

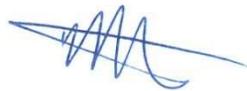
**Biological Assessment Report
for the
2895 South Main Street
Redevelopment Project
City of Corona**

Prepared For:

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1.0 INTRODUCTION

This report documents the findings of an evaluation of biological resources conducted by BLUE for the proposed Re-development Project (Project) for a fitness center. The proposed Project includes the re-development of approximately 4.09-acres located at the NE corner of the intersection of East Chase Drive and South Main Street within the City of Corona, County of Riverside, California. The Project is bound by housing and South Main Street to the west, East Chase Drive and residential housing to the south, an office/business park to the north and Main Street Wash (concrete channelized flood control channel) and residential housing to the east.

The Project area totals approximately 4.09 acres and is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area. The Project is not located within any MSHCP designated Criteria Areas or Subunits. As such, the Project is not subject to Cell Criteria compliance under the MSHCP. Project is within RCA's MSHCP Burrowing Owl Survey (MSHCP). Prior to any grading activities, the project will require a Burrowing Owl preconstruction survey within 30-days of any ground disturbance. The Project footprint does not fall within any Public/Quasi-Public (PQP) or other MSHCP Conserved Lands.

The Biological Study Area (BSA) includes the Project proposed ground disturbance footprint, plus a 100-foot buffer. The BSA is located within the United States Geological Survey (USGS) 7.5-minute South Corona Topographic Map. The Project falls within the San Bernardino Meridian, Section 5, Township 4 South, Range 3 West on the South Corona, CA 7.5-minute topographic quadrangle map (USGS 2018) in the city of Corona, at an approximate elevation of 1,450 feet. The longitude and latitude coordinates near the center of the survey area is 33°50'46.13"N by 117°34'10.93"W.

The Project property is composed of a single lot; Assessor's Parcel Number (APN) 113-340-018 and the associated residence and citrus orchard.

The intended use of this document is to disclose and evaluate habitat conditions and determine the potential for occurrence of common and special-status species and their habitats within survey area limits pursuant to the MSHCP. Special-status species refers to any species that has been afforded special protection by federal, state, or local resource agencies (e.g., U.S. Fish and Wildlife Service [USFWS], California Department of Fish and Game [CDFW]) or resource conservation organizations (e.g., California Native Plant Society [CNPS]). The term "special-status species" excludes those avian species solely identified under Section 10 of the Migratory Bird Treaty Act (MBTA) for federal protection. The MBTA species protected by Section 10 are afforded avoidance and minimization measures per state and federal requirements.

2.0 METHODS

Prior to beginning the field survey, a literature review was completed to determine locations and types of biological resources having the potential to exist within the region (USFWS Critical Habitat Mapper and File data [USFWS 2022a] and CNPS Inventory of Rare and Endangered Plants [CNPS, 2015]). The MSHCP Transportation and Land Management Agency Geographic Information Services Database and Western Riverside County Regional Conservation Authority (RCA) website and GIS data bank was also reviewed (County of Riverside, 2021).

In addition to utilizing on-line databases and mapping tools, the Corona topographic map was reviewed to determine the locations of any potential special aquatic resource areas (e.g., wetlands or other Waters of the

United States or Waters of the State) under regulatory jurisdiction of the US Army Corps of Engineers (USACE), CDFW, and Regional Water Quality Control Board (RWQCB), and Riparian/Riverine habitats prior to beginning field surveys of the BSA.

Additionally, the United States Department of Agriculture Natural Resources Conservation Service (USDA-NRCS) on-line Web Soil Survey tool (NRCS 2015) and Figure 2-4 of the MSHCP were reviewed to determine the types and percent cover of soils within the BSA.

Lands within the BSA that were potentially suspected of being potential special aquatic resource and Riparian/Riverine habitats were then assessed by visual observation during the field survey. Potential special aquatic resource areas and riparian/riverine habitats were further evaluated by determining the presence of definable channels and/or hydrophytic vegetation, riparian habitat, and hydrologic regime.

