Coachella Airport Business Park Project

Biological Resources Assessment

prepared for

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Executive Summary

This Biological Resources Assessment report has been prepared for the Coachella Airport Business Park Project (Project) to analyze potential impacts to regulated biological resources and to provide recommendations to avoid, minimize, and/or mitigate these impacts. The report was prepared in accordance with standards set forth by the City of Coachella to support the California Environmental Quality Act environmental review and regulatory permitting processes. The Project is located entirely within the City of Coachella (City), California and is within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The Project will consist of the development of an approximately 48-acre business park.

The approximately 48-acre Project Area, along with a 300-foot buffer (Study Area) was assessed by Rincon Consultants, Inc. for the presence, or the potential presence, of regulated biological resources. A literature review and field survey determined that four sensitive natural communities (i.e., arrow weed thickets, bush seepweed scrub, California fan palm oasis, and mesquite thickets), one CVMSHCP covered special-status species (i.e., black-tailed gnatcatcher), habitat that supports wildlife movement, and one wetland water of the State under the regulation of the Colorado River Regional Water Quality Control Board (RWQCB) occur within the Study Area. Additionally, seven California Department of Fish and Wildlife (CDFW) Species of Special Concern (SSC; i.e., burrowing owl [*Athene cunicularia*], San Diego woodrat [*Neotoma lepida intermedia*], loggerhead shrike [*Lanius ludovicianus*], black-tailed gnatcatcher [*Polioptila melanura*], vermilion flycatcher [*Pyrocephalus obscurus*], crissal thrasher [*Toxostoma crissale*], and western yellow bat [*Lasiurus xanthinus*]) have a moderate potential to occur within the Study Area along with several species of birds protected under the Migratory Bird Treaty Act and California Fish and Game Code.

Impacts to sensitive natural communities, wildlife movement habitat, and the wetland water of the State are anticipated as a result of the Project. Impacts to the seven CDFW SSC that are present or have the potential to occur within the Study Area may occur due to Project activities. An individual Waste Discharge Requirements permit will be required to authorize impacts to the wetland water of the State pursuant to the Porter-Cologne Water Quality Control Act. The potential impacts to the additional regulated biological resources will be less than significant or mitigated for through implementation of the Project's proposed avoidance and minimization measures (AMMs) BIO-1 through BIO-8. AMMs BIO-1 through BIO-8 include invasive plant species control techniques, worker environmental awareness program training(s), pre-construction nesting bird survey(s), pre-construction burrowing owl and woodrat surveys, a bat emergence survey, general best management practices, payment of the appropriate CVMSHCP fees, and a habitat mitigation and monitoring plan.

1 Introduction

This report documents the findings of a Biological Resources Assessment (BRA) conducted by Rincon Consultants, Inc. (Rincon) for the Haagen Company (Haagen) for the Coachella Airport Business Park Project (Project). The assessment was completed to document existing site conditions via a desktop analysis and field survey and to evaluate potential impacts to regulated biological resources based upon current Project plans. This report describes existing biological conditions within an approximately 48-acre area (Project Area) that includes the Project's proposed development and temporary impact areas, evaluates the potential for impacts to regulated biological resources, and recommends (as appropriate) avoidance and minimization measures to reduce potential impacts to these regulated biological resources. This report will be used to support the environmental review and regulatory permitting processes and to confirm Project consistency with the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

1.1 Project Location

The Project Area is located on the northwest corner of State Highway 86 and Airport Boulevard and east of the Whitewater River/Coachella Valley Stormwater Channel in the city of Coachella, California (City; Figure 1). It is divided into two separate development areas for the purposes of this report. The larger southern portion of the Project Area includes the Coachella Airport Business Park development area and the smaller northern portion of the Project Area includes the Substation development Area (Figure 2). The Project Area is within Assessor's Parcel Numbers 763-330-013, 763-330-018, and 763-330-029. The Project Area is within the *Indio, California* U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle and the Public Land Survey System depicts the Project Area in Township 06 South, Range 08 East, Section 15 of the San Bernardino Meridian. It is within the boundaries of the CVMSHCP, but outside of any CVMSHCP Conservation Areas (Figure 3).

1.2 Project Description

The Project consists of the development of an approximately 48-acre business park that includes the following:

- 233,100 square feet (sf) of large warehouse buildings,
- 96,000 sf of small warehouse buildings,
- 81,000 sf of small businesses,
- 76,800 sf of personal vehicle storage areas,
- 128,600 sf of self-storage buildings,
- a 244,000 sf substation,
- a 4,000 sf service station/mini mart, and
- a 4,650 sf fast food restaurant.

The Project would also consist of the development of associated driveways, landscaping, access roads, and four retention basins. The detailed site plan is included in Appendix A.

Figure 1 Regional Location

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Project Location

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Figure 2 Project Location

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Additional data provided by USGS 2023.

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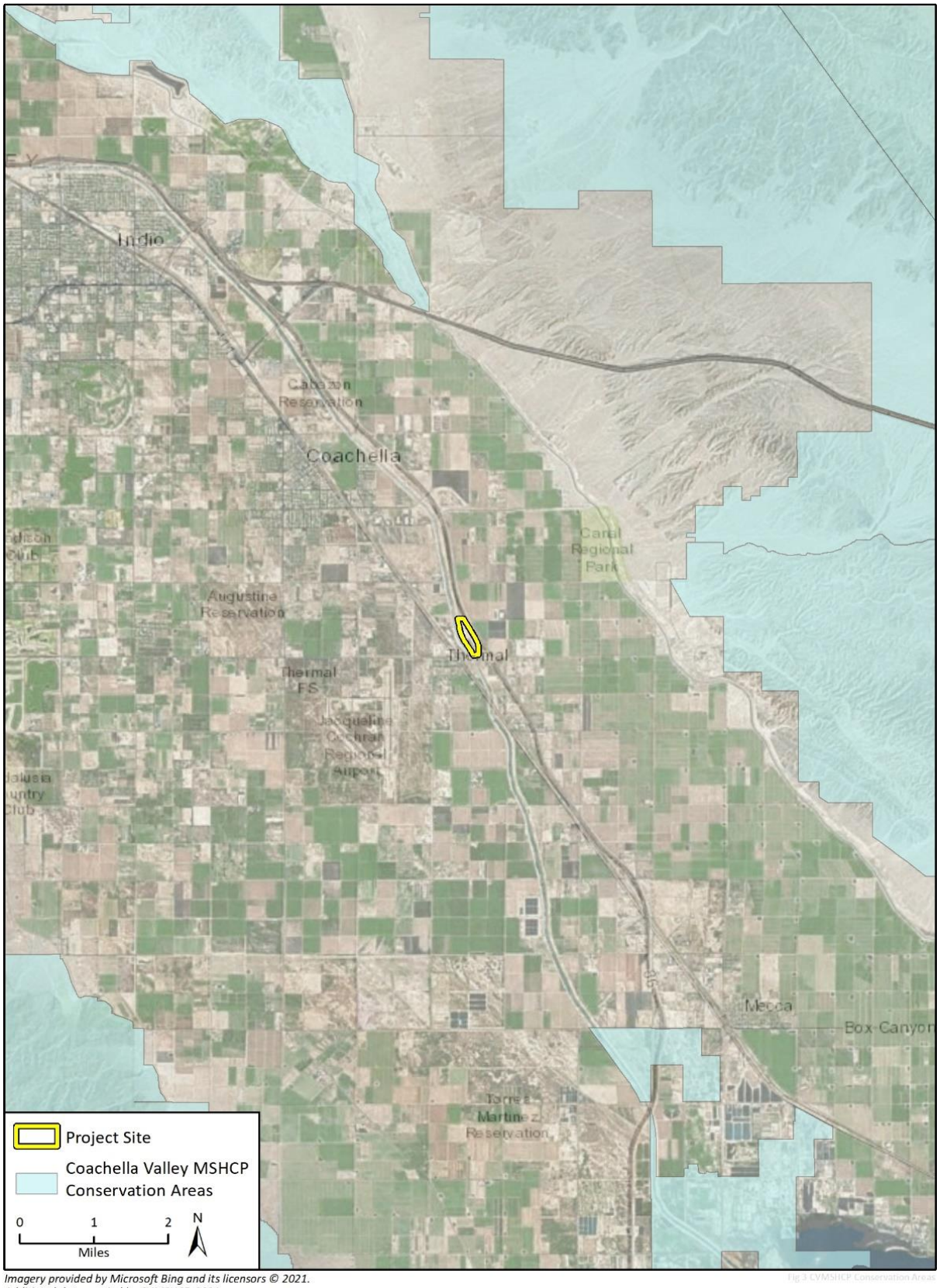
Fig 2 Project Location

