.

Based on the literature review, field survey observations, and Google Earth imagery, the site appears to have been regularly disturbed over at least the last 20 years. During the biological reconnaissance survey, there were no indications of the presence of vernal pools. No fairy shrimp species are expected to be within the Project Site. ECORP determined that fairy shrimp species (including San Diego fairy shrimp) have no potential to occur due to a lack of clay soils, presence of anthropogenic disturbances, and no recent records in the CNDDDB within 5 miles of the Project Site. No additional surveys are required due to a lack of suitable habitat. The Project is consistent with Section 6.1.2 of the MSHCP.

5.5.2 Narrow Endemic Plant Species (MSHCP Section 6.1.3)

ECORP reviewed the RCA MSHCP Information Map to determine whether the Project Site is located within a NEPSSA, in accordance with Section 6.1.3 of the MSHCP. The Project Site is not located within a NEPSSA or a Criteria Area. Therefore, no focused surveys for narrow endemic plant species are warranted, and the Project is consistent with Section 6.1.3 of the MSHCP.

5.5.3 Urban/Wildlands Interface Guidelines (MSHCP Section 6.1.4)

The requirements for Urban/Wildlands Interface for the management of edge factors do not apply to the Project Site because the Project Site is not situated adjacent to any wildlands or MSHCP-designated Conservation Areas. Therefore, the Project is consistent with Section 6.1.4 of the MSHCP.

5.5.4 Additional Surveys (MSHCP Section 6.3.2)

ECORP reviewed the RCA MSHCP Information Map to determine if the Project Site was located within any MSHCP-designated survey areas. The Information Map revealed that the Project Site is not located within an amphibian species, burrowing owl, criteria area species, or mammalian species survey areas. Therefore, no habitat assessments or surveys are required for these species.

6.0 MITIGATION MEASURES

The following mitigation measures would reduce impacts to sensitive biological resources to a less than significant level.

BIO-1: Pre-Construction Nesting Bird Survey. If grading activities occur within the active breeding season for birds (February 1-September 15), a qualified biologist that is familiar with local birds and their nesting behaviors will be retained to conduct a nesting bird survey no more than 3 days prior to commencement of construction activities. The nesting bird survey shall be submitted to the City of Corona Planning and Development Department, Planning Division prior to issuance of a grading permit. The nesting bird survey shall include the Project Site and areas immediately adjacent to the site that could potentially be affected by Project-related construction activities, such as noise, human activity, and dust, etc. If active nesting of birds is observed within 100 feet of the designated construction area prior to construction, the qualified biologist shall establish an appropriate buffer around the active nests (e.g. 200 feet and/or subject to the recommendations of the qualified biologist), and a biological monitor shall visit the site once a week during ground disturbing activities to ensure all fencing is in place and no nesting birds are being impacted.

BIO-2: Burrowing Owl Survey. A 30-day preconstruction survey is required prior to issuance of a grading permit to ensure that no burrowing owls have colonized the site in the days or weeks preceding Project activities. If burrowing owl are found to have colonized the Project Site prior to the initiation of construction, the Project proponent will immediately inform Western Riverside County Regional Conservation Authority (RCA) and the Wildlife Agencies prior to initiating ground disturbance. If ground-disturbing activities occur but the site is left

undisturbed for more than 30 days, a pre-construction survey will again be necessary to ensure burrowing owl has not colonized the site since it was last disturbed. If burrowing owl is found, the same coordination with RCA and/or Wildlife Agencies will be necessary.

- BIO-3: Tree Avoidance and Removal Process.** If trees are scheduled to be removed (e.g., relocating) and/or modified (i.e., trimming), a qualified bat biologist should determine if the trees are suitable for bat roosting. If the trees scheduled for removal are determined to be suitable for bat roosting, these activities should be scheduled during seasonal periods of bat activity - September 1 to October 15 - or when evening temperatures are above 45 degrees Fahrenheit, and rain is less than ½ inch in 24 hours; or between March 1-April 1 with the same parameters.
1. If tree removal/modification must occur during the maternity season (generally April 15-August 31), a qualified bat biologist shall conduct a focused emergence survey(s) of the tree(s) within 48 hours of scheduled work. If a maternity roost is located, whether solitary or colonial, that roost will remain undisturbed until after the maternity season or until a qualified biological monitor has determined the roost is no longer active.
 2. If work is expected to occur outside of the bat maternity season, work adjacent to trees suitable as bat habitat can continue without additional surveying efforts. If trees with suitable bat roosting habitat are scheduled for removal or relocation, tree removal during the weather parameters described above using the two-step method should be conducted:
 - As much as feasible, vegetation and trees within the area that are not suitable for roosting bats will be removed first to provide a disturbance that might reduce the likelihood of bats using the habitat.
 - Two-step tree removal will occur over two consecutive days under the supervision of a qualified bat biologist. On Day 1, small branches and small limbs containing no cavity, crevice, or exfoliating bark habitat on habitat trees (or outer fronds in the case of palm trees), as identified by a qualified bat biologist are removed first, using chainsaws only (i.e., no dozers, backhoes). The following day (Day 2), the remainder of the tree is to be felled/removed. The intention of this method is to disturb the tree with noise and vibration on Day 1 during branch removal. This should cause any potentially present day-roosting bats to abandon the roost tree after they emerge for nighttime foraging. Removing the tree quickly the next consecutive day should avoid reoccupation of the tree by bats.

7.0 CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. Field work conducted for this assessment was performed by me or under my direct supervision. I certify that I have not signed a non-disclosure or consultant confidentiality agreement with the project applicant or the applicant's representative and that I have no financial interest in the project.

Signed:  Date: 2/29/24
 Carly Taylor
 Associate Biologist

8.0 LITERATURE CITED

- CalFlora: Information on California plants for education, research and conservation. [Web application]. 2023. Berkeley, California: The CalFlora Database [a non-profit organization]. Available from: <http://www.calflora.org>.
- California Department of Fish and Wildlife (CDFW). 2023a. Environmental Review and Permitting. Available online: <https://wildlife.ca.gov/Conservation/Environmental-Review>.
- _____. 2023b. California Native Diversity Database. RareFind 5 [computer program]. Sacramento (CA): State of California, the Resources Agency, Department of Fish and Wildlife. Available from: <https://wildlife.ca.gov/Data/CNDDDB/Maps-and-Data>.
- _____. 2023c. Special Animals List. Sacramento (CA): State of California, the Resources Agency, Department of Fish and Wildlife.
- _____. 2023d. Special Vascular Plants, Bryophytes, and Lichens List.
- _____. 1984. California Endangered Species Act. Fish and Game Code Section 2050-2085.
- California Native Plant Society (CNPS). 2023a. Inventory of Rare and Endangered Plants (online edition, v7-08c). Rare Plant Scientific Advisory Committee. California Native Plant Society. Sacramento, CA. Available at: <http://www.cnps.org/inventory>.
- _____. 2023b. *A Manual of California Vegetation, Online Edition*. California Native Plant Society, Sacramento, CA. <https://vegetation.cnps.org/>.
- Google Earth. 2023. Corona 33.876111 °, -117.568560 °. [Online] Available at: <http://www.google.com/earth/index.html>.
- Natural Resources Conservation Service (NRCS). 2023. "Web Soil Survey" from <http://websoilsurvey.nrcs.usda.gov>.
- Regional Conservation Authority (RCA). 2023. RCA MSHCP Information Tool. Available from: <https://www.wrc-rca.org/rcamaps/>.
- Riverside County Transportation and Land Management Agency. 2023. Western Riverside County Multiple Species Habitat Conservation Plan. Available from: <http://rctlma.org/Portals/0/mshcp/volume1/index.html>
- Rosenberg, D.K., J.A. Gervais, H. Ober, and D.F. DeSante. 1998. An adaptive management plan for the burrowing owl population at Naval Air Station Lemoore, California, USA. Publication 95, Institute for Bird Populations, P.O. Box 1346, Pt. Reyes Station, CA 94956.
- State Water Resources Control Board. 2021. State Policy for Water Quality Control: State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State. Adopted April 2, 2020, and revised April 6, 2021.

