



**DETERMINATION OF BIOLOGICALLY  
EQUIVALENT OR SUPERIOR PRESERVATION  
REPORT**

**ASSESSOR'S PARCEL NUMBERS  
295-310-016, 295-310-037, 295-310-038, 295-310-039, and 295-310-040  
RIVERSIDE COUNTY, CALIFORNIA**

**Prepared for:**

**Trammell Crow So. Cal Development, Inc.  
3501 Jamboree Road, Suite 230  
Newport Beach, CA 92660**

**Prepared by:**

**Hernandez Environmental Services  
17037 Lakeshore Drive  
Lake Elsinore, CA 92530**

**MAY 2021  
(Updated November 2021)**

## TABLE OF CONTENTS

1.0 Introduction..... 2

    1.1 Project Site Location ..... 2

    1.2 Project Description..... 2

2.0 Existing Conditions and Results ..... 2

    2.1 Environmental Setting..... 2

    2.2 Soils..... 2

    2.3 Plant and Habitat Communities ..... 3

3.0 Section 6.1.2 Species Associated with Riparian/Riverine Habitat and Vernal Pools ..... 3

4.0 Section 6.1.3 Sensitive Plant Species ..... 4

5.0 Section 6.3.2 Additional Surveys and Procedures ..... 4

    5.1 Criteria Area Species Survey Area – Plants ..... 4

    5.2 Criteria Area Species Survey Area - Burrowing Owl ..... 4

        5.2.1 Methodology ..... 4

        5.2.2 Results..... 5

        5.2.3 Mitigation and Equivalency ..... 5

    5.3 Criteria Area Species Survey Area – Mammals..... 7

    5.4 Criteria Area Species Survey Area – Amphibians ..... 7

6.0 Certification ..... 8

7.0 References..... 9

## FIGURES

- Figure 1 – Location Map
- Figure 2 – Vicinity Map
- Figure 3 – Project Plans
- Figure 4 – Habitat Map

## APPENDICES

- Appendix A – Focused Burrowing Owl Survey Report

## **1.0 Introduction**

Hernandez Environmental Services (HES) was contracted to prepare a Determination of Biologically Equivalent or Superior Preservation (DBESP) Report for an approximate 15.24-acre project site consisting of Assessor's Parcel Numbers (APNs) 295-310-016, 295-310-037, 295-310-038, 295-310-039, and 295-310-040 located within unincorporated Riverside County. The goal of the DBESP Report is to demonstrate that the proposed mitigation is biologically equivalent or superior to the existing conditions on the project site if left undisturbed.

### **1.1 Project Site Location**

The approximate 15.24-acre project site is located south of Harley Knox Boulevard, in Riverside County, California. The site consists of Riverside County APNs 295-310-016, 037, 038, 039, and 040. Specifically, the project site is located in Section 35 of Township 3 South, Range 4 West, within the *Steele Peak* United States Geological Survey (USGS) 7.5' topographic quadrangle. The center point latitude and longitude for the project site are 33°51'41.88" North and 117°16'03.12" West. Refer to Figures 1 and 2.

### **1.2 Project Description**

The project proposes to construct an approximate 270,116 square foot speculative warehouse building. The proposed site will be utilized for warehousing/distribution use with approximately 5,000 square feet designated for supporting office use. The project also includes the installation of related parking lots, access driveways, trailer parking stalls, and a water detention basin (Figure 3). The project will result in impacts to the entire 15.24-acre site.

## **2.0 Existing Conditions and Results**

### **2.1 Environmental Setting**

The project site is located in unincorporated Riverside County, California. The project area is located within the Mead Valley Area Plan of the Western Riverside County MSHCP. The project site is not located within a Criteria Cell or Cell Group. The project site is vacant and appears to be continually disturbed by weed abatement activities and off-road vehicle use. The site is surrounded by industrial uses to the north and east and vacant lands to the south and west. The site is relatively flat with onsite elevations ranging from 1,557 feet above mean sea-level (AMSL) to 1,594 feet AMSL.

### **2.2 Soils**

Four soil classes are identified to occur on the project site by the USDA Web Soil Survey. Soils at the project site are classified as:

- Arlington fine sandy loam (AoC), deep, 2 to 8 percent slopes,
- Cieneba rocky sandy loam (CkD2), 8 to 15 percent slopes, eroded,
- Fallbrook rocky sandy loam (FcD2), shallow, 8 to 15 percent slopes, eroded, and
- Fallbrook fine sandy loam (FfC2), 2 to 8 percent slopes, eroded.

### 2.3 Plant and Habitat Communities

The project site contains two different habitat types: ruderal and disturbed non-vegetated. The project site contains approximately 12.27 acres of ruderal areas (Figure 4). The ruderal areas found on the site are heavily disturbed. These areas are dominated by non-native plant species; however, some native species are present. These areas include graded or disked fields. Scattered rock outcrops are also present in these areas. The dominant plant species observed within these areas include oats (*Avena sp.*), brome spp. (*Bromus spp.*), Canada horseweed (*Erigeron canadensis*), and stinknet (*Oncosiphon piluliferum*). The project site also contains approximately 2.97 acres of disturbed, non-vegetated areas. These areas consist of graded areas throughout the site and paved areas at the northern border of the project site.

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

The project area does not contain any drainage, riparian, or riverine features. In addition, none of the riparian/riverine bird species listed in Section 6.1.2 of the MSHCP were found within the project area. Due to the lack of suitable riparian habitat on the project site, focused surveys for riparian/riverine bird species listed in Section 6.1.2 of the MSHCP are not warranted.

Vernal pools are seasonal depression wetlands that occur under Mediterranean climate conditions of the west coast and in glaciated conditions of northeastern and midwestern states. They are covered by shallow water for variable periods from winter to spring but may be completely dry most of the summer and fall. Vernal pools are usually associated with hard clay layers or bedrock, which helps keep water in the pools. Vernal pools and seasonal depressions usually are dominated by hydrophytic plants, hydric soils, and evidence of hydrology.

The entire project area was evaluated for habitat that is suitable for fairy shrimp. The project area does not contain any vernal pools or seasonal depressions that can hold water at a sufficient depth and duration so that a large branchiopod to complete its lifecycle. Further, the project area did not contain any anthropogenic features such as tire ruts, agriculture and construction ditches, borrow pits, or cattle troughs that have the potential to hold water for a significant period of time. The project site contains no habitat suitable for large branchiopods such as fairy shrimp.

#### **4.0 Section 6.1.3 Sensitive Plant Species**

The project site is not located within the Western Riverside County MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) pursuant to Section 6.1.3 of the MSHCP.

#### **5.0 Section 6.3.2 Additional Surveys and Procedures**

##### **5.1 Criteria Area Species Survey Area – Plants**

The project site is not located within the Western Riverside County MSHCP Criteria Area Plant Species Survey Area (CAPSSA) pursuant to Section 6.3.2 of the Western Riverside County MSHCP.