Figure 3 Project Vicinity to CVMSHCP Conservation Areas



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Additional data provied by CVMSHCP, 2021.

2 Methodology

2.1 Regulatory Overview

Regulated or sensitive resources studied and analyzed herein include special-status plant and animal species, nesting birds and raptors, sensitive plant communities, jurisdictional waters and wetlands, wildlife movement, and locally protected resources, such as protected trees. Regulatory authority over biological resources is shared by federal, state, and local authorities. Primary authority for regulation of general biological resources typically lies in the local land use control and planning authority, in this instance, the City Building Division.

2.2 Definition of Special-Status Species

For the purposes of this report, special-status species include:

- Species listed as threatened or endangered under the federal Endangered Species Act (ESA);
- Species listed as candidate, threatened, endangered, or rare by the California Department of Fish and Wildlife (CDFW) under the California Endangered Species Act (CESA) or Native Plant Protection Act;
- Plant species occurring on lists 1 and 2 of the CDFW and California Native Plant Society (CNPS) California Rare Plant Rank (CRPR) system;
- Wildlife species designated as Fully Protected (FP) or Species of Special Concern (SSC) by the CDFW; and
- Species covered under the CVMSHCP

2.3 Environmental Statues

For the purpose of this report, potential impacts to biological resources were analyzed based on the following statutes (Appendix B):

- ESA
- Federal Clean Water Act (CWA)
- Migratory Bird Treaty Act (MBTA)
- The Bald and Golden Eagle Protection Act
- CESA
- California Environmental Quality Act (CEQA)
- California Fish and Game Code (CFGC)
- Porter-Cologne Water Quality Control Act
- CVMSHCP
- City Municipal Code

2.4 Guidelines for Determining CEQA Significance

The following threshold criteria, as defined by the *CEQA Guidelines* Appendix G Initial Study Checklist, were used to evaluate potential environmental effects. Based on these criteria, the proposed project would have a significant effect on biological resources if it would:

a) *Have substantial adverse effects, 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 the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.*

b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.*

c) *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.*

d) *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.*

e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.*

f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan*

2.5 Literature and Database Review

The literature and database review was conducted prior to visiting the Study Area (the Project Area plus a 300-foot buffer) and included an evaluation of existing aerial imagery (Google Earth Pro 2023) and published datasets. The Online Inventory of Rare and Endangered Plants (CNPS 2023a) was reviewed for records of special-status plant species in the *Indio, California* USGS quadrangle and the eight surrounding quadrangles (*West Berdoo Canyon, Rockhouse Canyon, Thermal Canyon, Mecca, Valerie, Martinez Mtn, La Quinta, and Myoma*). Additionally, the California Natural Diversity Database (CNDDB; CDFW 2023a) was queried for records of special-status plant and wildlife species within the *Indio, California* USGS quadrangle and the eight surrounding quadrangles and the Information for Planning and Consultation (IPaC; U.S. Fish and Wildlife Service [USFWS] 2023a) was searched for a list of federally threatened and endangered species known to occur within or near the Study Area. The USFWS Critical Habitat Portal (USFWS 2023b) was reviewed for information on designated critical habitat areas. The literature review also included information available in peer reviewed journals and standard reference materials (e.g., Jameson and Peeters 2004, Holland 1986, Baldwin et al. 2012, Sawyer et al. 2009, Stebbins 2003, Sibley 2016, and Thomson et al. 2016).

To aid in characterizing the nature and extent of jurisdictional waters potentially occurring within the Study Area, resources including the most recent *Indio, California* USGS 7.5-minute topographic quadrangle map (USGS 2023) and the U.S. Department of Agriculture, Natural Resources Conservation Service (USDA, NRCS) Web Soil Survey (2023a) were reviewed. Additionally, the National Hydrography Dataset (NHD; USGS 2023) and the National Wetlands Inventory (NWI;

USFWS 2023c) were reviewed to determine if any potential wetlands and/or other waters have been previously mapped within the Study Area. Lastly, the State Soils Data Access Hydric Soils List (USDA, NRCS 2023b) was queried to determine if any of the soil map units within the Study Area are classified as hydric.

2.6 Field Surveys

2.6.1 Reconnaissance-Level Field Survey

A reconnaissance-level field survey was conducted between 0800 and 1200 hours on July 7, 2023 by Rincon Biologists Casey Clark and Jacob Hargis. The field survey was conducted to characterize the existing conditions within the Study Area and to investigate the presence, or potential presence, of special-status plant and wildlife species, sensitive plant communities, jurisdictional waters and wetlands, wildlife migration and movement corridors, and nesting bird habitat (regulated biological resources). All biological resources observed were documented and the vegetation communities/land cover types within the Study Area were photographed and recorded using a global positioning system (GPS) unit with submeter accuracy. Weather conditions during the survey included temperatures ranging between 90 to 105 degrees Fahrenheit, winds between zero to five miles per hour, and sunny skies. Representative photographs of the site were taken and are included in Appendix C.

2.6.2 Jurisdictional Delineation

A jurisdictional delineation was conducted between 0900 and 1300 hours on November 1, 2023 by Rincon Biologists Casey Clark and Jacob Hargis. The Study Area was surveyed on foot for potential non-wetland and wetland jurisdictional features. Current federal and State policies, methods, and guidelines were used to identify and delineate potential jurisdictional features and are summarized in the subsections below and in detail in Appendix B. During the field delineation, Rincon took photographs of potential jurisdictional features and the surrounding areas (Appendix C). Data collection was focused on potential jurisdictional features and sample points were chosen in areas that served as a best representation of the conditions of that feature. The extent of the potential jurisdictional features and wetland and upland sample points were mapped in the field with the use of a GPS unit with sub-meter accuracy.

Wetland Waters of the U.S.