U.S. Army Corps of Engineers and U.S. Environmental Protection Agency and (USACE and USEPA). 2007. Memorandum Re: Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States* & *Carabell v. United States*. Dated 5 June 2007.

U.S. Fish and Wildlife Service (USFWS). 2023a. Critical Habitat for Threatened and Endangered Species.

Available from:

<https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>.

_____. 2023b. "National Wetlands Inventory" from <https://www.fws.gov/wetlands/data/Mapper.html>.

_____. 1918. Migratory Bird Treaty Act of 1918. Section 16 of the U.S. Code (703-712), as amended 1989.

LIST OF APPENDICES

Appendix A – Potential for Occurrence of Sensitive Plant Species

Appendix B – Potential for Occurrence of Sensitive Wildlife Species

Appendix C – Representative Site Photographs

Appendix D – Plant Species Observed

Scientific Name Common Name	Status		Bloom Period & Elevation (meters)	Habitat Requirements	Potential for Occurrence
Angiosperms					
<i>Abronia villosa</i> var. <i>aurita</i> chaparral sand- verbena	Fed: CA: CRPR: MSHCP:	None None 1B.1 None	(Jan) Mar- Sep 75-1600	Occurs in chaparral, coastal scrub, and desert habitats. Often found in sandy soil.	Presumed Absent. No chaparral, coastal scrub, or desert habitat is present on the Project Site. There is a historic occurrence (#26) from 1934 less than 1 mile south of the Project site, however, the exact location is unknown.
<i>Allium marvinii</i> Yucaipa onion	Fed: CA: CRPR: MSHCP:	None None 1B.2 COV	Apr-May 760-1065	Occurs in openings within chaparral in clay soils. Known only from the Yucaipa and Beaumont area of the southern San Bernardino Mountains.	Presumed Absent. No suitable chaparral habitat or suitable soils are present on the Project Site, and there are no records within 5 miles.
<i>Allium munzii</i> Munz’s onion	Fed: CA: CRPR: MSHCP:	END THR 1B.1 COV	Mar-May 297-1070	Occurs in chaparral, cismontane woodland, coastal scrub, pinyon and juniper woodland, and valley and foothill grasslands. Often found in clay soils, growing in grasslands and openings within shrublands or woodlands.	Presumed Absent. The Project Site lacks suitable habitat and there are no records within 5 miles.
<i>Ambrosia pumila</i> San Diego ambrosia	Fed: CA: CRPR: MSHCP:	END None 1B.1 COV	Apr-Oct 20-415	Occurs in chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Often found in sandy loam or clay, often in disturbed areas, and sometimes in alkaline soils.	Presumed Absent. Although the species may be found in sandy loam and disturbed areas, no suitable habitat is present on the Project Site and there are no records within 5 miles of the site.
<i>Arenaria paludicola</i> marsh sandwort	Fed: CA: CRPR: MSHCP:	END END 1B.1 None	May-Aug 3-170	Occurs in freshwater or brackish marshes and swamps in sandy openings.	Presumed Absent. There is no aquatic habitat present on the Project Site. Additionally, there are no records within 5 miles.

Scientific Name Common Name	Status		Bloom Period & Elevation (meters)	Habitat Requirements	Potential for Occurrence
<i>Astragalus brauntonii</i> Braunton's milk-vetch	Fed: CA: CRPR: MSHCP:	END None 1B.1 None	Jan-Aug 4-640	Occurs in chaparral, coastal scrub, and valley and foothill grassland habitats. Often found in recently burned or disturbed areas. Usually in sandstone soil with carbonate layers.	Presumed Absent. There is no suitable habitat on the Project Site. There are also no occurrences within 5 miles.
<i>Atriplex coulteri</i> Coulter's saltbush	Fed: CA: CRPR: MSHCP:	None None 1B.2 None	Mar-Oct 3-460	Occurs in coastal bluff scrub, coastal dunes, coastal scrub, and valley and foothill grassland in alkaline and clay soils.	Presumed Absent. There is no suitable coastal, dune, scrub, or grassland habitat on the Project site. Additionally, there are no records within 5 miles.
<i>Berberis nevinii</i> Nevin's barberry	Fed: CA: CRPR: MSHCP:	END END 1B.1 COV	(Feb)Mar-Jun 70-825	Occurs in chaparral, cismontane woodland, coastal scrub, and riparian scrub habitats.	Presumed Absent. No chaparral, cismontane woodland, coastal scrub, and riparian scrub habitat is present on the Project Site and there are no records within 5 miles.
<i>Calochortus weedii</i> var. <i>intermedius</i> intermediate mariposa lily	Fed: CA: CRPR: MSHCP:	None None 1B.2 COV	May-Jul 105-855	Occurs in chaparral, coastal scrub, and valley and foothill grasslands, in rocky, calcareous soils.	Presumed Absent. The Project Site lacks suitable habitat, however, there are several recent occurrences within 5 miles. The closest occurrence (#60) from 2020 was located approximately 2.9 miles from the site between Wardlow Canyon and Tin Mine Canyon. The other recent occurrences were located in the Santa Ana Mountains.
<i>Calystegia felix</i> lucky morning-glory	Fed: CA: CRPR: MSHCP:	None None 1B.1 None	Mar-Sep 30-215	Occurs in meadows, seeps, and riparian scrub.	Presumed Absent. There is no suitable meadow or riparian habitat on the Project site. There is a historic occurrence (#1) from 1917 approximately 4.8 miles from the site along Chino Creek north of the site.