Michael Jefferson, senior BLUE biologist, then conducted a pedestrian-based biological survey to observe, document, and evaluate plant and wildlife resources and determine the potential for occurrence of special-status plant and wildlife species. Approximately 100-foot-wide meandering transects were utilized to provide visual coverage of the BSA.

Vegetation community type descriptions were based on observed dominant vegetation composition and derived from the criteria and definitions of vegetation classification systems (Holland, 1986; Sawyer and Keeler-Wolf, 1995; Sawyer et al., 2009). Plants were identified in the field to the lowest taxonomic level sufficient to determine positive identity and status. Plants of uncertain identity were subsequently identified using taxonomic keys, and scientific and common species names were recorded according to Baldwin (2012).

The presence of a wildlife species was based on direct observation or wildlife sign (e.g., tracks, burrows, nests, scat, or vocalization). Field data compiled for wildlife species included scientific name, common name, and evidence of sign when no direct observations were made. Wildlife of uncertain distinctiveness was documented and subsequently identified from field guides and related literature (Burt and Grossenheider, 1980; Halfpenny, 2000; Sibley, 2000; Elbroch, 2003; and Stebbins, 2003).

Burrowing Owl Habitat Assessment

A burrowing owl habitat assessment was conducted onsite following the burrowing owl survey instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area (2006). Burrowing owls use a variety of natural and modified habitats for nesting and foraging that is typically characterized by low growing vegetation. Burrowing owl habitat includes, but is not limited to, native and non-native grassland, interstitial grassland within shrub lands, shrub lands with low density shrub cover, golf-courses, drainage ditches, earthen berms, unpaved airfields, pastureland, dairies, fallow fields, and agricultural use areas.

Burrowing owls typically use burrows made by fossorial (adapted for burrowing or digging) mammals, such as ground squirrels (*Spermophilus beecheyi*) or badgers (*Taxidea taxus*), they often utilize manmade structures, such as earthen berms; cement culverts; cement, asphalt, rock, or wood debris piles; or openings beneath cement or asphalt pavement. Burrowing owls are often found within, under, or in close proximity to man-made structures.

As required by the assessment process, the property and a 500-foot-deep buffer (where appropriate) was walked/surveyed to identify the presence of burrowing owl habitat and/or burrowing owls on the project site and in the BSA.

In addition, the BSA was also assessed for its potential to support special-status species, based on habitat suitability comparisons with reported occupied habitats.

The following definitions were used to determine the need for subsequent surveys and to assess project-related effects to special-status species:

- Absent (A): No habitat occurs within the survey area and no further surveys are necessary
- Habitat Present (HP): Habitat is present within the survey area
- Present (P): The species was observed within the survey area during the survey
- Critical Habitat (CH): The survey area is located within designated critical habitat

3.0 RESULTS

BLUE biologist Mike Jefferson conducted the surveys for the Project. On August 29, 2022; beginning at 9:10 and ending at 10:00. Weather conditions during the surveys included mostly clear skies, with temperatures ranging from 73° to 76° Fahrenheit, and winds from 1 to 3 miles per hour.

3.1 VEGETATION COMMUNITIES/LAND COVER TYPES

A total of two (2) vegetation community/land cover types was observed onsite; Developed and Disturbed vegetation (Table 1; Figure 3). No native plant species were located within the survey area.

Table 1: On-Site Vegetation

Community Type	Acres
Disturbed	3.48
Developed	0.61
Total	4.09

Communities/Land Cover Types Observed Onsite

3.1.1 Disturbed (orchard/ruderal/maintained)

The disturbed areas are typically located adjacent to urbanization and contain a mix of unmaintained bare dirt and primarily weedy species, including non-native forbs, annuals, and grasses, usually found pioneering on recently disturbed soils. Maintained undeveloped areas supporting native vegetation/habitat are considered disturbed habitat – ornamental vegetation.