##### **5.2 Criteria Area Species Survey Area - Burrowing Owl**

###### **5.2.1 Methodology**

HES implemented the three steps as described in the Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area. The “General Biological Assessment and Western Riverside MSHCP Consistency Analysis” prepared for the project, determined that focused surveys for BUOW would be required due to recorded historic observations near the site and the presence of suitable habitat documented during the August 12, 2020 habitat assessment. In accordance with the Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area, focused burrow and focused BUOW surveys (Part A and Part B, respectively) were conducted on four separate days during the breeding season: March 1, March 2, March 3, and March 9, 2021.

Surveys were conducted from one hour before sunrise to two hours after sunrise or two hours before sunset to one hour after sunset and during weather that was conducive to observing owls outside their burrows and detecting BUOW sign. The surveys were not conducted during rain, high winds (> 20 miles per hour), dense fog, or temperatures above 90 degrees Fahrenheit. Surveys involved walking through potentially suitable habitat within the survey area. The pedestrian survey transects were spaced approximately 30 to 50 feet apart to allow 100 percent visual coverage of the ground surface. Special attention was paid to those habitat areas that appeared to provide suitable habitat for BUOW. Where permission to access the buffer areas could not be obtained, the biologist visually inspects adjacent habitats with binoculars.

All encountered burrows or structure entrances were checked for the presence of BUOW, molted feathers, cast pellets, prey remains, eggshell fragments, tracks, or excrement. Natural or man-made structures and debris piles that could support BUOW were also surveyed. The locations of all suitable BUOW habitat, potential burrows, BUOW sign, and any BUOW observed was recorded and mapped with a handheld Global Positioning System (GPS) unit.

All wildlife species encountered visually or audibly during the field survey were identified and recorded in field notes. Binoculars were used to aid in the identification of observed wildlife. Photographs were taken to document existing conditions within the survey area.

### **5.2.2 Results**

The 15.24-acre project site is located within the Western Riverside County MSHCP additional survey area for burrowing owl. The site is surrounded by industrial uses to the north and east and vacant lands to the south and west. The vacant lands to the south and west have been approved for industrial development (PPT 190011 approved January 2021 and PPT 180033 approved November 2020). Therefore, the site will ultimately be surrounded by industrial development in all directions.

The habitat assessment conducted on August 12, 2020 found that the project site does provide suitable burrows/nesting opportunities for burrowing owls. Focused surveys performed in August 2020 found five individual burrowing owls perched among rock outcrops located within the northeastern portion of the site. On March 1, 2021, evidence of ground squirrels and ground squirrel activities was observed, and approximately 50 suitable burrows were identified and recorded on the project site. In addition, scattered rock outcrops were found throughout the site. burrowing owl signs such as molted feathers, cast pellets, and excrement found on rock outcroppings were noted during focused surveys. During the surveys conducted on March 3 and 9, 2021, two individual burrowing owls were observed near their burrow in close proximity to the boulder outcrops located within the northeastern portion of the site. Refer to Appendix A.

The proposed project will impact the entire site; therefore, the project has the potential to result in impacts to this species.

### **5.2.3 Mitigation and Equivalency**

Western Riverside County's MSHCP has specific conservation goals related to the burrowing owl whereby they must conserve or maintain at least 120 individual owls within their 500,000 acre reserve system (Dudek 2003). Objective 5.2 of the MHSCP Table 9-2 Species Conservation Objectives for burrowing owl states that for sites that have three or more pairs of burrowing owls, have more than 35 acre of suitable habitat, not within Criteria Cell, and are non-contiguous with MSHCP Conservation Area lands, then at least 90 percent of the area with long-term conservation value and burrowing owl pairs be conserved on site. The approximate 15.24-acre project site is surrounded by existing industrial development and lands already approved for industrial development; therefore, this objective cannot be met. The 2012 CDFW staff report allows eviction in certain situations when adjacent conserved sites support suitable burrows and foraging habitat (CDFG 2012). Eviction is not a viable due to distance between the project site and the nearest MSHCP Conservation Area lands and the limited burrowing owl habitat present within the project area. Therefore, it is recommended that, if owls have

continued to occupy the project area, the burrowing owls will be relocated to existing conservation lands inside the Western Riverside County MSHCP Reserve System.

The project site provides a limited area of suitable burrowing owl habitat within and adjacent to the project site (under 35-acres) and the surrounding area is either developed or slated for development with industrial uses. Although the proposed project would not avoid impacts, relocating the owls to lands with more extensive foraging and nesting habitat within existing conservation lands would be biologically equivalent or superior to that which would occur under an avoidance alternative or 90 percent conservation scenario.

The following measures shall be implemented to meet the objectives of the Western Riverside County MSHCP and to ensure that potential impacts to mitigate project-related impacts to burrowing owl:

- Protocol surveys for burrowing owls during the breeding season will be conducted preceding ground-disturbing activities to determine if relocation is necessary.
- According to the MSHCP, if burrowing owl are found on the project site, the actions taken will be as follows:
  - Since the site is not located within an MSHCP Criteria Area, the site contains and is part of an area supporting less than 35 acres of suitable habitat, and, based upon the 2020 and 2021 focused surveys, the site and the surrounding area currently supports fewer than three pairs of burrowing owls, the onsite burrowing owls will be relocated following accepted protocols.
  - A Burrowing Owl Relocation Plan will need to be coordinated and approved by the California Department of Fish and Wildlife (CDFW), the United States Fish and Wildlife Service (USFWS), and the Western Riverside County Regional Conservation Authority (RCA).
    - The Burrowing Owl Relocation Plan will include the following:
      - Location that burrowing owls are being removed from;
      - Number of burrowing owls being relocated, including number of pairs and number of singles;
      - Location and landowner contact information for the release site;
      - Description of the release site, including habitat description, presence/absence of ground squirrels, presence/absence of other burrowing owls, results of predator survey, and results of prey survey;
      - Description of the temporary release cages (hacking cages);
      - Artificial burrow nest chamber design description;
      - Trapping and transportation methodology;
      - Captive care;
      - Post-release monitoring methods and frequency;

- Plans to maintain artificial burrow systems and manage the land for burrowing owls long-term.
- If the protocol surveys find that burrowing owls no longer occupy the study area, conduct an MSHCP preconstruction survey within 30 days prior to the start of any ground disturbing activities a 30-day preconstruction survey is required prior to the commencement of project activities (e.g. vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding project activities.

### **5.3 Criteria Area Species Survey Area – Mammals**

The project site is not located within the Western Riverside County MSHCP Additional survey areas for mammals.

### **5.4 Criteria Area Species Survey Area – Amphibians**

The project site is not located within the Western Riverside County MSHCP Additional survey areas for amphibians.

**6.0 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.



Date 11-18-2021 Signed \_\_\_\_\_

PROJECT MANAGER

## 7.0 References

Department of Fish and Game, 2012. *Staff Report On Burrowing Owl Mitigation*.