Scientific Name Common Name	Status		Bloom Period & Elevation (meters)	Habitat Requirements	Potential for Occurrence
<i>Centromadia pungens ssp. laevis</i> smooth tarplant	Fed: CA: CRPR: MSHCP:	None None 1B.1 COV	Apr-Sep 0-640	Occurs in chenopod scrub, meadows and seeps, playas, riparian woodlands, and valley and foothill grassland habitats. Often found in alkaline soil.	Presumed Absent. There is no suitable scrub, meadow, or riparian habitat present on the Project site. Additionally, there are no occurrences within 5 miles.
<i>Chloropyron maritimum ssp. Maritimum</i> salt marsh bird's-beak	Fed: CA: CRPR: MSHCP:	END END 1B.2 None	May-Oct 0-30	Occurs in coastal dunes and coastal salt marshes and swamps.	Presumed Absent. The Project Site occurs outside of the species' elevational range. Additionally, there is no suitable coastal dune or marsh habitat and there are no occurrences within 5 miles.
<i>Chorizanthe parryi var. fernandina</i> San Fernando Valley spineflower	Fed: CA: CRPR: MSHCP:	None END 1B.1 None	Apr-Jul 150-1220	Occurs in sandy soils in coastal scrub habitats and in valley and foothill grassland. Known from only three occurrences.	Presumed Absent. There is no suitable habitat on the Project Site. Additionally, there are no occurrences within 5 miles.
<i>Chorizanthe parryi var. parryi</i> Parry's spineflower	Fed: CA: CRPR: MSHCP:	None None 1B.1 COV	Apr-Jun 275-1220	Occurs in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland habitat. Often found in sandy or rocky openings.	Presumed Absent. There is no suitable habitat on the Project Site and no occurrences within 5 miles.
<i>Chorizanthe polygonoides var. longispina</i> long-spined spineflower	Fed: CA: CRPR: MSHCP:	None None 1B.2 COV	Apr-Jul 30-1530	Occurs in chaparral, coastal scrub, meadows and seeps, valley and foothill grasslands, and vernal pool habitat. Often found in clay soil.	Presumed Absent. There is no suitable grassland or scrub habitat on the Project Site. Additionally, there are no records of this species within 5 miles of the Project.
<i>Cladium californicum</i> California sawgrass	Fed: CA: CRPR: MSHCP:	None None 2B.2 None	Jun-Sep 60-1600	Occurs in meadows, seeps and alkaline or freshwater marshes and swamps.	Presumed Absent. There is no aquatic habitat on the Project site. There are no records of the species within 5 miles of the Project.
<i>Dodecahema leptoceras</i> slender-horned spineflower	Fed: CA: CRPR: MSHCP:	END END 1B.1 COV	Apr-Jun 200-760	Occurs in chaparral, cismontane woodland, and coastal scrub habitats. Often found in sandy soil.	Presumed Absent. No suitable chaparral, coastal scrub, or cismontane woodland habitat is present on the Project Site and there are no records within 5 miles.

Scientific Name Common Name	Status		Bloom Period & Elevation (meters)	Habitat Requirements	Potential for Occurrence
<i>Dudleya multicaulis</i> many-stemmed dudleya	Fed: CA: CRPR: MSHCP:	None None 1B.2 COV	Apr-Jul 15-790	Occurs in chaparral, coastal scrub, and valley and foothill grassland habitats. Typically restricted to clay and cobbly soils.	Presumed Absent. The Project Site lacks the appropriate soils and habitat typical of this species. There is a recent record (#191) from 2006 approximately 4.95 miles from the Project in the vicinity of Black Star Canyon.
<i>Eriastrum densifolium</i> ssp. <i>Sanctorum</i> Santa Ana River woollystar	Fed: CA: CRPR: MSHCP:	END END 1B.1 COV	Apr-Sep 91-610	Occurs in chaparral and alluvial fan coastal scrub in sandy or gravelly soils.	Presumed Absent. There is no suitable habitat present on the Project Site and no occurrences within 5 miles.
<i>Horkelia cuneata</i> var. <i>puberula</i> mesa horkelia	Fed: CA: CRPR: MSHCP:	None None 1B.1 None	Feb-Jul 70-810	Occurs in chaparral, cismontane woodland, and coastal scrub.	Presumed Absent. There is no suitable habitat present on the Project Site and no occurrences within 5 miles.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's goldfields	Fed: CA: CRPR: MSHCP:	None None 1B.1 COV	Feb-Jun 1-1220	Occurs in coastal salt marshes and swamps, playas, and vernal pools.	Presumed Absent. There is no suitable coastal marsh, swamp, playa, or vernal pool habitat present on the site. Additionally, there are no records of the species within 5 miles.
<i>Lepechinia cardiophylla</i> heart-leaved pitcher sage	Fed: CA: CRPR: MSHCP:	None None 1B.1 COV	Apr-Jul 520-1370	Occurs in closed-cone coniferous forest, chaparral, and cismontane woodland.	Presumed Absent. There is no suitable habitat on the Project Site, however, there are two recent occurrences (#24 and #2) from 2007 and 2016 approximately 4.5 miles from the Project. Both records were observed in the Santa Ana Mountains.
<i>Lycium parishii</i> Parish's desert-thorn	Fed: CA: CRPR: MSHCP:	None None 2B.3 None	Mar-Apr 135-1000	Occurs in coastal scrub and Sonoran Desert scrub.	Presumed Absent. There is no suitable habitat on the Project Site and no occurrences within 5 miles.
<i>Malacothamnus parishii</i> Parish's bush-mallow	Fed: CA: CRPR: MSHCP:	None None 1A None	Jun-Jul 305-455	Occurs in chaparral and coastal scrub habitats.	Presumed Absent. There is no suitable habitat on the Project Site and no occurrences within 5 miles.

Scientific Name Common Name	Status		Bloom Period & Elevation (meters)	Habitat Requirements	Potential for Occurrence
<i>Monardella australis ssp. Jokerstii</i> Jokerst's monardella	Fed: CA: CRPR: MSHCP:	None None 1B.1 None	Jul-Sep 1350-1750	Chaparral, lower montane coniferous forest, alluvial terraces, drainages, and washes.	Presumed Absent. The Project Site occurs outside of the elevational range of this species. In addition, there is no suitable habitat nor records within 5 miles.
<i>Monardella hypoleuca ssp. Intermedia</i> intermediate monardella	Fed: CA: CRPR: MSHCP:	None None 1B.3 None	Apr-Sep 400-1250	Occurs in chaparral, cismontane woodland, and occasionally in lower montane coniferous forest habitat. Often found in areas of understory.	Presumed Absent. No suitable chaparral, woodland, or forest habitat is present on the Project Site. There is a historic record (#32) from 1986 approximately 4.9 miles from the site in the Santa Ana Mountains.
<i>Monardella pringlei</i> Pringle's monardella	Fed: CA: CRPR: MSHCP:	None None 1A None	May-Jun 300-400	Occurs in coastal sage scrub habitats with sandy soils. Known from only two occurrences in the vicinity of Colton (CNPS).	Presumed Absent. There is no suitable coastal sage scrub habitat. Additionally, there are no occurrences within 5 miles.
<i>Muhlenbergia utilis</i> Aparejo grass	Fed: CA: CRPR: MSHCP:	None None 2B.2 None	Mar-Oct 25-2325	Occurs in chaparral, cismontane woodland, coastal scrub, marshes and swamps, meadows, and seeps.	Presumed Absent. There is no suitable habitat on the Project Site. There are also no records of the species within 5 miles.
<i>Nama stenocarpa</i> mud nama	Fed: CA: CRPR: MSHCP:	None None 2B.2 COV	Jan-Jul 5-500	Occurs in freshwater marshes and swamps.	Presumed Absent. No marshes or swamps are present on the Project Site. There are no records within 5 miles of the Project.
<i>Navarretia prostrata</i> prostrate vernal pool navarretia	Fed: CA: CRPR: MSHCP:	None None 1B.2 COV	Apr-Jul 3-1210	Occurs in coastal sage scrub, meadows and seeps, valley and foothill grasslands, and vernal pools.	Presumed Absent. The site lacks suitable habitat for the species. No records exist within 5 miles of the Project.
<i>Nolina cismontana</i> chaparral nolina	Fed: CA: CRPR: MSHCP:	None None 1B.2 None	May-Jul 140-1275	Occurs in chaparral and coastal sage scrub habitats.	Presumed Absent. There is no suitable habitat for the species on the Project Site. However, there is a recent and historic occurrence within 5 miles. #37 occurred in 1990 approximately 3 miles away on the south side of Wardlow Canyon. #56 was located in 2016 approximately 3 miles away on the south side of Mabey Canyon.