Onsite, the Disturbed habitat is comprised of the maintained and irrigated orchard. Onsite, non-native weedy species include prickly sow thistle (*Sonchus asper*), common sow thistle (*Sonchus oleraceus*), bristly ox-tongue (*Picris echioides*), Russian thistle (*Salsola tragus*), mustard ssp., hottentot-fig (*Carpobrotus edulis*), wild lettuce (*Lactuca serriola*), tree tobacco (*Nicotiana glauca*), castor-bean (*Ricinus communis*), red-stem filaree (*Erodium cicutarium*), short-beak filaree (*Erodium brachycarpum*) and white-stem filaree (*Erodium moschatum*). Onsite, within the maintained area surround and within the detention basin are coastal sage scrub species. The weeding appears to remove the non-native weeds and leave the mature coastal sage species. Onsite, observed species include: California sagebrush, California buckwheat (*Eriogonum fasciculatum*), black sage (*Salvia mellifera*) and laurel sumac (*Malosma laurina*).

These maintained urban lands do not support natural, native vegetation or provide essential habitat connectivity; and therefore, has a significantly reduced biological value.

3.1.2 Developed

Developed lands onsite include the existing residence and parking area. Within the BSA, developed area consists of the surrounding streets, the remaining basement portion of a demolished building, No vegetation is present within this land cover type.

3.2 PLANT AND WILDLIFE SPECIES

Plant and wildlife species observed within the survey area were typical of developed and disturbed habitats. All plant and wildlife species observed within the survey area are listed in the respective report sections.

3.2.1 SPECIAL-STATUS PLANTS

Eleven special-status plant species have been reported to occur within the Corona quadrangle (Appendix B) (CDFW, CNPS, County of Riverside). Three species are designated with federal and/or state listing status: San Jacinto Valley crownscale (*Atriplex coronata* var. *notatior*), thread-leaved brodiaea (*Brodiaea filifolia*), and spreading navarretia (*Navarretia fossalis*). Due to the developed and disturbed/maintained quality of vegetation onsite, all eleven special-status plant species were determined to have an “Absent” potential for occurrence within the survey area and no further survey is necessary to determine presence or absence of those species.

3.2.2 SPECIAL-STATUS WILDLIFE

Fifteen special-status wildlife species have been reported to occur within the Corona quadrangle (Appendix C) (CDFW, County of Riverside). Three species, Stephens’ kangaroo rat (*Dipodomys stephensi*), coastal California gnatcatcher (*Polioptila californica californica*) and least Bell’s vireo (*Vireo belli pusillus*) are listed as federally and/or state threatened or endangered.

Due to the developed and disturbed/maintained quality of vegetation onsite, all fifteen special-status wildlife species were determined to have an “Absent” potential for occurrence within the survey area and no further survey is necessary to determine presence or absence of these species.

3.2.3 WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)

The Project is located any MSHCP designated Criteria Cells or Cell Groups (County of Riverside, 2021). The Project is not subject to Cell Criteria compliance under the MSHCP. The Project does not include any MSHCP Conserved Lands. Public and private development projects that are carried out are permitted under the MSHCP subject to compliance with MSHCP policies that apply outside Criteria Areas.

The Project does not occur within any Amphibian, Mammalian, or Special Linkage Areas identified by MSHCP Section 6.3.2.

Additional Surveys Needs and Procedures.

Project is within RCA’s MSHCP Burrowing Owl Survey as identified in the MSHCP map. As such, prior to any grading activities, the project will require a Burrowing Owl preconstruction survey within 30-days of any ground disturbance.

A burrowing owl assessment was completed over the entire property and buffer area (Figure 3) according to the Burrowing Owl Survey Instructions for the Western Riverside County Multiple Species Habitat Conservation Plan Area (County of Riverside 2006). No quality habitat, burrowing owls, or owl sign, were located during the assessment. No potentially appropriate burrows were observed onsite and within the BSA.

A habitat assessment for nine potential Criteria Area Species was completed and there is no potential for occurrence. Species include: Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), Davidson's saltscale (*Atriplex serenana* var. *davidsonii*), little mouestail (*Myosurus minimus* var. *apus*), mud nama (*Nama stenocarpum*), Parish's brittlescale (*Atriplex parishii*), round-leaved filaree (*Erodium macrophyllum*), San Jacinto Valley crownscale (*Atriplex coronata* var. *notatior*), smooth tarplant (*Centromadia pungens* ssp. *laevis*), and thread-leaved brodiaea (*Brodiaea filifolia*).