Hernandez Environmental Services, April 2021. *Focused Burrowing Owl Survey Report for Assessor's Parcel Numbers 295-310-016, 295-310-037, 295-310-038, 295-310-039, and 295-310-040 located in Riverside County, California*.

Hernandez Environmental Services, April 2021. *General biological assessment and Western Riverside County MSHCP Consistency Analysis for Assessor's Parcel Numbers 295-310-016, 295-310-037, 295-310-038, 295-310-039, and 295-310-040 Riverside County, California*.

Riverside County Integrated Project (RCIP) 2003 Final Multiple Species Habitat Conservation Plan (MSHCP). Riverside, CA.

Western Riverside County Multiple Species Habitat Conservation Plan. *Burrowing Owl Survey Instructions for Western Riverside Multiple Species Habitat Conservation Plan Area*.

# FIGURES

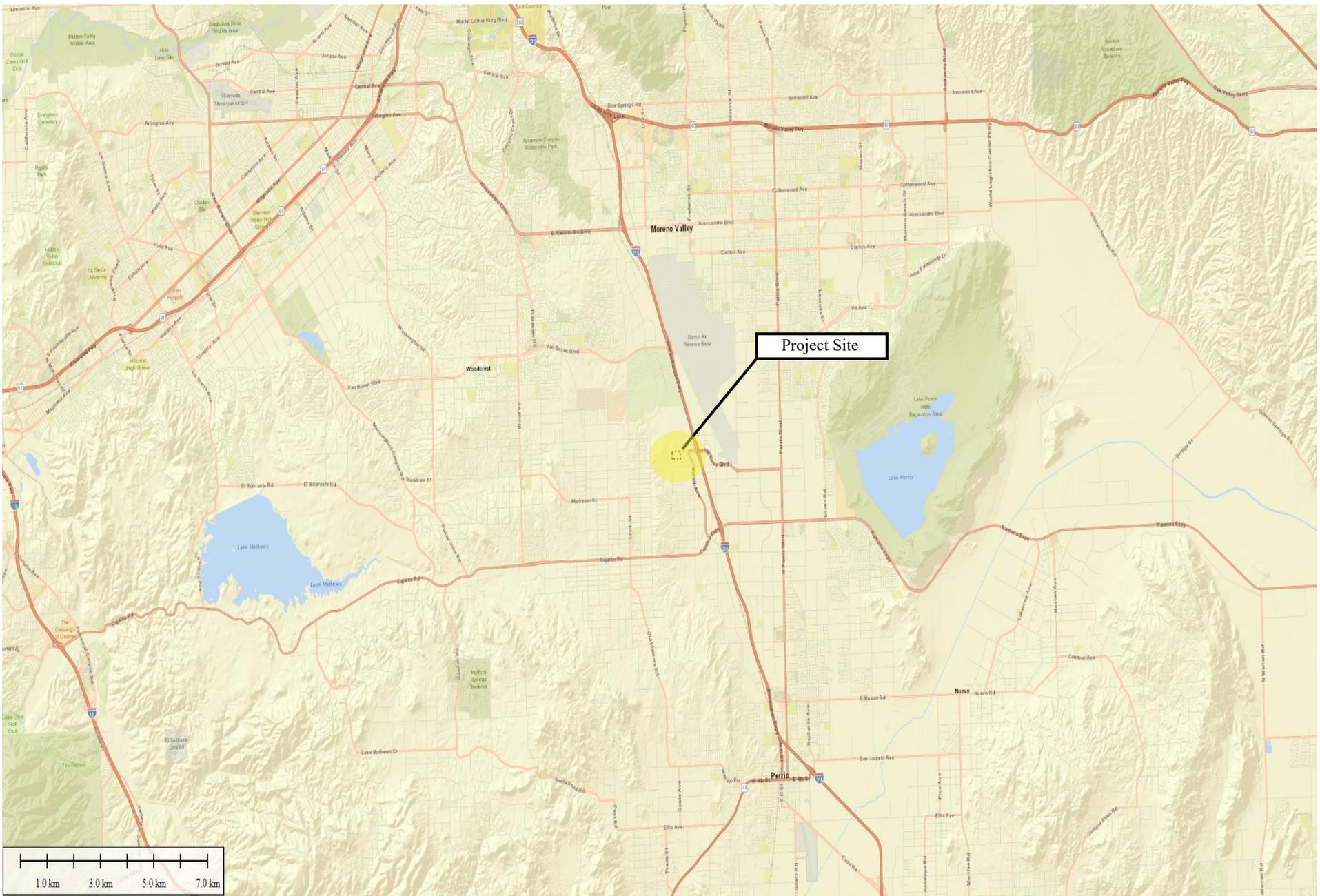


**Figure 1**  
 Location Map  
 APNs 295-310-016, 037, 038, 039, and 040  
 Riverside County, California

Legend

 Project Site Boundary



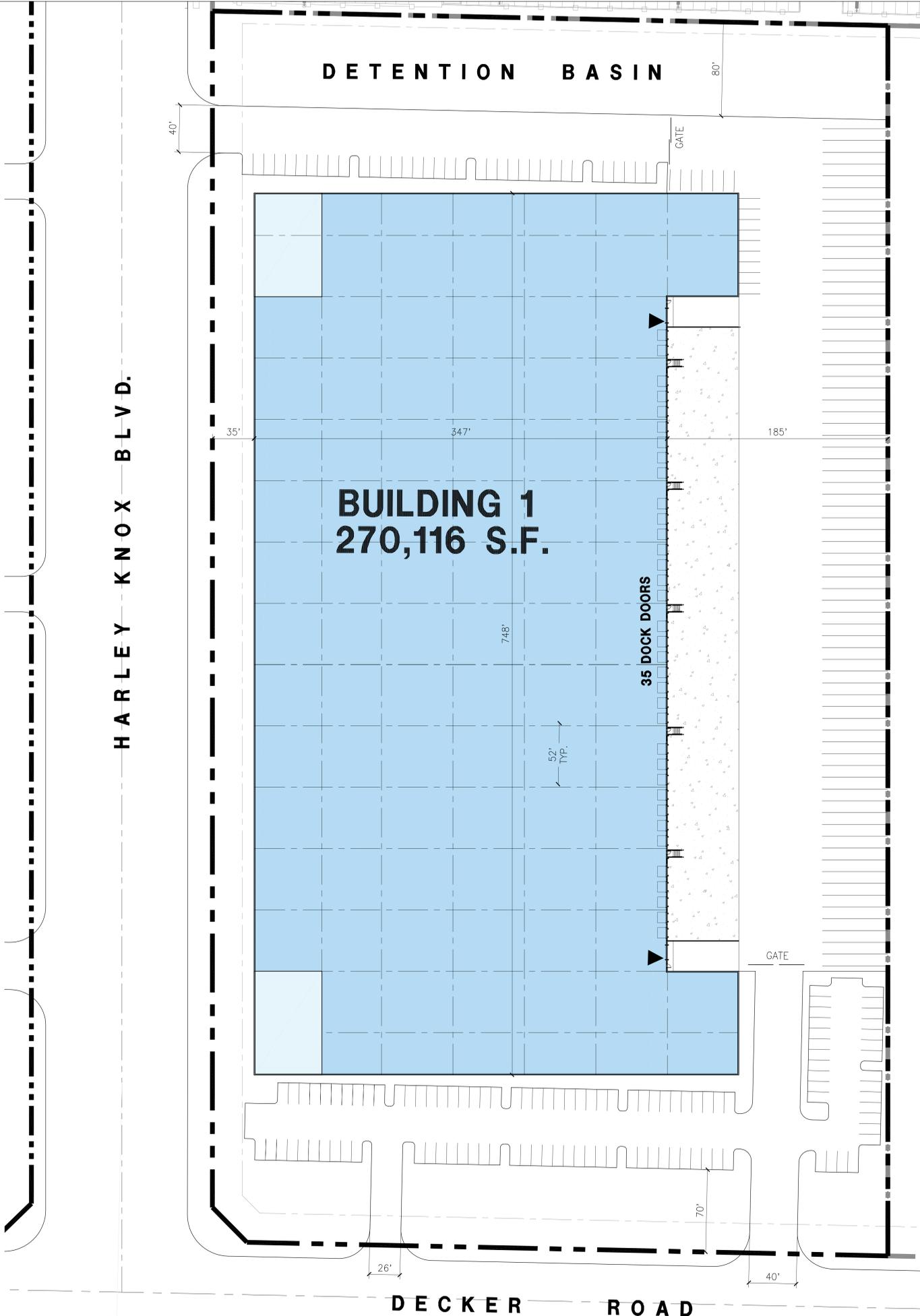


**Figure 2**  
 Vicinity Map  
 APNs 295-310-016, 037, 038, 039, and 040  
 Riverside County, California

Legend

 Project Site Boundary





### Aerial Map



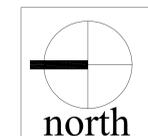
### Tabulation

SITE AREA		BUILDING 1		ZONING ORDINANCE FOR CITY	
in sq. ft.		591,437	s.f.	<b>Current Zoning Designation :</b>	
in acres		13.6	ac	Rural Residential (R-R)	
<b>BUILDING AREA</b>				Manufacturing Medium (M-M)	
Office		5,000	s.f.	Industrial Park (I-P)	
Warehouse		265,116	s.f.	<b>Proposed Zoning:</b>	
Total		270,116	s.f.	Industrial Park (I-P)	
<b>COVERAGE</b>		45.7%		<b>MAXIMUM FLOOR AREA RATIO</b>	
<b>AUTO PARKING REQUIRED</b>				F.A.R. .60	
Office @ 1/250 s.f.		20	stalls	<b>BUILDING HEIGHT ALLOWED</b>	
Whse @ 1/2,000 s.f.		133	stalls	Height - 50'	
TOTAL		153	stalls	<b>SETBACKS</b>	
<b>AUTO PARKING PROVIDED</b>				Street Side = 25'	
Standard (9x18')		158	stalls	Side = 5'	
<b>TRAILER PARKING PROVIDED</b>				Rear = 5'	
Trailer (10x53')		71	stalls	Abuts Residential/commercial zone = 50'	

### Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR

**Note:** This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



## HARLEY KNOX BLVD & DECKER ROAD

Conceptual Site Plan

18831 Bardeen Ave. - Ste. #100  
Irvine, CA 92612  
(949) 863-1770  
www.hparchs.com

County of Riverside, CA

March 08, 2019 / Job #19119

Scheme 3



**Figure 4**  
 Habitat Map  
 APNs 295-310-016, 037, 038, 039, and 040  
 Riverside County, California

Legend

-  Project Site Boundary
-  Ruderal (12.27 Acres)
-  Disturbed Non-Vegetated (2.97 Acres)



# **APPENDIX A**



# Memorandum

---

Date: April 2, 2021

To: Trammell Crow So. Cal Development, Inc.

From: Juan J. Hernandez, Principal Biologist

Subject: Focused Burrowing Owl Survey Report for Assessor's Parcel Numbers 295-310-016, 295-310-037, 295-310-038, 295-310-039, and 295-310-040 located in Riverside County, California.

---