Scientific Name Common Name	Status		Bloom Period & Elevation (meters)	Habitat Requirements	Potential for Occurrence
<i>Pentstemon californicus</i> California beardtongue	Fed: CA: CRPR: MSHCP:	None None 1B.2 COV	May-Jun 1170-2300	Occurs in sandy soils within chaparral, lower montane coniferous forest, pinyon and juniper woodland, and yellow pine forest.	Presumed Absent. There is no suitable habitat present on the Project Site. Additionally, there are no records within 5 miles.
<i>Pentachaeta aurea</i> ssp. <i>Allenii</i> Allen's pentachaeta	Fed: CA: CRPR: MSHCP:	None None 1B.1 None	Mar-Jun 75-529	Occurs in openings of coastal scrub and valley and foothill grasslands.	Presumed Absent. There is no suitable habitat within the Project site and no occurrences within 5 miles.
<i>Phacelia keckii</i> Santiago Peak phacelia	Fed: CA: CRPR: MSHCP:	None None 1B.3 None	May-Jul 545-1600	Occurs in closed-cone coniferous forest and chaparral.	Presumed Absent. There is no suitable habitat for this species within the Project Site and no records within 5 miles.
<i>Phacelia stellaris</i> Brand's star phacelia	Fed: CA: CRPR: MSHCP:	None None 1B.1 COV	Mar-Jun 0-400	Occurs in coastal dunes, coastal strands, and coastal sage scrub.	Presumed Absent. There is no suitable habitat for this species within the Project Site and no records within 5 miles.
<i>Pseudognaphalium leucocephalum</i> white rabbit-tobacco	Fed: CA: CRPR: MSHCP:	None None 2B.2 None	Aug-Nov 0-2100	Occurs in chaparral, cismontane woodland, coastal scrub, and riparian woodland. Often found in sandy, gravelly soils.	Presumed Absent. No suitable chaparral, cismontane woodland, coastal scrub, or riparian woodland habitat for this species is present on the Project. There are no records within 5 miles.
<i>Senecio aphanactis</i> chaparral ragwort	Fed: CA: CRPR: MSHCP:	None None 2B.2 None	Jan-Apr 15-800	Occurs in chaparral, cismontane woodland, and coastal scrub. Sometimes found in alkaline soils.	Presumed Absent. There is no suitable habitat for the species on the Project Site and no occurrences within 5 miles.
<i>Sidalcea neomexicana</i> salt spring checkerbloom	Fed: CA: CRPR: MSHCP:	None None 2B.2 None	Mar-Jun 15-1530	Occurs in chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playas. Often found in alkaline and mesic soils.	Presumed Absent. No suitable chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, or playa habitat was present on the site. In addition, there are no records within 5 miles of the site.
<i>Sphenopholis obtusata</i> prairie wedge grass	Fed: CA: CRPR: MSHCP:	None None 2B.2 None	Apr-Jul 300-2000	Occurs in mesic soils within cismontane woodland, meadows, and seeps.	Presumed Absent. There is no suitable habitat for the species on the Project Site. There are no records of the species within 5 miles.

Scientific Name Common Name	Status		Bloom Period & Elevation (meters)	Habitat Requirements	Potential for Occurrence
<i>Symphotrichum defoliatum</i> San Bernardino aster	Fed: CA: CRPR: MSHCP:	None None 1B.2 None	Jul-Nov 2-2040	Occurs in cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, and valley and foothill grassland habitats. Often found in areas near ditches, streams, and springs.	Presumed Absent. The site lacks seeps, marshes, coastal scrub, coniferous forest, and swamps. Additionally, there are no records within 5 miles of the Project site.
<i>Thysanocarpus rigidus</i> rigid fringepod	Fed: CA: CRPR: MSHCP:	None None 1B.2 None	Feb-May 600-2200	Occurs in pinyon and juniper woodlands on dry rocky slopes.	Presumed Absent. There is no woodland or rocky habitat present on the Project Site. Additionally, there are no occurrences within 5 miles.
Gymnosperms					
<i>Hesperocyparis forbesii</i> Tecate cypress	Fed: CA: CRPR: MSHCP:	None None 1B.1 None	N/A 80-1500	Occurs in closed-cone coniferous forest and chaparral habitat. Often found in areas with clay, gabbroic, or metavolcanic soils.	Presumed Absent. No suitable forest or chaparral habitat is present on the Project site. There was one recent occurrence (#24) in 2011 approximately 4.95 miles away on Sierra Peak in the Cleveland National Forest.

Federal Designations:

(Federal Endangered Species Act, USFWS)

END: federally listed, endangered**THR:** federally listed, threatened**State designations:**

(California Endangered Species Act, CDFW)

END: state-listed, endangered**THR:** state-listed, threatened

Rare: CDFW Rare

Other Designations

(Western Riverside MSHCP)

COV: Covered

California Native Plant Society (CNPS) Rare Plant Ranks:

1A: Plants presumed extirpated in California and either rare or extinct elsewhere

1B: Plants rare, threatened, or endangered in CA and elsewhere

2A: Plants presumed extirpated in California but common elsewhere

2B: Plants rare, threatened, or endangered in CA but more common elsewhere

Threat Ranks:

0.1 Seriously endangered in CA (over 80% of occurrences threatened / high degree and immediacy of threat)

0.2 Moderately threatened in California (20-80% occurrences threatened/moderate degree and immediacy of threat)

0.3 Not very threatened in California (<20% of occurrences threatened/low degree and immediacy of threat or current threats known)

Source: California Natural Diversity Data Base (CNDDB) California Native Plant Society Electronic Inventory (CNPSEI) Ontario, Guasti, Fontana, Prado Dam, Corona North, Riverside West, Black Star Canyon, Corona South, and Lake Mathews 7.5-minute quads.

Calflora website. <https://www.calflora.org/>. Accessed on November 28, 2023.