Potential wetland features were evaluated for the presence of wetland indicators; specifically, hydrophytic vegetation, hydric soils, and wetland hydrology, according to routine delineation procedures within the *Wetlands Delineation Manual* (USACE 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (USACE 2008a). The USACE Arid West 2020 Regional Wetland Plant List was used to determine the indicator status of the examined vegetation by the following indicator status categories: Upland (UPL), Facultative Upland (FACU), Facultative (FAC), Facultative Wetland (FACW), and Obligate Wetland (OBL; Lichvar et al. 2020). If a potential wetland is present within the Study Area, representative sample points are taken in areas most likely to exhibit wetland characteristics (i.e., the prevalence of hydrophytic vegetation and suitable landform) and examined in the field for potential wetland indicators. Sample points were not conducted in areas with an obvious prevalence of upland vegetation or in areas where the landform would not support wetland features. Adjacent wetlands are “waters of the U.S” only if

there is a continuous surface connection between the potential wetland and a navigable or relatively permanent water body (Environmental Protection Agency [EPA] 2023).

Non-Wetland Waters of the U.S.

The lateral limits of USACE jurisdiction for non-wetland waters were determined by the presence of physical characteristics indicative of the ordinary high water mark (OHWM). The OHWM was identified in accordance with the applicable Code of Federal Regulations (CFR) sections (33 CFR 328.3 and 33 CFR 328.4) and Regulatory Guidance Letter 05-05 (USACE 2005), as well as in reference to various relevant technical publications, including, but not limited to, A *Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States* (USACE 2008b). The regulations were also reviewed in the determination of non-jurisdictional features (e.g., roadway ditches excavated in uplands).

CDFW Streambed

The extent of potential streambeds, streambanks, and riparian habitat subject to CDFW jurisdiction under Section 1600 et seq. of the CFGC was delineated by reviewing the topography and morphology of potentially jurisdictional features to determine the outer limit of riparian vegetation, where present, or the tops of banks for stream features.

Waters of the State

The limits of non-wetland "waters of the State," as defined under the Porter-Cologne Water Quality Control Act, were determined to be coterminous with USACE non-wetland waters based on current interpretation of jurisdiction by the Colorado River Regional Water Quality Control Board (RWQCB).

Additionally, potential State wetland features were evaluated pursuant to *State Wetland Definition and Procedures for Discharges of Dredged or Fill* (SWRCB 2019) which acknowledges that waters of the State should be delineated using the standard USACE wetland delineation procedures and proclaims that the SWRCB takes jurisdiction over isolated wetlands.

3 Existing Conditions

3.1 Climate, Topography, and Land Use

The Study Area is located within the Sonoran Desert just east of the Peninsular Range. The climate in the Sonoran Desert is warm and dry year-round. It receives approximately four to 12 inches of rainfall a year with the majority falling during the winter. The topography of the Study Area is generally flat with the exclusion of the Substation development area in the northern boundary, which is best characterized as a sink or a small basin feature. Signs of previous heavy equipment disturbance is evident throughout the Coachella Airport Business Park development area. The proposed Substation development area contains undeveloped habitat with natural vegetation communities. The elevation within the Study Area ranges from approximately 125 feet below sea level, which is within the sink feature, to approximately 115 feet below sea level, which is within the Coachella Airport Business Park development area. The Study Area is located within the Coachella Valley, with the Santa Rosa Mountains approximately 7.5 miles southeast and the Cottonwood Mountains approximately nine miles to the northwest. The Study Area is surrounded by the channelized Whitewater River to the west, a small tract of undeveloped land containing natural vegetation communities to the north, California State Route (SR)-86 to the east, and a residential community to the south. The Study Area is further surrounded by agricultural land to the east, residential developments to the south, industrial developments and undeveloped land containing natural vegetation communities to the west, and a small sliver of undeveloped land and CA SR-86 to the north.

3.1.1 Hydrology

The Study Area is located within the Lower Whitewater River Watershed (Hydrologic Unit Code [HUC] 10-1810020108; USGS 2023b). The Whitewater River travels from north to south within the western portion of the Study Area. The river has been channelized, and is surrounded by large and compacted soil berms along both banks of the floodplain in the northern portion of the Study Area and concrete banks in the southern portion of the Study Area. Its channelized bank width is approximately 485 feet. The Whitewater River receives flow from its headwater drainages located throughout the Peninsular Range and from irrigation and stormwater runoff within the Coachella Valley and terminates within the Salton Sea, approximately 10 miles south of the Study Area. The Whitewater River is classified as an Excavated Lower Perennial Riverine System that is permanently flooded (R2UBHx) by the NWI and the NHD identified the river as an intermittent stream. The NWI classification was determined to be consistent with the observed conditions during the field survey.

A topographic sink was observed in the Substation development area north of the Coachella Airport Business Park development area. Hydrophytic vegetation, drift deposits, soil cracking, and salt crusts were observed within the sink feature, indicating that prolonged water ponding occurs in this area following rain events. Hydrophytic vegetation and superficial soil cracking were observed within the southern portion of the Coachella Airport Business Park development area indicating that water also likely ponds within this area for brief periods of time following rain events. The majority of the water appears to enter into the sink through an approximately 2.5-foot wide culvert on its eastern boundary, which conveys flow east to west beneath California SR-86. In addition to rainfall, the source of the water within the sink likely originates from irrigation reservoir overflow, irrigation runoff, and/or runoff from California SR-86. Water also likely enters the sink through subsurface

drainage and sheet flow from the surrounding land. The southern portion of the Coachella Airport Business Park development area likely receives water as a result of California SR-86 and Airport Boulevard runoff.

Representative photographs of the Whitewater River, the sink, and the southern portion of the Coachella Airport Business Park development area are provided in Appendix C, descriptions of the vegetation communities or land cover types found in these areas is provided in Section 3.2 and a summary of their potential jurisdictional extents is provided in Section 4.5.