This memorandum provides the methods and results of a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) burrowing owl (*Athene cunicularia*) (BUOW) survey for Assessor's Parcel Numbers (APNs) 295-310-016, 295-310-037, 295-310-038, 295-310-039, and 295-310-040 located within unincorporated Riverside County. The project proposes to construct an approximate 270,116 square foot speculative warehouse building. The proposed site will be utilized for warehousing/distribution use with approximately 5,000 square feet designated for supporting office use. The project also includes the installation of related parking lots, access driveways, trailer parking stalls, and a water detention basin (Figure 3). The project will result in impacts to the entire 15.24-acre site.

## Project Location

The approximate 15.24-acre project site is located south of Harley Knox Boulevard, in Riverside County, California. The site consists of Riverside County APNs 295-310-016, 037, 038, 039, and 040. Specifically, the project site is located in Section 35 of Township 3 South, Range 4 West, within the *Steele Peak* United States Geological Survey (USGS) 7.5' topographic quadrangle. The center point latitude and longitude for the project site are 33°51'41.88" North and 117°16'03.12" West. Refer to Figures 1 and 2.

The study area included APNs 295-310-016, 037, 038, 039, and 040 and a 150-meter (500-foot) buffer around the site, where accessible (Figure 4).

## Project Contact Information

Owner/Applicant: Trammell Crow So. Cal Development, Inc.  
3501 Jamboree Road, Suite 230  
Newport Beach, CA 92660

Principal Investigator: Juan J. Hernandez  
 Hernandez Environmental Services  
 17037 Lakeshore Drive  
 Lake Elsinore, CA 92530  
 (909) 772-9009

### Field Survey Methods

HES implemented the three steps as described in the *Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area*. The “General Biological Assessment and Western Riverside MSHCP Consistency Analysis” prepared for the project, determined that focused surveys for BUOW would be required due to recorded historic observations near the site and the presence of suitable habitat documented during the August 12, 2020 habitat assessment. In accordance with the *Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area*, focused burrow and focused BUOW surveys (Part A and Part B, respectively) were conducted on four separate days during the breeding season: March 1, March 2, March 3, and March 9, 2021. Survey times, weather, and sunrise/sunset information is described in Table 1 below.

**Table 1. Survey Information**

Survey	Date	Survey Start Time	Sunrise/Sunset	Weather
1	March 1, 2021	0700 hours	0615 hours	52 degrees Fahrenheit, clear, winds 0-3 miles per hour from the east
2	March 2, 2021	0645 hours	0614 hours	43 degrees Fahrenheit, 40% cloud cover, winds 0-2 miles per hour from the north
3	March 3, 2021	0730 hours	0613 hours	43 degrees Fahrenheit, 50% cloud cover, winds 0-3 miles per hour from the south
4	March 9, 2021	0745 hours	0605 hours	46 degrees Fahrenheit, 70% cloud cover, winds 0-6 miles per hour from the south.