Scientific Name Common Name	Status		Habitat Requirements	Potential for Occurrence
INVERTEBRATES				
<i>Bombus crotchii</i> Crotch bumble bee	Fed: CA: MSHCP:	None CAN None	Occurs in open grassland and scrub habitats. Nests and overwinters underground, often in abandoned rodent dens, but also rock piles, thatch, fallen logs, and brush piles. Generalist forager but reported food plants include <i>Asclepias</i> , <i>Chaenactis</i> , <i>Lupinus</i> , <i>Medicago</i> , <i>Phacelia</i> , and <i>Salvia</i> .	Presumed Absent. There are no records within five miles of the site. The Project is highly disturbed and does not contain suitable overwintering habitat or foraging habitat.
<i>Branchinecta sandiegonensis</i> San Diego fairy shrimp	Fed: CA: MSHCP:	END None None	Vernal pools and ephemeral wetlands in Riverside, San Diego, and Orange Counties.	Presumed Absent. The Project Site is out of the species' known range within Riverside County. Additionally, there is no suitable habitat and no occurrences within 5 miles of the site.
<i>Euphydryas editha quino</i> Quino checkerspot butterfly	Fed: CA: MSHCP:	END None COV	Occurs in sunny openings within chaparral and coastal sage scrub in parts of Riverside and San Diego counties. Occurs on hills and mesas along the coast. Requires high densities of food plants <i>Plantago erecta</i> , <i>P. insularis</i> , and <i>Orthocarpus purpurascens</i> .	Presumed Absent. No suitable chaparral habitat, coastal sage scrub habitat, or nectaring plants are present on the Project Site. Additionally, there are no records identified within five miles.
<i>Rhaphiomidas terminatus abdominalis</i> Delhi Sands flower-loving fly	Fed: CA: MSHCP:	END None COV	Dune habitat with fine sandy Delhi soils.	Presumed Absent. There is no dune habitat on the Project Site and there are no occurrences within five miles.
FISH				
<i>Catostomus santaanae</i> Santa Ana Sucker	Fed: CA: MSHCP:	THR NONE COV	Pools, runs of creeks, and small to medium rivers with cool, shallow, clear, and unpolluted water.	Presumed Absent. No permanent creeks, streams, or rivers are present on the Project Site.
<i>Gila orcutti</i> arroyo chub	Fed: CA: MSHCP:	None SSC COV	Creeks, streams, and rivers with areas of slow-moving water with sand or mud bottoms. Ranges from San Diego to San Luis Obispo County.	Presumed Absent. No permanent creeks, streams, or rivers are present on the Project Site.

Scientific Name Common Name	Status		Habitat Requirements	Potential for Occurrence
<i>Oncorhynchus mykiss irideus pop. 10</i> steelhead- southern California DPS	Fed: CA: MSHCP:	END CAN None	Freshwater lagoons, river mouths/tidal rivers, bays/sounds, rivers, and creeks for breeding. Spawning streams are relatively warm. Migrate between freshwater breeding and marine non-breeding habitats. Marine habitat is pelagic and near shore.	Presumed Absent. No permanent creeks, streams, or rivers are present on the Project Site.
<i>Rhinichthys osculus ssp. 8</i> Santa Ana speckled dace	Fed: CA: MSHCP:	None SSC None	Permanent flowing creeks and streams with shallow gravel and cobble riffles.	Presumed Absent. No permanent creeks, streams, or rivers are present on the Project Site.
AMPHIBIANS				
<i>Anaxyrus californicus</i> arroyo toad	Fed: CA: MSHCP:	END SSC COV	Sandy banks of rivers, arroyos, and streams with shallow sandy pools. Also found in riparian woodlands or uplands adjacent to arroyos.	Presumed Absent. No rivers, arroyos, or streams with shallow pools are present on the Project Site and there are no records within five miles.
<i>Spea hammondi</i> Western spadefoot	Fed: CA: MSHCP:	CAN SSC COV	Prefers open areas with sandy or gravelly soils, including mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, and alkali flats.	Presumed Absent. There is no suitable breeding or overwintering habitat within the Project site. A recent record from 2004 (#1027) occurred within approximately 3.03 miles of the Project. This occurrence was located in Temescal Canyon during trapping efforts.
<i>Taricha torosa</i> coast range newt	Fed: CA: MSHCP:	None SSC COV	Occurs in wet forests, oak forests, chaparral, and rolling grasslands. Burrows in moist soil or wood debris.	Presumed Absent. No chaparral, forest, or moist soil habitat is present on the Project Site. There are two historic records within five miles of the Project Site. OCC #1 from 1999 and #2 from 1997 were approximately 3.28 miles from the site, although no specific location details are included.

Scientific Name Common Name	Status		Habitat Requirements	Potential for Occurrence
REPTILES				
Anniella stebbinsi southern California legless lizard	Fed: CA: MSHCP:	None SSC None	Typically occurs in moist warm loose soil with plant cover in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks.	Presumed Absent. There is no suitable habitat on the Project site due to the lack of moist soil and vegetative cover. There is one recent record in 2016 (#139) approximately 3.90 miles from the Project Site in rocky hill habitat south of the Hidden Valley Golf Club.
Arizona elegans occidentalis California glossy snake	Fed: CA: MSHCP:	None SSC None	Arid scrub, rocky washes, grasslands, and chaparral. Prefers microhabitats of open areas and areas with soil loose enough for easy burrowing.	Presumed Absent. Although there are open areas with loose soil present on the Project site, it is highly disturbed and surrounded by human development. There are no occurrences within 5 miles of the Project Site.
Aspidoscelis hyperythra orange-throated whiptail	Fed: CA: MSHCP:	None WL COV	Semi-arid open areas with coarse soils including coastal sage scrub, chaparral, and dry riparian areas and washes.	Presumed Absent. No suitable habitat is present within the Project Site. There is one historic occurrence (#53) from 1951 approximately 1.66 miles from the site. This was before the area was developed. The species is believed to be extirpated from the area (Brattstrom, 1990).
Aspidoscelis tigris stejnegeri coastal whiptail	Fed: CA: MSHCP:	None SSC COV	Arid habitats including chaparral, woodlands, and dry riparian areas.	Presumed Absent. There is no suitable habitat in the Project Site, however, there is a recent occurrence (#127) from 2016 approximately 2.98 miles from the site in the foothills of the Santa Ana Mountains
Coleonyx variegatus abbotti San Diego banded gecko	Fed: CA: MSHCP:	None SSC COV	Rocky areas in coastal sage scrub and chaparral.	Presumed Absent. No suitable coastal sage scrub or chaparral habitat is present on the Project Site. There is, however, a recent occurrence (#5) in 2003 approximately 3.43 miles from the Project in the sage scrub hills west of Hidden Valley Golf Club.