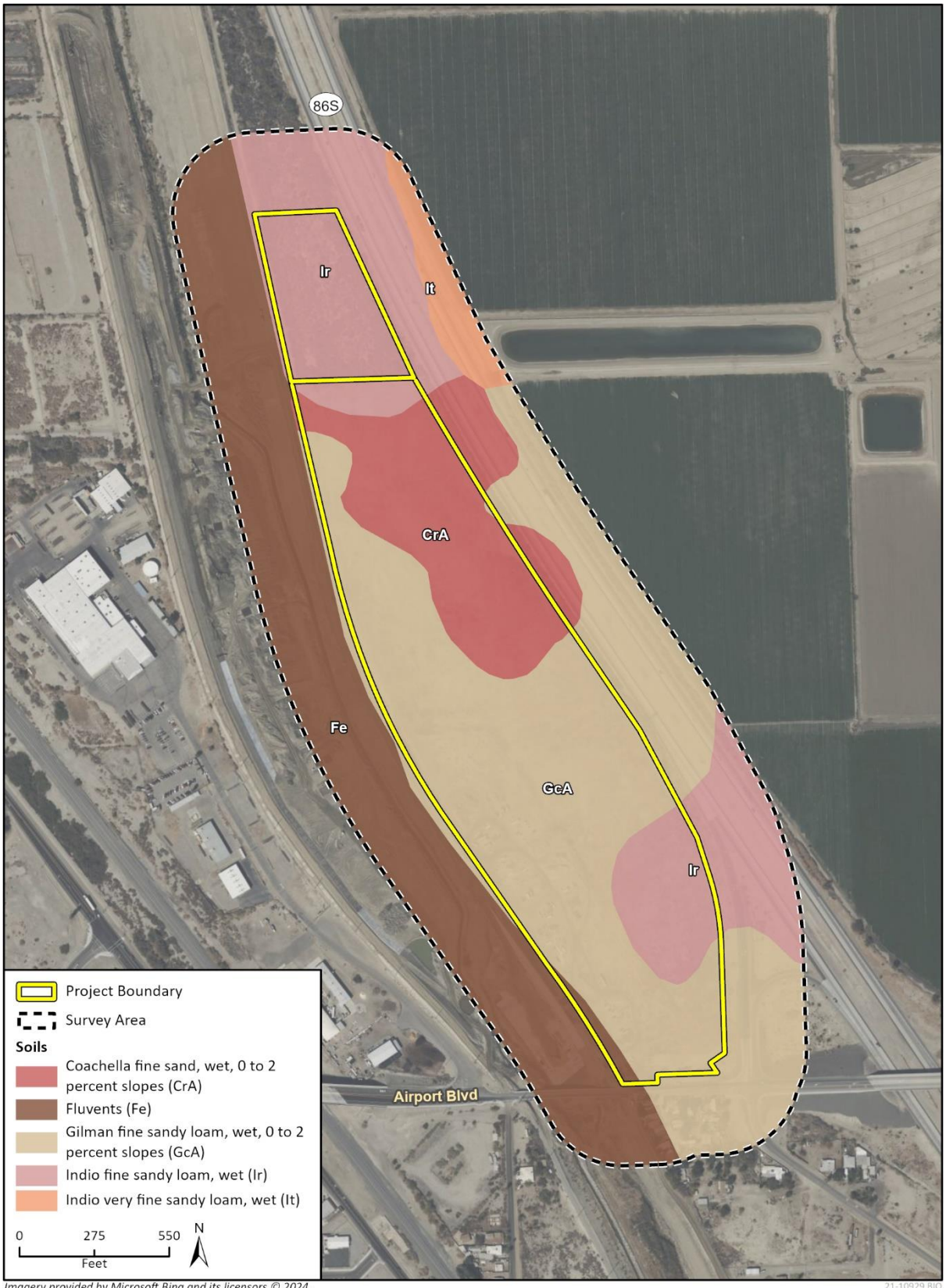
3.1.2 Soils

The USDA, NRCS Web Soil Survey depicts five soil map units within the Study Area: Coachella Fine Sand, Wet, 0 to 2 Percent Slopes (CrA), Fluvents (Fe), Gilman Fine Sandy Loam, Wet, 0 to 2 Percent Slopes (GcA), Indio Fine Sandy Loam, Wet (Ir), and Indio Very Fine Sandy Loam, Wet (It; USDA, NRCS 2023a). The site-specific soil observations observed during the field delineation were generally consistent with those mapped by the Web Soil Survey[1]. Fe is the only soil map unit within the Study Area that is listed as hydric (USDA, NRCS 2023b). A map depicting the location of the soil map units within the Study Area is provided in Figure 4.

- **Coachella Fine Sand, Wet, 0 to 2 Percent Slopes (CrA)** is a moderately well drained soil that occurs on the footslope of alluvial fans. It is formed from alluvium that is derived from igneous rock and a typical soil profile contains two distinct horizons. The first horizon occurs to a depth of 11 inches and contains fine sand and the second horizon occurs to a depth of 60 inches and contains stratified sand to loamy find sand. Available water storage is low (about 5.3 inches) and the runoff class is very low. CrA is classified as non-saline to slightly saline, is not prone to flooding or ponding, and is not considered hydric. CrA is generally mapped within the northern portion of the Coachella Airport Business Park development area covers approximately 15% of the Study Area.
- **Fluvents (Fe)** is a well-drained soil that occurs within floodplains. It is formed from alluvium and a typical soil profile contains three distinct horizons. The first two horizons contain sand and occur to a depth of 30 inches and the third horizon contains gravelly sand and occurs to a depth of 60 inches. Available water storage is moderate (about 6.1 inches) and the runoff class if very low. Fe is described as non-saline to very slightly saline, is rarely prone to flooding, is not prone to ponding, and is considered hydric. Fe is mapped along the Whitewater River channel and covers approximately 25% of the Study Area.
- **Gilman Fine Sandy Loam, Wet, 0 to 2 Percent Slopes (GcA)** is a moderately well drained soil that occurs within alluvial fans. It is formed from alluvium and a typical soil profile contains two distinct horizons. The first horizon occurs to a depth of 8 inches and contains fine sandy loam and the second horizon occurs to a depth of 60 inches and contains stratified loamy sand to silty clay loam. Available water storage is high (about 10.2 inches) and the runoff class is low. GcA is described as non-saline to slightly saline, is not prone to flooding or ponding, and is not considered hydric. GcA is generally mapped within the western and middle portions of the Coachella Airport Business Park development area and covers approximately 40% of the Study Area.

[1] Published soil surveys are documented at a broad scale, and may not match the level of detail or refinement captured during formal jurisdictional delineation surveys.

Figure 4 Soil Map Units



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Additional data from SSURGO, 2023.

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Fig 5 Soils

- **Indio Fine Sandy Loam, Wet (Ir)** is a moderately well drained soil that occurs on alluvial fans. It is formed from alluvium and the typical soil profile contains two distinct horizons. The first horizon occurs to a depth of 10 inches and contains fine sandy loam and the second horizon occurs to a depth of 60 inches and contains very fine sandy loam. Available water storage is high (about 10.5 inches) and the runoff class is low. Ir is described as non-saline to slightly saline, is not prone to flooding or ponding, and is not considered hydric. Ir is generally mapped within the Substation development area and the southeastern portion of the Coachella Airport Business Park Development Area and covers approximately 15% of the Study Area.
- **Indio Very Fine Sandy Loam, Wet (It)** is a moderately well drained soil that occurs on alluvial fans. It is formed from alluvium and the typical soil profile contains two distinct horizons. Both horizons contain very fine sandy loam and extend to a total depth of 60 inches. Available water storage is high (about 10.4 inches) and the runoff class is low. It is described as non-saline to slightly saline, is not prone to flooding or ponding, and is not considered hydric. It is mapped within the northeastern Study Area buffer within the agricultural fields and covers approximately 5% of the Study Area.

3.2 Vegetation Communities and Land Cover Types

Eight vegetation communities and four land cover types were documented within the Study Area during the field survey. Table 1 lists each vegetation community and land cover type documented and provides their approximate acreage and the percent area covered in the Study Area. Figure 5 depicts the locations of each vegetation community and land cover type in the Study Area. Brief descriptions of the vegetation communities and land cover types are provided in the subsections below and representative photographs are provided in Appendix C.

The vegetation classification used for this analysis is based on *A Manual of California Vegetation, Second Edition* (MCV2; Sawyer et al. 2009). The land cover types that are not described in MCV2 were classified using conventional naming practices (e.g., landscape/ornamental and urban/developed). Four CDFW sensitive natural communities (designated with an asterisk in the Table 1 below) are present in the Study Area (CDFW 2023).