Surveys were conducted from one hour before sunrise to two hours after sunrise or two hours before sunset to one hour after sunset and during weather that was conducive to observing owls outside their burrows and detecting BUOW sign. The surveys were not conducted during rain, high winds (> 20 miles per hour), dense fog, or temperatures above 90 degrees Fahrenheit. Surveys involved walking through potentially suitable habitat within the survey area.

The pedestrian survey transects were spaced approximately 30 to 50 feet apart to allow 100 percent visual coverage of the ground surface. Special attention was paid to those habitat areas that appeared to provide suitable habitat for BUOW. Where permission to access the buffer areas could not be obtained, the biologist visually inspects adjacent habitats with binoculars.

All encountered burrows or structure entrances were checked for the presence of BUOW, molted feathers, cast pellets, prey remains, eggshell fragments, tracks, or excrement. Natural or man-made structures and debris piles that could support BUOW were also surveyed. The locations of all suitable BUOW habitat, potential burrows, BUOW sign, and any BUOW observed was recorded and mapped with a handheld Global Positioning System (GPS) unit.

All wildlife species encountered visually or audibly during the field survey were identified and recorded in field notes. Binoculars were used to aid in the identification of observed wildlife. Photographs were taken to document existing conditions within the survey area.

## Results

The project site contains two different habitat types: ruderal and disturbed non-vegetated. Soils at the project site are classified as Arlington fine sandy loam (AoC), deep, 2 to 8 percent slopes, Cieneba rocky sandy loam (CkD2), 8 to 15 percent slopes, eroded, Fallbrook rocky sandy loam (FcD2), shallow, 8 to 15 percent slopes, eroded, and Fallbrook fine sandy loam (FfC2), 2 to 8 percent slopes, eroded. The project site is flat with elevation ranges from 1,557 feet above mean sea-level (AMSL) to 1,594 AMSL. The site is disturbed, and evidence of past grading is apparent. The dominant species on site are oats (*Avena sp.*), brome spp. (*Bromus spp.*), Canada horseweed (*Erigeron canadensis*), and stinknet (*Oncosiphon piluliferum*).

The habitat assessment conducted on August 12, 2020 found that the project site does provide suitable burrows/nesting opportunities for BUOW. Focused surveys performed in August 2020 found five individual BUOW perched among rock outcrops located within the northeastern portion of the site. On March 1, 2021, evidence of ground squirrels and ground squirrel activities was observed, and approximately 50 suitable burrows were identified and recorded on the project site. In addition, scattered rock outcrops were found throughout the site. BUOW signs such as molted feathers, cast pellets, and excrement found on rock outcroppings were noted during focused surveys. Two individual BUOW were observed near their burrow near the boulder outcrops located within the northeastern portion of the site during the focused BUOW surveys performed on March 3 and 9. No BUOW were observed within the study during the March 1 and 2 focused surveys, but the presence of cast pellets, molted feathers, and excrement were found near the burrow currently occupied by the BUOW.

Based on the presence of BUOW and BUOW evidence (i.e., scat, pellets, and feathers) within the study area, it can be concluded that the study area is currently in use by BUOW.

## Recommendations

It is recommended that the following measures be implemented to ensure that potential impacts to BUOW are less than significant:

- Conduct a presence/absence survey within 120 days prior to ground disturbance to determine if relocation is necessary.
- According to the MSHCP, if BUOW are detected on the project site then the action(s) taken will be as follows:
  - If the site is within the Criteria Area, then at least 90 percent of the area with long-term conservation value will be included in the MSHCP Conservation Area.
  - Otherwise:
    1. If the site contains, or is part of an area supporting less than 35 acres of suitable habitat or the survey reveals that the site and the surrounding area supports fewer than 3 pairs of BUOWs, then the on-site BUOWs will be passively or actively relocated following accepted protocols.
    2. If the site (including adjacent areas) supports three or more pairs of BUOWs, supports greater than 35 acres of suitable habitat and is non-contiguous with MSHCP Conservation Area lands, at least 90 percent of the area with long-term conservation value and BUOW pairs will be conserved onsite.
  - If the 15.24-acre project site is found to support BUOWs, a Determination of Biologically Equivalent or Superior Preservation (DBESP) Report and Burrowing Owl Relocation Plan will need to be prepared in coordination with the RCA and resource agencies.
    - The DBESP and Burrowing Owl Relocation Plan will include the following:
      - Location that BUOWs are being removed from;
      - Number of BUOWs being relocated, including number of pairs and number of singles;
      - Description of methods that will be used to ensure that onsite burrows are vacant prior to their collapse;
      - Location and landowner contact information for the release site;
      - Description of the release site, including habitat description, presence/absence of ground squirrels, presence/absence of other BUOWs, results of predator survey, results of prey survey, and plans to maintain artificial burrow systems and manage the land for BUOWs long-term.
- If the presence/absence survey finds that BUOW no longer occupy the study area, conduct an MSHCP preconstruction survey within 30 days prior to the start of any ground disturbing activities a 30-day preconstruction survey is required prior to the commencement of project activities (e.g. vegetation clearing, clearing and grubbing, tree removal, site watering) to ensure that no owls have colonized the site in the days or weeks preceding project activities.