Scientific Name Common Name	Status		Habitat Requirements	Potential for Occurrence
<i>Crotalus ruber</i> red-diamond rattlesnake	Fed: CA: MSHCP:	None SSC COV	Found in coastal chaparral, arid scrub, rocky grassland, oak and pine woodlands, desert mountain slopes and rocky desert flats.	Presumed Absent. There is no suitable habitat present onsite. Although there are several historic and recent records within five miles of the Project site including occurrence (#165) from 2012 approximately 3.02 miles from the site, the Project Site is not suitable for the species.
<i>Emys marmorata</i> western pond turtle	Fed: CA: MSHCP:	FPT SSC COV	Ponds, lakes, rivers, streams, marshes, and other water sources with rocky or muddy substrate. Basks on logs, rocks, and exposed banks.	Presumed Absent. Although there is one recent record (#1351) in 2011 within approximately 4.41 miles of the site, no suitable aquatic habitats are present on the Project Site.
<i>Phrynosoma blainvillii</i> coast horned lizard	Fed: CA: MSHCP:	None SSC COV	Open areas of valleys, foothills, and semiarid mountains with sandy soil and low vegetation including chaparral, woodlands, and grasslands.	Presumed Absent. There is no suitable habitat present, however, there is a recent occurrence (#881) from 2016 approximately 3 miles from the Project Site. This occurrence took place in hilly sage scrub and chaparral habitat which is suitable for the species.
<i>Salvadora hexalepis virgulata</i> coast patch-nosed snake	Fed: CA: MSHCP:	None SSC None	Coastal scrub and semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains. Brushy or shrubby vegetation in coastal Southern California. Require small mammal burrows for refuge and overwintering sites.	Presumed Absent. No suitable coastal scrub or chaparral habitat is present on the Project Site and there are no records of the species within five miles. Additionally, there were no small mammal burrows observed on the Project Site.
<i>Thamnophis hammondi</i> two-striped gartersnake	Fed: CA: MSHCP:	None SSC None	Occur along aquatic habitats such as pools and creeks usually near chaparral, rocky areas, brushland, oak woodland, and conifer forests and hunts in water. Found from sea level to about 7,000 ft elevation.	Presumed Absent. No suitable aquatic habitat was present on the Project Site and there are no records within five miles of the Project site.

<i>Scientific Name</i> Common Name	Status		Habitat Requirements	Potential for Occurrence
BIRDS				
<i>Accipiter cooperii</i> Cooper's hawk	Fed: CA: MSHCP	None WL COV	Open woodlands, or broadleaf and coniferous forested areas but also found in parks and fields with tall trees. Nests in tall trees, usually on flat ground, in dense woods.	High. Suitable foraging and nesting habitat primarily occur within the Eucalyptus trees and other trees present on and in the vicinity of the Project Site. There are no CNDDDB records within five miles of the site, however, there is a verified 2022 iNaturalist occurrence approximately 500-feet southeast of the site.
<i>Agelaius tricolor</i> tricolored blackbird (nesting colony)	Fed: CA: MSHCP:	None THR , SSC COV	Freshwater marshes with dense cattails, bulrushes, sedges, and tule. Forages in open habitat such as cultivated fields and pastures.	Presumed Absent. There are no freshwater marshes or cultivated fields present on the Project Site. There is one historic record (#365) from 1950 approximately 2.85 miles from the Project.
<i>Aimophila ruficeps canescens</i> southern California rufous-crowned sparrow	Fed: CA: MSHCP:	None WL COV	Coastal sage scrub, dominated by California sagebrush, or in coastal bluff scrub with low scattered scrub and moderate to steep, dry, and rocky slopes. Nests on ground or within 1 meter of ground in shrubs or trees.	Presumed Absent. There is no suitable habitat present in the Project site, however, there are two recent occurrences. #216 occurred in 2016 approximately 2.85 miles from the site on the edge of Cleveland National Forest. The other occurrence (#137) from 2003 occurred approximately 2.97 miles from the site in disturbed coastal sage scrub habitat.
<i>Ammodramus savannarum</i> grasshopper sparrow (nesting)	Fed: CA: MSHCP:	None SSC COV	Grasslands and prairies of moderate height with clusters of scattered shrubs among patches of bare ground.	Presumed Absent. There is no suitable grassland or prairie habitat on the Project Site. Additionally, there are no occurrences within five miles of the Project.
<i>Aquila chrysaetos</i> golden eagle (nesting & wintering)	Fed: CA: MSHCP:	None FP COV	Open country including prairies, sagebrush, savannah or sparse woodlands, and barren hills or mountainous areas. Nests on rocky cliff edges or in large trees such as eucalyptus or oak.	Presumed Absent. There is no suitable rocky, cliff habitat for nesting present on or in the vicinity of the Project Site. Additionally, there are no occurrences within five miles.

Scientific Name Common Name	Status		Habitat Requirements	Potential for Occurrence
<i>Artemisiospiza belli belli</i> Bell's sage sparrow	Fed: CA: MSHCP	None WL COV	Chaparral dominated with California sagebrush or chamise. Nests on ground or within 1 meter above ground in a shrub.	Presumed Absent. There is no suitable habitat onsite. There is one historic record within five miles of the Project. Occurrence #36 from 1999 was approximately 3.75 miles from the site in sagebrush habitat.
<i>Asio otus</i> long-eared owl (nesting)	Fed: Ca: MSHCP:	None SSC None	Nests in trees or tree cavities within deciduous and evergreen forests, orchards, wooded parks, farm woodlots, or desert oases usually near water.	Presumed Absent. No suitable habitat was present on the Project Site and there are no records within five miles of the site.
<i>Athene cunicularia</i> burrowing owl (burrow & some wintering sites)	Fed: CA: MSHCP:	None SSC COV	Open grasslands including prairies, plains, and savannah, or vacant lots and airports. Nests in abandoned dirt burrows.	Low to Moderate. There is limited suitable habitat for foraging and burrowing within and adjacent to the Project Site; however, there are several recent records of the species within five miles of the Project Site. #1071 from 2007 occurred approximately 0.86 miles from the site along Temescal Wash. Another occurrence (#1073) from 2007 was located approximately 1.56 miles north of the site along the Norco Horse Trail.
<i>Buteo swainsoni</i> Swainson's hawk (nesting)	Fed: CA: MSHCP:	None THR COV	Open pine-oak woodland, savannah, and agricultural fields with scattered trees. Nests in large solitary trees or in small groves.	Presumed Absent. The site is surrounded by development and lacks suitable nesting habitat. There is a historic record (#2549) from 1919 approximately 2.52 miles from the site in the vicinity of the Prado Basin.
<i>Campylorhynchus brunneicapillus sandiegensis</i> coastal cactus wren	Fed: CA: MSHCP:	None SSC COV	Restricted to cactus-dominated stands of coastal sage scrub below 457 meters in elevation on mesas and lower slopes of the coast ranges. Often inhabit areas with cholla, saguaro, and prickly-pear cacti, catclaw acacia, mesquite, whitethorn, desert willow, yucca, palo verde, and other desert shrubs.	Presumed Absent. Coastal sage scrub habitat and cacti are not present on the Project Site and there are no records within five miles.