A habitat assessment for five Narrow Endemic Plant Species was completed and there is no potential for occurrence. Species include: San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), and Wrights trichocoronis (*Trichocoronis wrightii* var. *wrightii*).

3.2.4 RIPARIAN/RIVERINE

Section 6.1.2 of the MSHCP defines Riparian/Riverine areas as "lands which contain Habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year."

Riparian/Riverine areas as defined by the MSHCP are not present within the survey area and will not be impacted by the Project.

3.2.5 VERNAL POOL AND FAIRY SHRIMP

Vernal pools, vernal swales, alkali scalds or flats, or other seasonal wet habitats were not identified within the BSA during field surveys conducted by a qualified biologist.

The BSA lacks suitable habitat for fairy shrimp species or other vernal pool species, including plants.

3.3 AQUATIC RESOURCES

The BSA does not contain any special aquatic resource area such as wetlands or other Waters of the United States or Waters of the State under regulatory jurisdiction of the USACE, CDFW, or RWQCB.

4.0 CONCLUSIONS

The literature review and field assessment data confirm that no special-status species currently utilize the BSA. The BSA does not support sensitive native habitat and/or riparian, riverine and/or vernal pool habitat. As a result, the BSA lacks suitable habitat that would typically support special-status species or receive state or federal Endangered Species Act (ESA) protections. No special status species were observed and none are expected to occur. Consequently, there is no reasonable presumption of adverse impact to any special status species or their habitats as a result of Project implementation – impacting the entirety of the subject parcel.

Suitable habitat for burrowing owl was observed within the survey area. No direct observations or burrowing owl sign (feathers, pellets, fecal material, prey remains, etc.) were made during the site assessment. No potentially suitable burrows were present on site. No ground squirrels (an important indicator species) were observed on site.

Because the project is within RCA's MSHCP Burrowing Owl Survey as identified in the MSHCP map. As such, report shall indicate that prior to any grading activities, the project will require a Burrowing Owl preconstruction survey

within 30-days of any ground disturbance. Such survey shall be in conformance with the Riverside Conservation Authority's MSHCP's 7.3 Criteria, including Section 6.3.2.

No Narrow Endemic Plant Species/Criteria Area plant species were observed on site during the habitat assessment. Given the site's exposure to recurring surface disturbances associated with vegetation management, these species are not expected to occur on site. The BSA supports no riparian/riverine/vernal pool habitats or species associated with these habitat types were observed on site.

No special aquatic resource areas were discovered within the BSA and none are expected to be impacted by the Project.

To comply with the Migratory Bird Treaty Act and relevant sections of California Fish and Game Code (e.g., Sections 3503, 3503.4, 3544, 3505, et seq.), vegetation clearing should take place outside of the typical avian nesting season (i.e., February 1st -August 31st), to the maximum extent practical. If vegetation removal occurs during the nesting bird season, a qualified biologist shall conduct a nesting bird survey within 72 hours of the scheduled activity.

The services performed by BLUE and documented in this report have been conducted in a manner consistent with the level of care and skill ordinarily exercised by other professional consultants under similar circumstances. No other representations are either expressed or implied, and no warranty or guarantee is included in this report. Opinions relating to presence, absence, or potential for occurrence of biological resources are based on limited data and actual conditions may vary from those encountered at the times and locations where the data were obtained despite due professional care. The services provided have been performed in accordance with the negotiated scope of work. Any reliance on this report by any other party shall be at such party's sole risk unless that party has written authorization from BLUE to use this work product.

5.0 PREPARER

The following Riverside County qualified Biologist completed the stated field survey(s) and preparation of this report: Michael Jefferson

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.