## Certification

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

Date: April 2, 2021

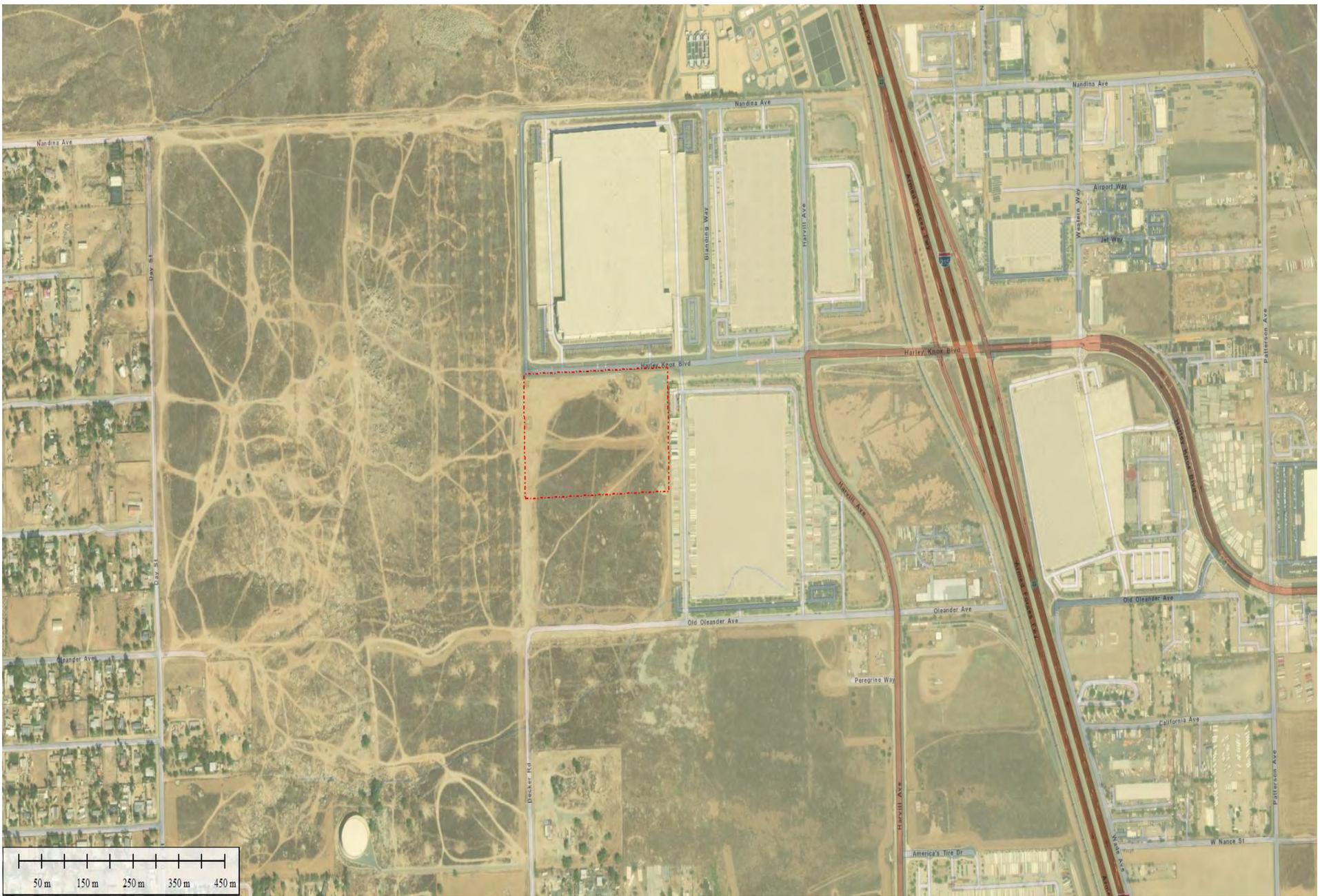


Juan J. Hernandez  
Principal Biologist

## Enclosures:

- Figure 1: Project Location Map
- Figure 2: Project Vicinity Map
- Figure 3: Project Plans
- Figure 4: Survey Area Map
- Figure 5: Results Map
- Appendix A: Site Photographs