Scientific Name Common Name	Status		Habitat Requirements	Potential for Occurrence
<i>Coccyzus americanus occidentalis</i> western yellow-billed cuckoo (nesting)	Fed: CA: MSHCP:	THR END COV	Occur in wooded habitats with dense cover and nearby water. These can be woodlands with low, scrubby vegetation; overgrown orchards; or dense thickets along streams and marshes. They are rare breeders in riparian woodlands of willows, cottonwoods, and mesquite that occur in dense stands. Nests are often placed in willows located along streams with cottonwoods nearby for foraging.	Presumed Absent. There is no riparian vegetation present on the site. There is a recent occurrence (#36) from 2011 approximately 2.34 miles from the site at the Prado Basin.
<i>Coturnicops noveboracensis</i> yellow rail	Fed: CA: MSHCP:	None SSC None	Occurs in grassy freshwater marshlands and meadows. Not found in deeper areas with tall vegetation, such as cattail marshes.	Presumed Absent. There is no marshland or meadow habitat present on the Project site. There is a historic occurrence (#17) from 1914 in the general vicinity of Corona prior to development.
<i>Elanus leucurus</i> white-tailed kite (nesting)	Fed: CA: MSHCP:	None FP COV	Open habitat in lowlands including savanna, open woodlands, marshes, and agricultural fields. Nests in tall trees within or on the edge of forested areas.	Presumed Absent. There is no suitable foraging or nesting habitat. There are no occurrences within 5 miles of the Project site.
<i>Empidonax traillii extimus</i> southwestern willow flycatcher (nesting)	Fed: CA: MSHCP:	END END COV	Riparian woodlands particularly with willow thickets. Nests in densest areas of shrubs and trees with low-density canopies.	Presumed Absent. The Project Site does not contain riparian habitat. However, there is a historic occurrence (#35) from 1990 approximately 3.1 miles away and a recent occurrence (#76) from 2005 approximately 3.5 miles away in the general vicinity of the Prado Basin.
<i>Eremophila alpestris actia</i> California horned lark	Fed: CA: MSHCP:	None WL COV	Bare open areas dominated by low vegetation or widely scattered shrubs, includes prairies, deserts, and plowed fields. Nests in a hollow on the ground.	Presumed Absent. There is a lack of vegetation and general nesting habitat on the Project site. There are no occurrences within 5 miles of the Project.

Scientific Name Common Name	Status		Habitat Requirements	Potential for Occurrence
<i>Haliaeetus leucocephalus</i> bald eagle (nesting & wintering)	Fed: CA: MSHCP:	DL END/FP COV	Breeding habitat most commonly includes areas close to coastal areas, bays, rivers, lakes, reservoirs, or other bodies of water that reflect the general availability of primary food sources including fish, waterfowl, or seabirds.	Presumed Absent. No suitable nesting habitat or large bodies of water were present on or within 5 miles of the Project Site. Additionally, there are no records of this species within five miles.
<i>Icteria virens</i> yellow-breasted chat (nesting)	Fed: CA: MSHCP:	None SSC COV	Riparian and upland thickets, and dry overgrown pastures. Prefers to nest in dense scrub along streams or at the edges of ponds or swamps.	Presumed Absent. No riparian habitat occurs on the Project Site. There is a historic occurrence (#30) from 2000 located approximately 2.5 miles from the Project at the Prado Basin.
<i>Laterallus jamaicensis coturniculus</i> California black rail	Fed: CA: MSHCP:	None THR , FP None	Coastal and estuarine saltmarshes especially dominated by pickleweed and matted salt grass. Freshwater marshes with shallow and stable water levels and flat shorelines.	Presumed Absent. No aquatic habitat occurs on the Project Site. Additionally, there are no occurrences within 5 miles.
<i>Pandion haliaetus</i> osprey	Fed: CA: MSHCP:	None WL COV	Near shallow water bodies including lakes, reservoirs, and swamps with fish but also along the coast. Nests in tall trees, on cliffs, or on manufactured structures.	Presumed Absent. There are no bodies of water on the Project Site. Additionally, there are no species occurrences within 5 miles.
<i>Polioptila californica californica</i> coastal California gnatcatcher	Fed: CA: MSHCP:	THR SSC COV	Dry coastal slopes, washes, and mesas with areas of low vegetation and coastal sage scrub.	Presumed Absent. Although the literature review revealed several occurrences (four recent and nine historic) within five miles of the Project, no suitable habitat occurs within the Project Site. The recent occurrences were all located in suitable sage scrub habitat that the Project Site lacks.

Scientific Name Common Name	Status		Habitat Requirements	Potential for Occurrence
<i>Setophaga petechia</i> yellow warbler	Fed: Ca: MSHCP:	None SSC COV	In southern California, this species breeds in lowland and foothill riparian woodlands dominated by cottonwoods, alders, or willows and other small trees and shrubs typical of low, open-canopy riparian woodland.	Presumed Absent. No riparian habitat occurs on the Project Site. There is a recent occurrence (#75) from 2016 approximately 3.3 miles from the Project. This occurrence was located at the Prado Basin.
<i>Vireo bellii pusillus</i> least Bell's vireo (nesting)	Fed: CA: MSHCP:	END END COV	Riparian woodlands and willow-cottonwood forests particularly with streamside thickets and dense brush.	Presumed Absent. Although there are four recent records within five miles, no suitable riparian woodland or willow-cottonwood forest habitat occurs on the Project Site.
MAMMALS				
<i>Antrozous pallidus</i> pallid bat	Fed: CA: MSHCP:	None SSC None	Roosts in rock crevices, caves, mines, buildings, bridges, and in trees. Generally, in mountainous areas, lowland desert scrub, arid grasslands near water and rocky outcrops, and open woodlands.	Presumed Absent. The Project Site does not contain water, rocky outcrops, or woodland habitat. Additionally, there are no occurrences of the species within 5 miles.
<i>Chaetodipus fallax fallax</i> northwestern San Diego pocket mouse	Fed: CA: MSHCP:	None SSC COV	Coastal scrub, chaparral, sagebrush, and grasslands in western San Diego County.	Presumed Absent. There is one historic record (#51) from 2001 approximately 2.5 miles of the Project Site. However, the site is very disturbed and lacks suitable sagebrush and chaparral habitat.
<i>Dipodomys merriami parvus</i> San Bernardino kangaroo rat	Fed: CA: MSHCP:	END CAN COV	Occurs in alluvial scrub vegetation on sandy loam substrates characteristic of alluvial fans and flood plains.	Presumed Absent. Although the soil type is suitable for the species, the surrounding development and lack of vegetation on the Project Site is not suitable. Additionally, there are no reported occurrences within 5 miles.

Scientific Name Common Name	Status		Habitat Requirements	Potential for Occurrence
<i>Dipodomys stephensi</i> Stephens' kangaroo rat	Fed: CA: MSHCP:	END THR COV	Annual grasslands, coastal sage scrub with sparsely spaced vegetation, loose friable soils, and flat or slightly rolling terrain.	Presumed Absent. The Project Site does not contain suitable grassland or sage scrub habitat. There are six historic records within five miles and one recent occurrence (#207) from 2003 approximately 2.7 miles in the city of Norco. The recent occurrence occurred in sage scrub, grassland, and riparian habitat.
<i>Eumops perotis californicus</i> western mastiff bat	Fed: CA: MSHCP:	None SSC None	Roosts high above ground in rock and cliff crevices, shallow caves, and rarely in buildings. Occurs in arid and semiarid regions including rocky canyon habitats.	Presumed Absent. The literature review revealed one historic record (#31) from 1993 approximately 4.2 miles from the site. However, there is no suitable rock or cliff habitat present on the Project Site.
<i>Lasiurus xanthinus</i> western yellow bat	Fed: CA: MSHCP:	None SSC None	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats. Roosts in trees, particularly palms. Forages over water and among trees.	Moderate. There is no riparian vegetation present on the Project Site, however, there are palm trees present on the Project site and in the surrounding area. There are two historic occurrences (#15 and #23) from 1999 and 1989, however, the locations are not precise.
<i>Lepus californicus bennettii</i> San Diego black-tailed jackrabbit	Fed: CA: MSHCP:	None SSC COV	Variety of open or semi-open country including grasslands, croplands, and sparse coastal scrub.	Presumed Absent. There is no suitable habitat present throughout the Project Site and the site is surrounded by development. There are no occurrences within 5 miles.
<i>Neotoma lepida intermedia</i> San Diego desert woodrat	Fed: CA: MSHCP:	None SSC COV	Coastal scrub of southern California from San Diego County to San Luis Obispo County. Moderate to dense canopies preferred. They are particularly abundant in rock outcrops & rocky cliffs & slopes.	Presumed Absent. No scrub habitat or moderate to dense canopies are present on the Project Site. In addition, there are no records within five miles.