Figure 5 Vegetation Communities and Land Cover Types

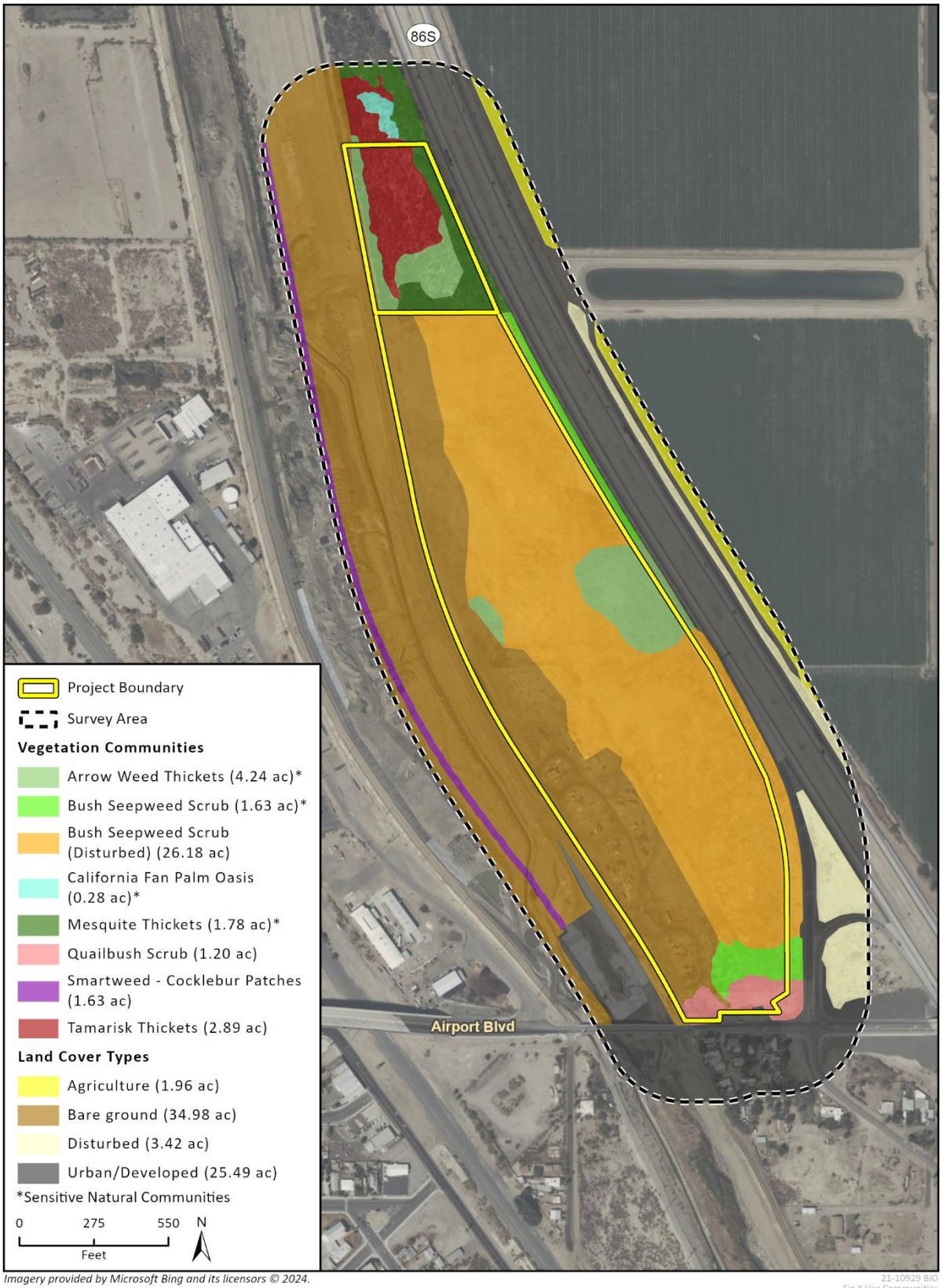


Table 1 Summary of Vegetation Communities and Land Cover Types within the Study Area

Type	Approximate Acreage	Approximate Percent Area
Vegetation Communities		
Arrow Weed Thickets (*Pluchea sericea* Shrubland Alliance)*	4.24	4.01
Bush Seepweed Scrub (*Suaeda moquinii* Shrubland Alliance)*	1.63	21.54
Bush Seepweed Scrub (Disturbed)	26.18	24.77
California Fan Palm Oasis (*Washingtonia filifera* Woodland Alliance*)	0.28	0.26
Mesquite Thickets (*Prosopis glandulosa* Woodland Alliance)*	1.78	1.68
Quailbush Scrub (*Atriplex lentiformis* Shrubland Alliance)	1.20	1.14
Smartweed Cocklebur Patches (*Polygonum lapathifolium - Xanthium strumarium* Herbaceous Alliance)	1.63	1.54
Tamarisk Thickets (*Tamarix* spp. Shrubland Semi-Natural Alliance)	2.89	2.73
Land Cover Types		
Agriculture	1.96	1.85
Bare ground	34.98	33.10
Disturbed	3.42	3.24
Urban/developed	25.49	24.12
Total	**105.68**	**100%**

* Classified as a CDFW designated sensitive vegetation community.

Vegetation Communities

Arrow Weed Thickets (Pluchea Sericea Shrubland Alliance)

Arrow weed thickets is a desert riparian shrub vegetation community that typically occurs around springs, irrigation ditches, stream borders, and seasonally flooded washes. Arrow weed (*Pluchea sericea*) is dominant and must contain greater than two percent absolute cover and no other species can have greater than or equal cover in the shrub canopy. The shrub canopy is intermittent to continuous, the herbaceous layer is sparse with seasonal annuals, and emergent trees may be present at low cover. This vegetation community is ranked S3 (CDFW 2023d), which is considered sensitive by the CDFW.

This vegetation community is located within the middle portion of the Coachella Airport Business Park development area and within the sink in the Substation development area. Arrow weed is the dominant and forms an intermittent to near continuous thicket. Salt cedar (*Tamarix ramosissima*) contains moderate to sparse cover depending on location within the shrub stratum and the herbaceous canopy was generally absent.

Bush Seepweed Scrub (Suaeda Moquinii Shrubland Alliance)

Bush seepweed scrub is a desert sink scrub vegetation community that is typically found on flat to gently sloping valley bottoms, playas, toe slopes adjacent to alluvial fans, and bajadas. Bush seepweed (*Suaeda moquinii*; syn. *Suaeda nigra*) and/or alkali goldenbush (*Isocoma acradenia*) are present as dominants or co-dominants in the shrub layer where bush seepweed must have greater than two percent absolute cover with no other shrubs meeting or exceeding its coverage. The shrub

layer contains open to continuous cover and the herbaceous layer is sparse to intermittent, with herbs such as alkali heath (*Frankenia salina*) or Mediterranean grass (*Schismus* spp.) present as common associates. This vegetation community is ranked S3 (CDFW 2023d), which is considered sensitive by the CDFW.

This vegetation community is located within the southern portion of the Project Area and along the northern fence line that separates the Coachella Airport Business Park development area from CA SR-86, where heavy equipment impacts are absent. The shrub stratum contains intermittent to continuous coverage with bush seepweed present as the dominant and trace amounts of quailbush (*Atriplex lentiformis*) and alkali goldenbush present as common associates. The herbaceous layer was sparse during the survey and was dominated by Mediterranean grass.

Bush Seepweed Scrub (Disturbed)

The Project Area contains a disturbed form of the *Suaeda moquinii* shrubland alliance within the middle and eastern portions of the Coachella Airport Business Park development area, where recent heavy equipment impacts are visible. The absolute cover of this vegetation community is much less than that of the undisturbed form and it is dominated by bush seepweed and alkali goldenbush, both of which appear to have resprouted this year. The herbaceous layer was generally absent and contained Mediterranean grass when present. This disturbed vegetation community is not officially identified in the MCV2 (Sawyer et al. 2009) and is not considered sensitive by the CDFW.