# FIGURES

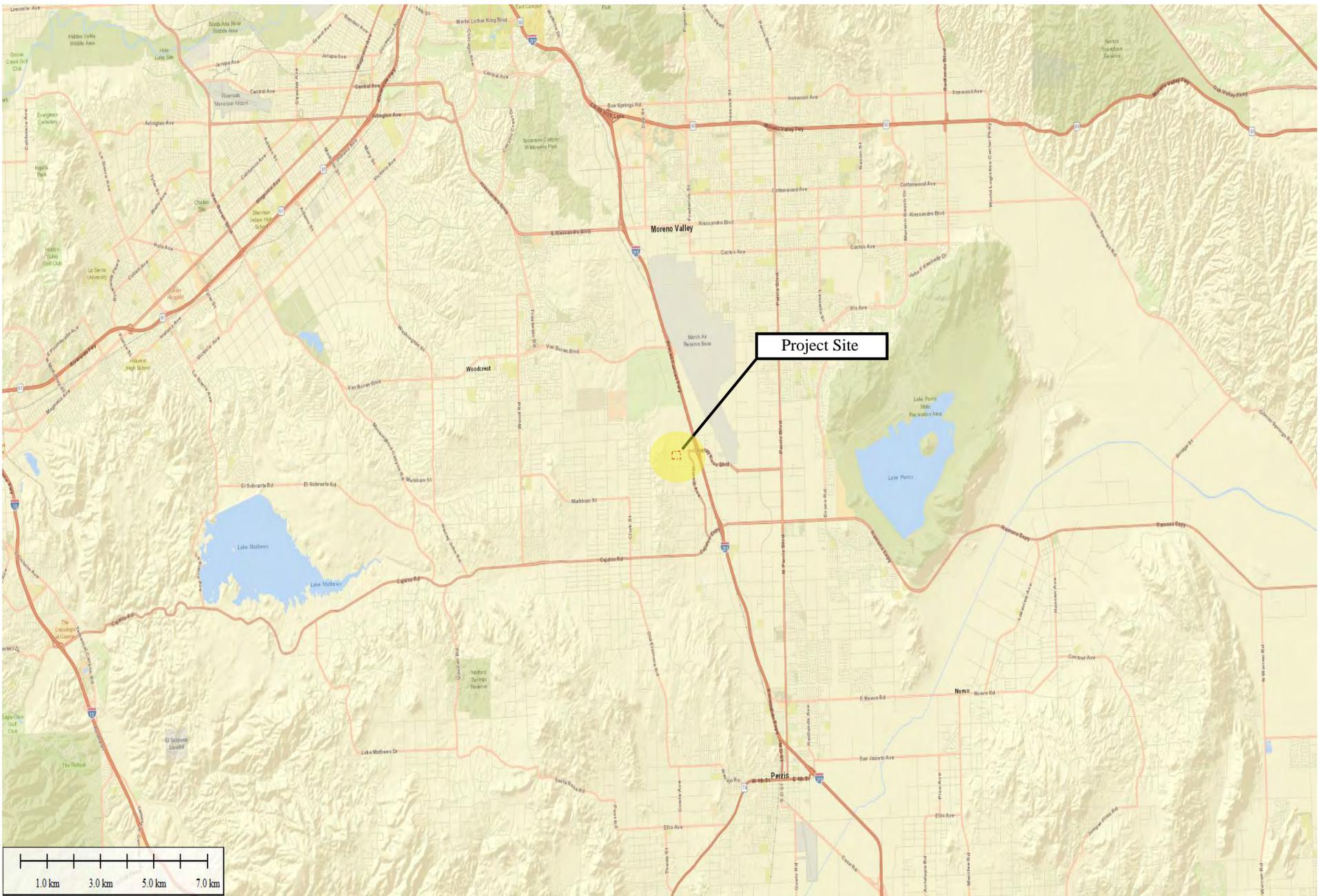


**Figure 1**  
 Location Map  
 APNs 295-310-016, 037, 038, 039, and 040  
 Riverside County, California

Legend

 Project Site Boundary



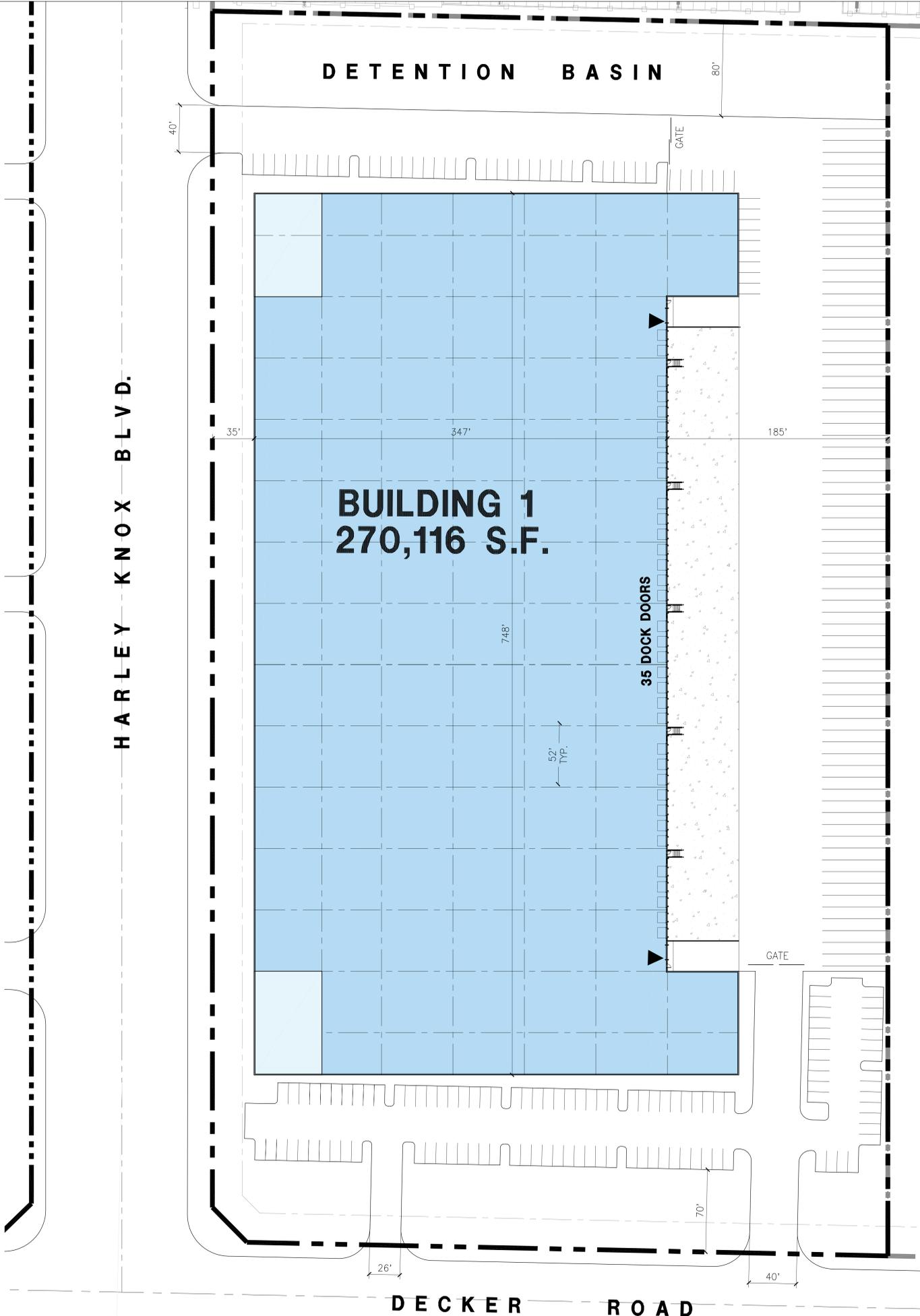


**Figure 2**  
Vicinity Map  
APNs 295-310-016, 037, 038, 039, and 040  
Riverside County, California

Legend

 Project Site Boundary





### Aerial Map



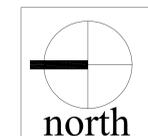
### Tabulation

SITE AREA		BUILDING 1		ZONING ORDINANCE FOR CITY	
in sq. ft.		591,437	s.f.	<b>Current Zoning Designation :</b>	
in acres		13.6	ac	Rural Residential (R-R)	
<b>BUILDING AREA</b>				Manufacturing Medium (M-M)	
Office		5,000	s.f.	Industrial Park (I-P)	
Warehouse		265,116	s.f.	<b>Proposed Zoning:</b>	
Total		270,116	s.f.	Industrial Park (I-P)	
<b>COVERAGE</b>		45.7%		<b>MAXIMUM FLOOR AREA RATIO</b>	
<b>AUTO PARKING REQUIRED</b>				F.A.R. .60	
Office @ 1/250 s.f.		20	stalls	<b>BUILDING HEIGHT ALLOWED</b>	
Whse @ 1/2,000 s.f.		133	stalls	Height - 50'	
TOTAL		153	stalls	<b>SETBACKS</b>	
<b>AUTO PARKING PROVIDED</b>				Street Side = 25'	
Standard (9x18')		158	stalls	Side = 5'	
<b>TRAILER PARKING PROVIDED</b>				Rear = 5'	
Trailer (10x53')		71	stalls	Abuts Residential/commercial zone = 50'	

### Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR

**Note:** This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



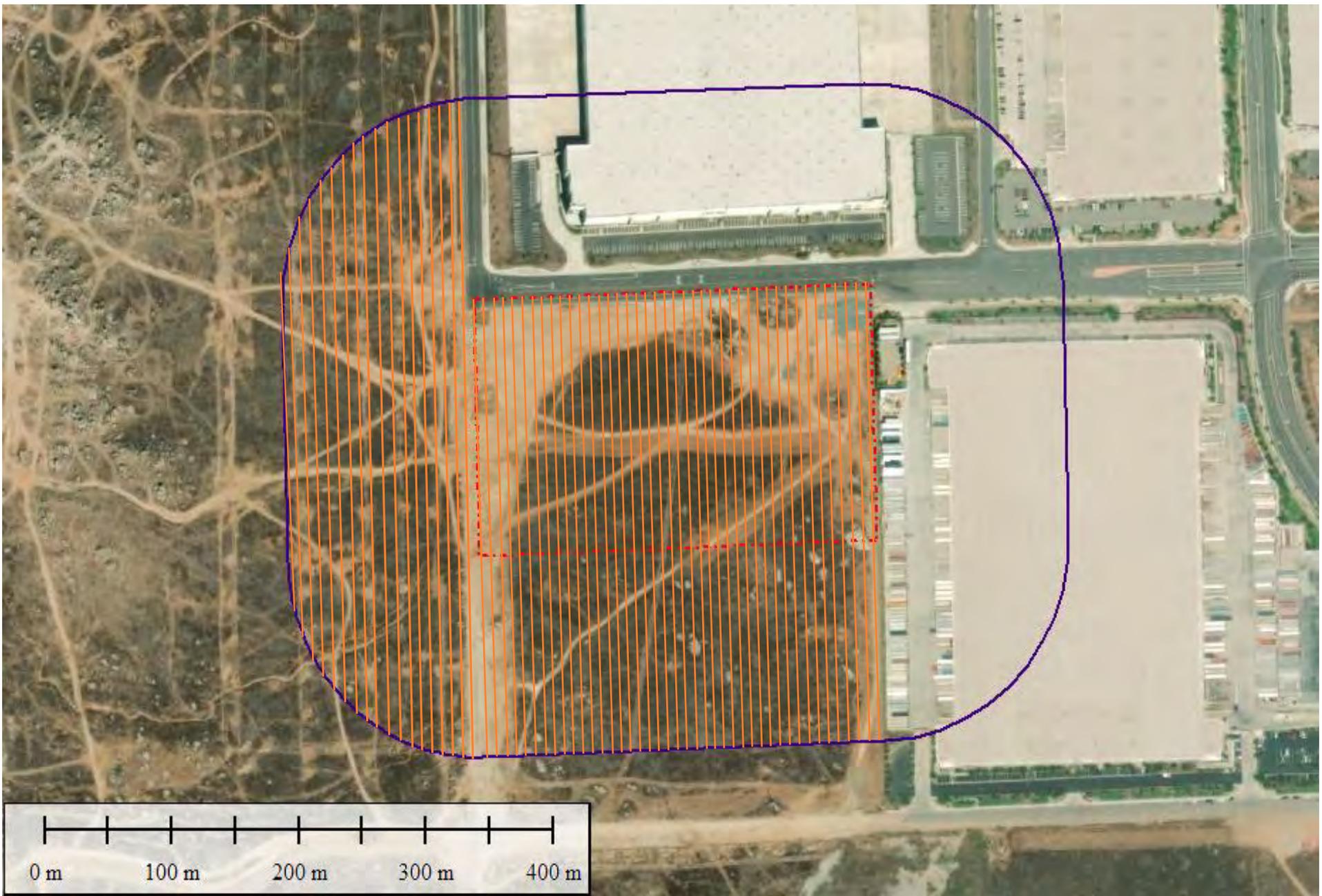
## HARLEY KNOX BLVD & DECKER ROAD

Conceptual Site Plan

18831 Bardeen Ave. - Ste. #100  
Irvine, CA 92612  
(949) 863-1770  
www.hparchs.com

County of Riverside, CA

March 08, 2019 / Job #19119  
**Scheme 3**

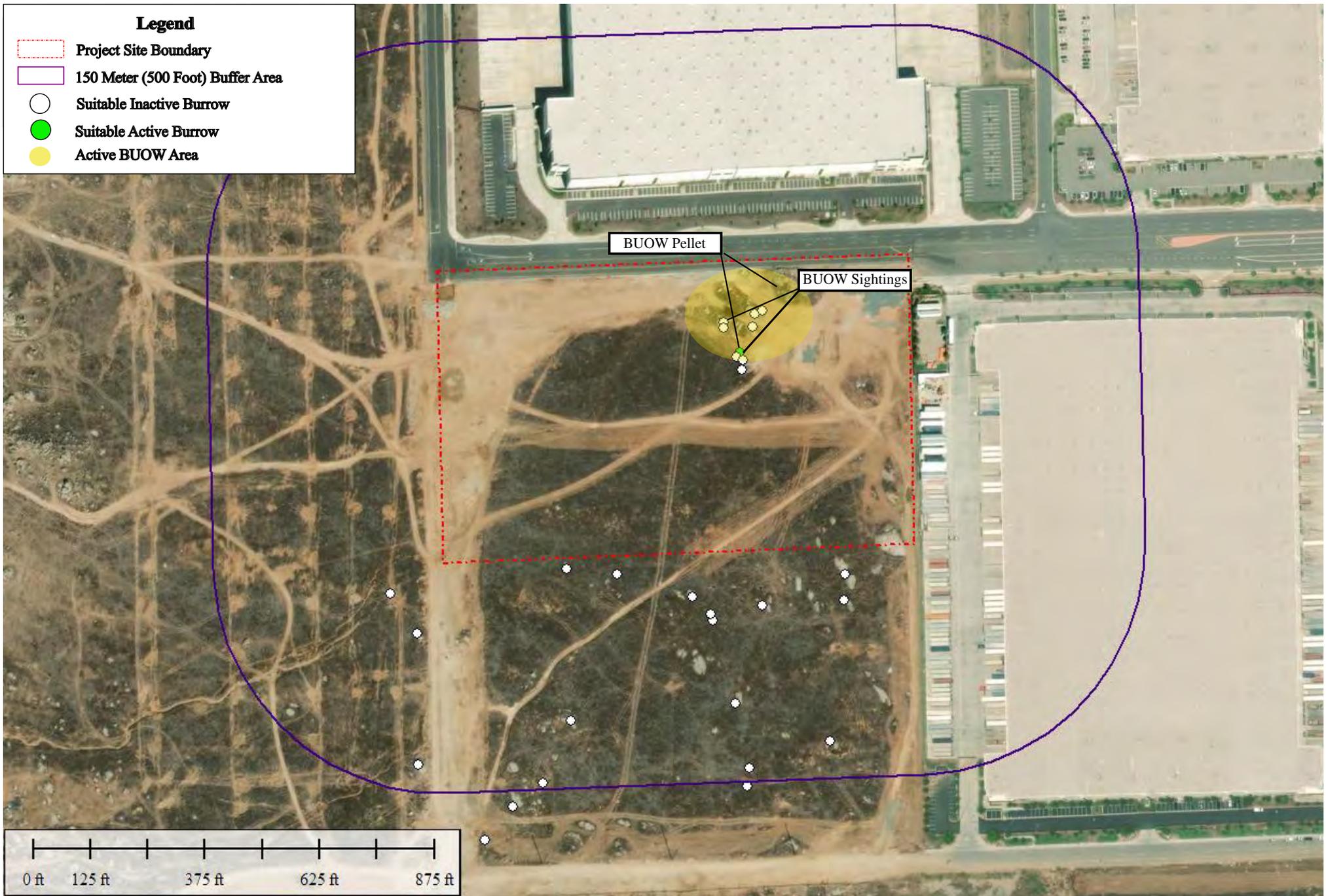


**Figure 4**  
 BUOW Survey Area Map  
 APNs 295-310-016, 037, 038, 039, and 040  
 Riverside County, California

**Legend**

-  Project Site Boundary
-  150 Meter (500 Foot) Buffer Area
-  Transect Locations





**Figure 5**

BUOW Survey Results Map  
 APNs 295-310-016, 037, 038, 039, and 040  
 Riverside County, California

# **APPENDIX A**



View of two burrowing owls on the mound of their burrow located within northeastern portion of the project site.



View of active burrow within northeastern portion of the study area.



View of molted feather found near active burrow within the northeastern portion of the study area.



View of burrowing owl on rock outcrop located within northeastern portion of the project site.



View of pellet near burrow within northeastern portion of the project site.



View of burrow mound with burrowing owl pellets and excrement within northeastern portion of the study area.