Scientific Name Common Name	Status		Habitat Requirements	Potential for Occurrence
<i>Nyctinomops femorosaccus</i> pocketed free-tailed bat	Fed: CA: MSHCP:	None SSC None	Roosts in crevices of outcrops and cliffs, shallow caves, and buildings. Found along rugged canyons, high cliffs, and semiarid rock outcroppings.	Presumed Absent. There is no suitable roosting habitat present on the Project Site. One historic record (#18) from 1986 occurred approximately .50 miles from the Project site, however, there is some uncertainty on the location coordinates.
<i>Nyctinomops macrotis</i> big free-tailed bat	Fed: CA: MSHCP:	None SSC None	Roosts primarily in cliff crevices, and less often in buildings, caves, and tree cavities. Occurs in rocky areas of rugged and hilly country including woodlands, evergreen forests, river floodplain-arroyo habitats, and desert scrub.	Presumed Absent. There is no suitable roosting habitat on the Project Site and no occurrences within 5 miles.
<i>Perognathus longimembris brevinasus</i> Los Angeles pocket mouse	Fed: CA: MSHCP:	None SSC COV	Habitats with sandy and fine soils, including grasslands, coastal sage scrub, and alluvial sage scrub.	Presumed Absent. Although the fine sandy loam soil present on the Project Site is suitable for the species, there is no suitable habitat due to the surrounding development and lack of vegetation. Additionally, there are no records that have been identified within five miles of the site.

Federal Designations:

(Federal Endangered Species Act, USFWS)

END: Federally listed, Endangered**THR:** Federally listed, Threatened**CAN:** Federal Candidate Species**FSC:** Federal Species of Concern**FPT:** Federally proposed for listing as threatened**FPD:** Federal Proposed for Delisting**DL:** Federally delisted**BCC:** Birds of Conservation Concern**State designations:**

(California Endangered Species Act, CDFW)

END: State-listed, Endangered**THR:** State-listed, Threatened**CAN:** State Candidate Species**SSC:** California Species of Special Concern**FP:** Fully Protected Species**WL:** Watch List Species**Other Designations****COV:** Covered under the Western Riverside MSHCP**Sources:**

Brattstrom, B., S. Rowlands, and S. Hager. 1990. *Progress Report on the status survey of the Orange-throated Whiptail and San Diego Horned Lizard*. Report to the Office of Endangered Species, California Dept. of Fish and Game.

CNDDDB Ontario, Guasti, Fontana, Prado Dam, Corona North, Riverside West, Black Star Canyon, Corona South, and Lake Mathews 7.5-minute quads.



Photo 1. Asphalt and Concrete Lot at the Intersection of 4th Street and Main Street.



Photo 2. Strip Mall in Southeast Corner of Project Site.



Photo 3. Empty Residential Lot in Northwest Corner of Project.



Photo 4. Vacant Lot on Western Portion of Site Along South Belle Avenue.



Photo 5. Alley that Separates the Two Vacant Lots in the Center of the Project Site.



Photo 6. Nesting Bird Habitat on Project Site Parallel to South Belle Avenue.



Photo 7. Eucalyptus Trees Surrounding Bank in Southwest Corner of Project.



Photo 8. Residential Area on South Belle Avenue Across from the Bank.

Scientific Name	Common Name
ANGIOSPERMS (DICOTS)	
AGAVACEAE	AGAVE FAMILY
<i>Agave americana</i> *	American century plant
AMARANTHACEAE	PIGWEEED FAMILY
<i>Salsola tragus</i> *	Russian thistle
ARECACEAE	PALM FAMILY
<i>Syagrus romanzoffiana</i> *	Queen palm
<i>Washingtonia robusta</i> *	Mexican fan palm
ASPHODELACEAE	ALOE FAMILY
<i>Aloe</i> sp.*	Aloe species
BIGNONIACEAE	BIGNONIA FAMILY
<i>Handroanthus heptaphyllus</i> *	Pink trumpet tree
CHENOPODIACEAE	CHENOPOD FAMILY
<i>Atriplex semibaccata</i> *	Australian saltbush
FABACEAE	LEGUME FAMILY
<i>Caesalpinia gilliesii</i> *	Bird of paradise
<i>Robinia pseudoacacia</i> *	Black locust
FAGACEAE	BEECH FAMILY
<i>Quercus</i> sp.	Scrub Oak
MAGNOLIACEAE	MAGNOLIA FAMILY
<i>Magnolia grandiflora</i> *	Southern magnolia
MALVACEAE	MALLOW FAMILY
<i>Malva parviflora</i> *	Cheeseweed mallow
MELIACEAE	MAHOGANY FAMILY
<i>Melia azedarach</i> *	China berry tree
MORACEAE	MULBERRY FAMILY
<i>Morus alba</i> *	White Mulberry
MYRTACEAE	MYRTLE FAMILY
<i>Eucalyptus camaldulensis</i> *	Red gum
<i>Eucalyptus sideroxylon</i> *	Red iron bark
ROSACEAE	ROSE FAMILY
<i>Rosa</i> sp.	Ornamental Rose
ULMACEAE	ELM FALMILY
<i>Ulmus parvifolia</i> *	Chinese elm

Scientific Name	Common Name
ANGIOSPERMS (MONOCOTS)	
AMARYLLIDACEAE	AMARYLLIS FAMILY
<i>Agapanthus praecox</i> *	Blue Lily

*Not native to California

California Native Plant Society (CNPS) Rare Plant Ranks:

- 1A: Plants presumed extinct in California.
- 1B: Plants rare, threatened, and endangered in California and elsewhere.
- 2: Plants rare, threatened, or endangered in California but more common elsewhere.
- 3: Plants about which need more information; a review list.
- 4: Plants of limited distribution; a watch list.

CNPS Threat Ranks:

- 0.1 Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
- 0.2 Fairly threatened in California (20-80% of occurrences threatened / moderate degree and immediacy of threat)
- 0.3 Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

Source: Calflora website <https://www.calflora.org/>.

California Native Plant Society (CNPS) Rare and Endangered Plant Inventory (CNPS 2023)