California Fan Palm Oasis (Washingtonia Filifera Woodland Alliance)

California fan palm oasis is a desert palm woodland vegetation community that is typically found in desert springs, along waterways, in moist canyon bottoms, and in other areas where groundwater is perennially present. California fan palm (*Washingtonia filifera*) is present as the dominant or co-dominant where it must contain greater than three percent absolute cover. The tree layer contains open to continuous cover and Fremont cottonwood (*Populus fremontii*), honey mesquite (*Prosopis glandulosa*) and willows (*Salix* spp.) may be present as common associates. The shrub layer contains open to intermittent cover and typically includes saltbushes (*Atriplex* spp.), arrow weed, bush seepweed, and/or tamarisk (*Tamarix* spp.). The herbaceous layer is open to continuous and typically contains salt grass (*Distichlis spicata*) as a common associate. This vegetation community is ranked S3 (CDFW 2023d), which is considered sensitive by the CDFW.

This vegetation community is located within the Study Area buffer north of the Substation development area. The tree stratum contains intermittent coverage with California fan palm as the dominant species and Canary island date palm (*Pheonix canariensis*) present as a common associate. Arrow weed, salt cedar, and quailbush are present as co-dominants in the shrub stratum and contain intermittent canopy coverage. The herbaceous layer was dominated by salt grass and contained sparse coverage.

Mesquite Thickets (Prosopis Glandulosa Woodland Alliance)

Mesquite thickets is a desert riparian woodland vegetation community that typically occurs along the fringes of playas, river terraces, stream banks, and floodplains. Honey mesquite and/or corkscrew mesquite (*Prosopis pubescens*) are dominant or co-dominant in the small tree canopy where honey mesquite must have greater than or equal to two percent absolute cover and greater than 50 percent relative cover in the tree or tall shrub canopy. The tree canopy coverage is open to continuous, and the shrub canopy coverage is intermittent and may include iodine bush (*Allenrolfea occidentalis*), saltbushes, baccharis (*Baccharis* ssp.), arrow weed, and bush seepweed. The

herbaceous layer is also intermittent. This vegetation community is ranked S3 (CDFW 2023d), which is considered sensitive by the CDFW.

This vegetation community is located along the banks of the sink in the Substation development area. The tree stratum contains intermittent coverage with honey mesquite present as the dominant species and palo verde (*Parkinsonia florida*) present as common associates. The shrub stratum contains intermittent to continuous coverage and is co-dominated by arrow weed, quailbush, and salt cedar. The herbaceous layer was generally absent at the time of the survey.

Quailbush Scrub (Atriplex lentiformis Shrubland Alliance)

Quailbush scrub is a desert saltbush scrub vegetation community that typically occurs on south facing slopes or adjacent to alkaline washes or dry lakebeds. Quailbush or Torrey's saltbush (*Atriplex torreyi*) is dominant where either species must have greater than 50 percent relative cover in the shrub canopy (CNPS 2023b). The shrub canopy is open to intermittent and California sagebrush (*Artemisia californica*), four-wing saltbush (*Atriplex canescens*), arrow weed and tamarisk may be present as common associates. The herbaceous layer is variable, and the emergent trees may be present at low cover.

This vegetation community is located within the southern portion of the Coachella Airport Business Park development area. Quailbush is dominant and cattle saltbush (*Atriplex polycarpa*), salt cedar, and arrow weed are present as common associates. The herbaceous layer was generally absent at the time of the field survey with a trace amount of dehiscent Mediterranean grass as the dominant when present.

Smartweed – Cocklebur Patches (Polygonum lapathifolium - Xanthium strumarium Herbaceous Alliance)

Smartweed – cocklebur patches is a coastal and valley freshwater marsh vegetation community that typically occurs within vernally wet ponds, lakeshores, stream terraces, floodplains, and mudflats. Pale smartweed (*Polygonum lapathifolium*; syn. *Persicaria lapathifolia*), rough cocklebur (*Xanthium strumarium*), or other knotweed (*Alisma* spp.) or smartweed (*Polygonum* spp.) species are dominant or co-dominant in the herbaceous layer. Knotweeds and/or rough cocklebur must contain greater than 50 percent relative cover and they must occur in marshes or regularly disturbed vernally wet ponds, fields, or stream terrace settings. Flatsedges (*Cyperus* spp.), spikerush (*Eleocharis macrostachya*), and other hydrophytic vegetation and typically present as common associates.

This vegetation community is located along the banks of the Whitewater River within the western portion of the Study Area. The herbaceous layer contains continuous coverage and is dominated by white smartweed and rough cocklebur. Alkali bulrush (*Bolboschoenus maritimus*), cattail (*Typha* sp.), Bermuda grass (*Cynodon dactylon*), and floating water primrose (*Ludwigia peploides*) are present as common associates.

Tamarisk Thickets (Tamarix spp. Shrubland Semi-Natural Alliance)

Tamarisk thickets is a non-native weedy riparian scrub vegetation community that is typically found along the margins of arroyos, ditches, washes, and other watercourses. Salt cedar or another species of tamarisk are dominant in the shrub canopy where they must contain greater than 60 percent relative cover and have a minor presence of native species, at most. The shrub layer contains continuous to open coverage and the herbaceous layer is sparse.

This vegetation community is located within the sink within the Substation development area. The shrub stratum contains intermittent to continuous coverage and is dominated by salt cedar. Quailbush and arrow weed are present as common associates with sparse cover. Herbaceous vegetation was absent within the understory.

Land Cover Types

Agriculture

Agriculture is characterized as land that is repeatedly altered for the production of produce or some other form of commodity. Agriculture land is typically on alluvial soils within historic floodplains and therefore generally encompass large, flat, tracks of land.

This land cover type is found within the agriculture fields to the east of SR-86 in the Study Area. These areas appear to be actively managed and do not appear to support native plant species of any kind.

Bare Ground

Bare ground is characterized as a physically altered area that no longer supports any significant amount of vegetation and is now almost entirely composed of hard-packed soil or rocks.

This land cover type is found along the non-concrete portions of the channelized Whitewater River, its associated berm, and within the western boundary of the Project Area where the soils have been severely compacted by heavy equipment and are now almost entirely, if not entirely, devoid of vegetation.

Disturbed

Disturbed land refers to any land where the native vegetation has been significantly altered by agriculture, construction, or other anthropogenic activities; and the species' composition and site conditions are not characteristic of the disturbed phase of a particular vegetation community (e.g., bush seepweed scrub [disturbed]). Disturbed land is typically found in vacant lots, roadsides, material storage areas, or abandoned fields. The species' composition is often dominated by non-native species and/or bare ground.

This landcover type is found adjacent to the California SR-86 on and off ramps and along the west side of the northbound lanes of SR-86. This land cover type has sparse vegetative coverage and is co-dominated by salt cedar and Russian thistle (*Salsola tragus*) in the shrub stratum and Mediterranean grass in the herb stratum. The presence of previous vegetation clearance was observed, and the soil conditions were disturbed. This land cover type is not officially identified in the MCV2 (Sawyer et al. 2009).

Urban/Developed

The urban/developed land cover type consists of areas that have been developed or otherwise physically altered to the extent that they no longer support most vegetation. Developed land is characterized by the presence of permanent or semi-permanent structures, gravel lots, pavement, or hardscape. This land cover type may also contain areas that are sparsely vegetated, primarily with ornamental and/or invasive species.