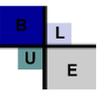
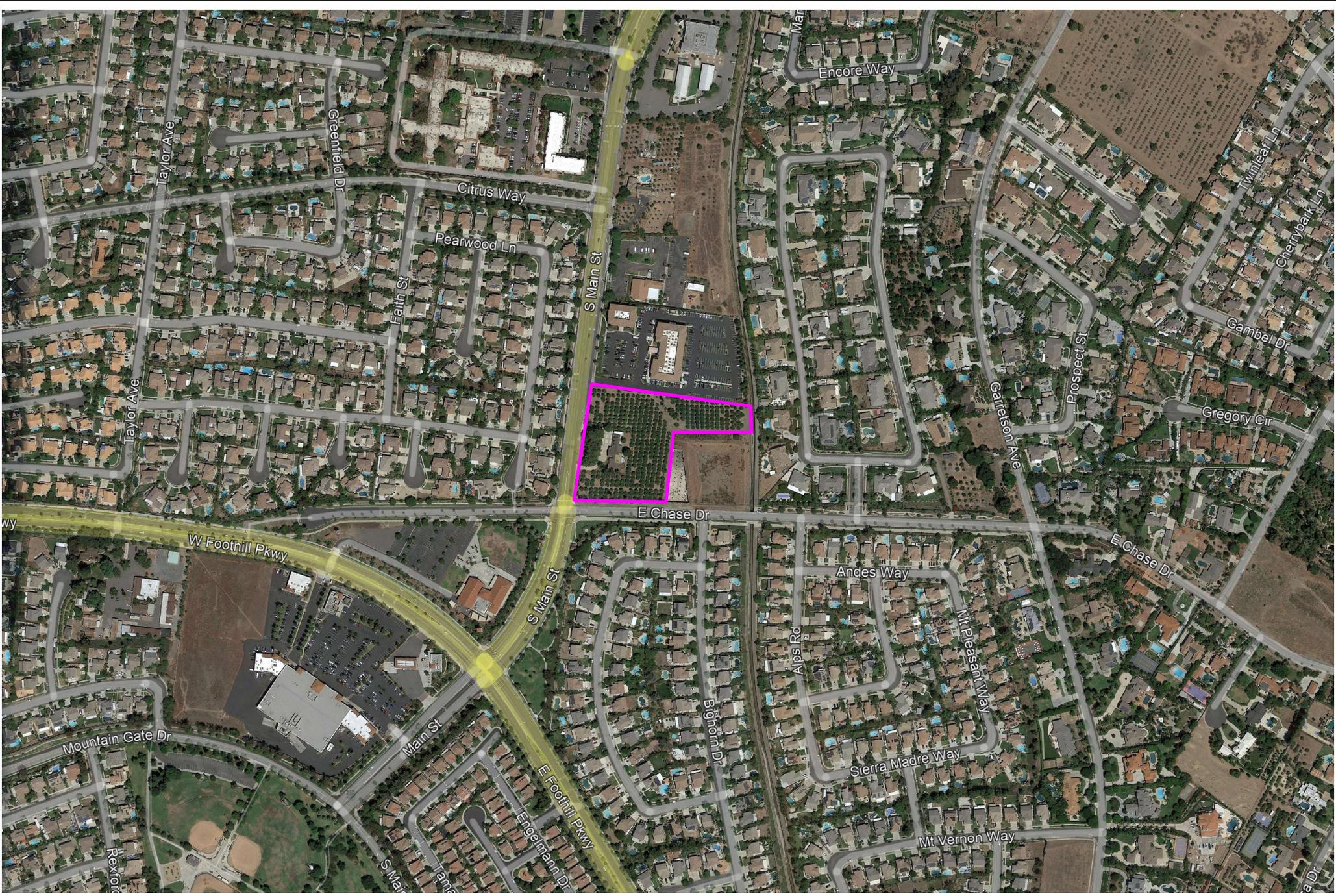
Signed:



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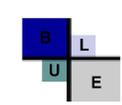
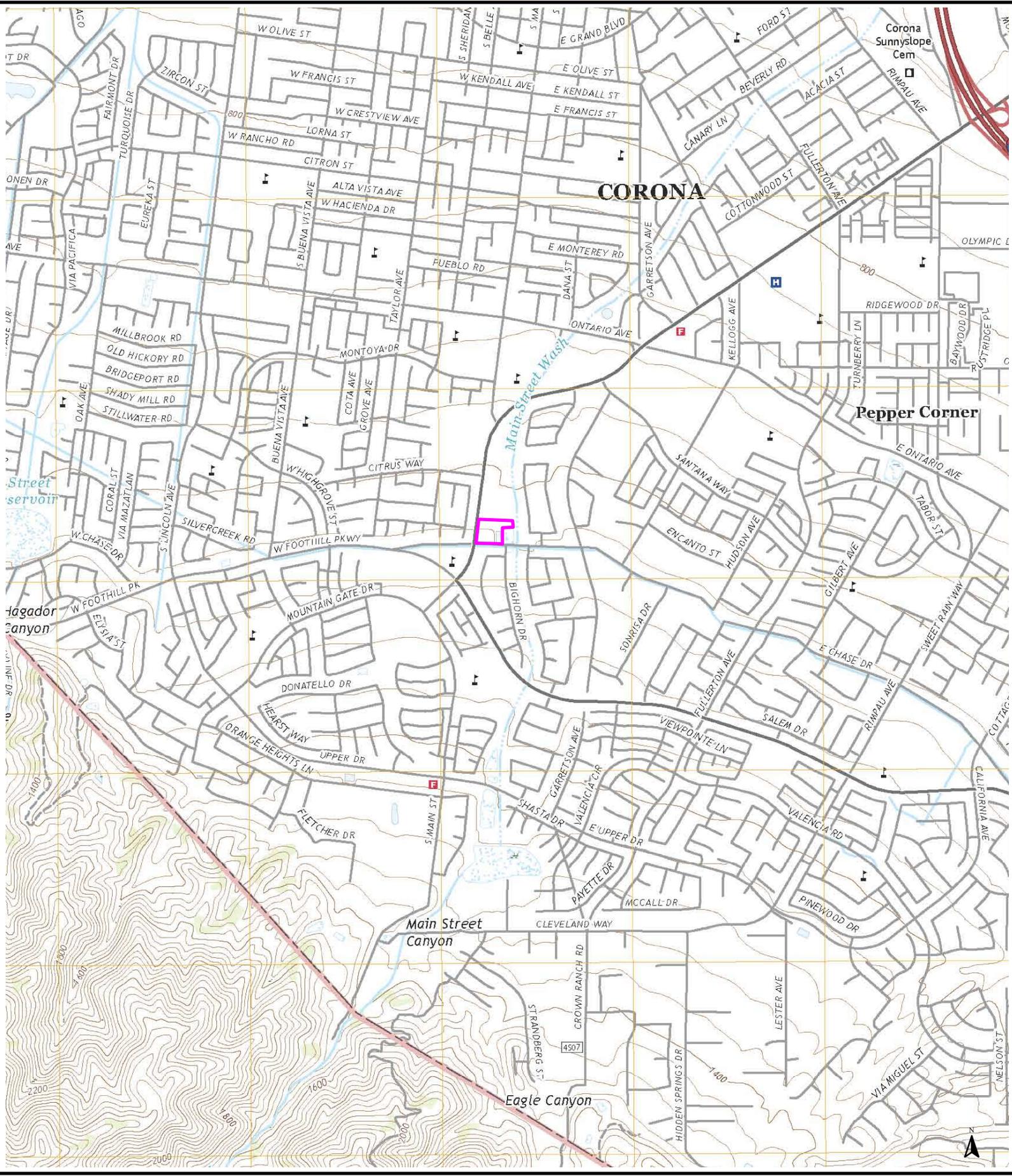
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 Property

FIGURE 1
Location Aerial



Property

FIGURE 2
USGS Topo Map



	<p> Property</p> <p> BUOW Survey Area</p>	<p> Agriculture (Disturbed)</p> <p> Developed</p>	<p> Disturbed (maintained area/detention basin)</p>
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FIGURE 3
BUOW Survey Area



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Property

Agriculture (Disturbed)

Developed

Disturbed (maintained area/detention basin)

FIGURE 4
Vegetation Map



Photograph 1: SE corner looking west - orchard and maintained disturbed area



Photograph 2: SW corner looking east- maintained disturbed area/detention basin



Photograph 3: SW corner looking south - developed area and maintained disturbed area



Photograph 4: Western property line, orchard/disturbed area



Photographs 1-4

Onsite looking at the maintained detention basin, orchard, disturbed area (maintained/ornamental) and developed areas.