Within the Study Area, urban/developed land is associated with the highways and streets, housing developments, bridges, and the concrete White River channel. The groundcover generally contains

pavement, asphalt, or modified soils. A trace amount of landscape/ornamental and/or non-native annual herbaceous species are present surrounding these features but do not contain enough cover to constitute their own land cover type. Urban/developed land is not officially identified in MCV2 (Sawyer et al. 2009).

3.3 General Wildlife

Characteristic desert scrub and desert riparian woodland/scrub wildlife species were observed within the Study Area during the field survey. The most notable and abundant species observed included Gambel's quail (*Callipepla gambelii*), greater road-runner (*Geococcyx californianus*), desert cottontail (*Sylvilagus audubonii*), verdin (*Auriparus flaviceps*), great-tailed grackle (*Quiscalus mexicanus*), black-tailed gnatcatcher (*Polioptila melanura),* doves (*Zenaida sp*.), and Abert's towhee (*Pipilo aberti*). Several verdin nests were observed in the northern portion of the Study Area. San Diego woodrat middens (*Neotoma lepida intermedia*), unconfirmed if active, were observed along the northern fence line within the northern portion of the Study Area. Additionally, coyote (*Canis latrans*) scat and tracks were observed.

4 Sensitive Biological Resources

Local, State, and federal agencies regulate special-status species and other sensitive biological resources. Accordingly, an assessment of their presence or potential presence may be necessary as part of the review process for proposed development and/or infrastructure projects. This section discusses sensitive biological resources observed within the Study Area and evaluates the potential for the Study Area to support additional sensitive biological resources. Assessments for the potential occurrence of special-status species are based upon known ranges, habitat preferences for the species, species occurrence records (e.g., CNDDB) from other sites in the vicinity of the Project Area, previous reports from nearby projects, and the Project survey results. The potential for each special-status species to occur in the Study Area was evaluated according to the following criteria:

- **No Potential.** Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime), and species would have been identifiable on the site if present (e.g., oak trees). Species is not present in the vicinity of the site.
- **Low Potential.** Few of the habitat components (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime) meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species may occur in the region but is not very likely to be found on the site.
- **Moderate Potential**. Some of the habitat components (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime) meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species is known to occur in the vicinity and has a moderate probability of being found on the site.
- **High Potential.** All the habitat components (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime) meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has been recently documented in the vicinity and has a high probability of being found on the site.
- **Present.** Species is observed on the site or has been recorded (e.g., CNDDB, other reports) on the site recently (within the last 5 years) and suitable habitat is present.

4.1 Special-Status Species

The literature and database review identified 69 special-status plant and animal species that are known to occur in the vicinity of the Study Area (Appendix F). Of these 69 species, 18 species (one plant and 17 animals) were determined to have a potential to occur in the Study Area (Table 2). Of these 18 species, one was determined to be present and six are considered to have a moderate potential to occur. The CEQA and/or CVMSHCP covered species considered to have “no potential” or “low potential” to occur within the Study Area are not discussed further in this document. These species are not anticipated to occur based on a variety of factors, including the lack of suitable habitat, soils, or other necessary microhabitat conditions, and/or the Study Area location being well outside the species known geographic and/or elevation range(s). Appendix F provides justification of those determinations for all 69 special-status species identified during the literature and database

review along with their listing status, habitat requirements, and habitat suitability/observation notes. A more detailed analysis of the CEQA and/or CVMSHCP covered special-status species that are present or have a moderate or high potential to occur is provided in the discussion below.

Table 2 Special-Status Species with Potential to Occur within the Study Area

Scientific Name	Common Name	Status[1]	Potential to Occur
Plants			
Astragalus sabulonum	Gravel milk vetch	2B.2	Low
Amphibians			
Scaphiopus couchii	Couch's spadefoot	SSC	Low
Reptiles			
Phrynosoma blainvillii	Coast horned lizard	SSC	Low
Birds			
Athene cunicularia	Burrowing owl	SSC; CVMSHCP	Moderate
Empidonax traillii extimus	southwestern willow flycatcher	FE/SE; CVMSHCP	Low
Lanius ludovicianus	Loggerhead shrike	SSC	Moderate
Polioptila melanura	Black-tailed gnatcatcher	CVMSHCP	Present
Pyrocephalus rubinus	Vermilion flycatcher	SSC	Moderate
Toxostoma crissale	Crissal thrasher	SSC; CVMSHCP	Moderate
Toxostoma lecontei	Le Conte's thrasher	SSC; CVMSHCP	Low
Mammals			
Corynorhinus townsendii	Townsend's big-eared bat	SSC	Low
Euderma maculatum	Spotted bat	SSC	Low
Eumops perotis californicus	Western mastiff bat	SSC	Low
Lasiurus xanthinus	Western yellow bat	SSC; CVMSHCP	Moderate
Neotoma lepida intermedia	San Diego desert woodrat	SSC	Moderate
Nyctinomops femorosaccus	Pocketed free-tailed bat	SSC	Low
Perognathus longimembris bangsi	Palm Springs pocket mouse	SSC; CVMSHCP	Low
Xerospermophilus tereticaudus chlorus	Palm Springs round-tailed ground squirrel	SSC; CVMSHCP	Low

[1] 2B.2 = CNPS covered species; SSC = Species of Special Concern; FE = Federally Endangered; SE = State Endangered; CVMSHCP = CVMSHCP covered species

Burrowing Owl

Burrowing owls (*Athene cunicularia*), a CDFW Species of Special Concern, are yearlong residents of open, dry grasslands, sage scrub, agricultural, and desert habitats, and in grass, forb and open shrub stages of pinyon-juniper and ponderosa pine habitats. The species' population has markedly reduced in recent decades. Burrowing owls use rodent and other small mammal burrows for roosting and nesting, commonly ground squirrel burrows.

No burrows or sign of burrowing owl was observed during the site reconnaissance. The soils and berms in the Study Area are relatively compacted and there is frequent human activity along the berms via work vehicles, however this species is known to nest in disturbed habitats. If ground squirrels were to colonize and create potential burrows there is a high likelihood that burrowing

owls could inhabit the site. Burrowing owls are common along agricultural canals and drains in the Imperial and Coachella valleys. Several observations are documented in the vicinity of the site in similar habitats. Thus, this species has a moderate potential to occur within the scrub habitat throughout the Study Area and particularly the berms along the river.

Loggerhead Shrike

Loggerhead shrike (*Lanius ludovicianus*), a CDFW SSC, is a California resident species that frequents a variety of open and semi-open habitats including grassland, coastal sage scrub, open riparian scrub, and riparian woodland. This species generally nests in shrubs and trees that overlook open lands and the nests are generally well-concealed in dense foliage. It feeds on arthropods, reptiles, amphibians, small rodents, and birds.

This species has a moderate potential to nest within the riparian scrub and woodland habitat in the northern portion of the Study Area. Additionally, loggerhead shrike has a moderate potential to forage within these areas along with the desert scrub habitat in the Coachella Airport Business Park development area.

Black-Tailed Gnatcatcher

Black-tailed gnatcatcher (*Polioptila melanura*), a CVMSHCP covered species, is a common resident below 300 meters in elevation in desert wash and sometimes desert scrub habitats. They primarily nest in desert wash woodland habitats but can also nest within desert scrub habitats.

Black-tailed gnatcatchers were observed foraging and vocalizing in the mesquite thickets and the adjacent riparian scrub vegetation communities within the northern portion of the Study Area. Therefore, this species is assumed present within this portion of the Study Area. Additionally, black-tailed gnatcatcher has the potential to nest within this area and could utilize the desert scrub habitat in the Coachella Airport Business Park development area to forage.

Vermilion Flycatcher

Vermilion flycatcher (*Pyrocephalus obscurus*), a CDFW SSW, is a Colorado and Mojave Desert resident. They occupy desert riparian woodland and scrub habitat and are associated with stream corridors adjacent to open country. This species is known to nest in trees such as willows (*Salix* spp.), mesquite, cottonwoods (*Populus* spp.), oaks (*Quercus* spp.), and sycamores (*Platanus* spp.), but may also utilize non-native ornamental tree species.

This species has a moderate potential to nest and forage within the mesquite thickets and the adjacent riparian scrub within the northern portion of the Study Area. It also has the potential to utilize the surrounding scrub habitat throughout the remainder of the Study Area to forage.

Crissal Thrasher

Crissal thrasher (*Toxostoma crissale*), a CDFW SSC and a CVMSHCP covered species, is a fairly common resident of the Colorado River Valley and is less common throughout the rest of their range (i.e., the Sonoran and Mojave Deserts in California). They occupy dense thickets of shrubs in desert riparian and wash habitats for cover and nesting; primarily utilizing mesquite (*Prosopis* spp.), ironwood (*Olneya tesota*), catclaw acacia (*Senegalia greggii*), and arrow weed thickets.

This species has a moderate potential to nest and forage within the mesquite thickets in the northern portion of the Study Area. It also has the potential to utilize the scrub habitat throughout the remainder of the Study Area to forage.

Western Yellow Bat

Western yellow bat (*Lasiurus xanthinus*), a CDFW SSC and a CVMSHCP covered species, is a large bat species that exclusively roots in foliage, roosting solitarily or in small groups beneath the skirts of untrimmed fronds of fan palms trees and are found within desert riparian habitats. This species can roost in native or non-native palms, or broad-leafed ornamental trees, but is strongly associated with taller groves of untrimmed California fan palms and forage over surface water. It is known to occur within developed areas if there is suitable habitat.

This species has a moderate potential to roost and forage within the California fan palm oasis in the northern boundary of the Study Area. It also has a moderate potential to forage within the riparian woodland and scrub habitats within the Substation development area and along the Whitewater River channel.

San Diego Desert Woodrat

San Diego desert woodrat, an SSC species, occurs in coastal scrub of Southern California from San Diego County to San Luis Obispo County. This species prefers moderate to dense canopies. The San Diego desert woodrat is particularly abundant in rock outcrops, rocky cliffs, and slopes and typically associates with cacti patches and dense undergrowth although it can be found in less rocky habitats.

Numerous woodrat stick nests “middens” were observed along the northern fence separating the Business Park and the Substation project areas. There were no physical signs of woodrats present in the middens (e.g. presence of droppings outside of midden), thus the active status of the middens is unconfirmed. There were eight occurrences of this species in 1995 between 15 and 17 miles of the Study Area. The San Diego desert woodrat has a moderate potential to occur in the scrub habitats throughout the Substation portion of the Project area. This area has moderate to dense canopies within the mesquite thicket and tamarisk thicket habitats.

4.1.1 Other Protected Species

Nesting Birds

The Study Area contains habitat that can support nesting birds, including raptors, protected under CFGC Section 3503 and the MBTA (16 United States Code Sections 703–712). Potential nesting sites for raptors are located within the riparian woodland trees in the northern boundary of the Study Area and the tall landscape/ornamental trees in the southern boundary of the Study Area. These trees, along with the Study Area’s native shrubs, landscape/ornamental shrubs, and developed structures also have the potential to support other species of birds protected under the MBTA. Additionally, multiple inactive verdin (*Auriparus flaviceps*) nests were observed within the mesquite and arrow weed thickets within the Substation development area, further demonstrating that the Study Area is used by nesting birds.

Bald and Golden Eagles

Bald eagles (*Haliaeetus leucocephalus*) and golden eagles (*Aquila chrysaetos*) are protected under the Bald and Golden Eagle Protection Act. Bald eagles are known to nest and forage in areas of large

undeveloped habitat surrounding larger riparian or open water areas (e.g., rivers or lakes). Large riparian or aquatic areas suitable for bald eagles are absent from the Study Area; therefore, suitable habitat for this species is not present and it is not expected to nest or forage within the Study Area.

Golden eagles nest on open and steep cliff faces on the upper portions of mountainous terrain and forage in large tracts of open terrestrial habitat (e.g., meadows and grasslands). Nesting habitat is absent from the Study Area. Although open scrub habitats such as those found on site are potentially suitable foraging habitat, a prey base (i.e. ground squirrels) does not occur in the Study Area as fossorial mammals were notably absent (likely due to compacted soils from previous disturbance activities). Therefore, this species is not expected to nest or forage within the Study Area.

Protected Trees

Local tree ordinances for the City are limited to street trees and palm trees (Code of Ordinances 12.24 & 12.28; City 2023). These ordinances require regular trimming and maintenance and/or removal and no preservation is specified within the code. Removal of any trees on site would thereby not be in conflict with local tree ordinances.

4.2 Critical Habitat

No USFWS Critical Habitat is mapped within the Study Area.

4.3 Wildlife Movement

Wildlife corridors, or habitat linkages, are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as between foraging and denning areas, or they may be regional in nature, allowing movement across the landscape. Some habitat linkages may serve as migration corridors, wherein animals periodically move away from an area and then subsequently return. Others may be important as dispersal corridors for young animals. A group of habitat linkages in an area can form a wildlife corridor network.

The habitats in the linkage do not necessarily need to be the same as the habitats that are being linked. Rather, the linkage merely needs to contain sufficient cover and foliage to allow temporary inhabitation by ground-dwelling species. Typically, habitat linkages are contiguous strips of natural areas, though dense plantings of landscape vegetation can be used by certain disturbance-tolerant species. Depending upon the species using a corridor, specific physical resources (e.g., rock outcroppings, or trees) may need to be in the habitat link at certain intervals to allow slower-moving species to traverse the link. For highly mobile or aerial species, habitat linkages may be discontinuous patches of suitable resources spaced sufficiently close together to permit travel along a route in a short period of time.

On a local scale, the Whitewater River within the Study Area is likely used as a water source and invites local movements through the Study Area to and from the river during animals' daily movement patterns. Additionally, the Whitewater River within the Study Area is potentially a regional movement corridor due to its interconnecting nature between the Salton Sea and undeveloped riparian woodland, scrub, and desert wash habitat located upstream of the Study Area and along the headwaters of the river. The channelized river and its associated vegetation

community within the Study Area provides water and cover for wildlife species and represents an undeveloped strip of habitat within the largely developed surrounding commercial and agricultural areas. Additionally, the native vegetation communities (i.e., arrow weed thickets, California fan palm oasis, and mesquite thickets) located within the Substation development area portion of the Study Area contains mature trees and a stratified vegetation community, creating moderate to high-quality shelter for avian species and terrestrial species that may be migrating through the Whitewater River corridor. In addition, copious mammal tracks were observed within the Substation development area and large flocks of avian species were observed within the native vegetation communities during the field surveys, indicating that this area is being utilized for local and potentially regional wildlife movement.

The remnant patches of native vegetation communities (i.e., arrow weed thickets, bush seepweed scrub, and quailbush scrub) within the Coachella Airport Business Park development area are not anticipated to support substantial wildlife movement due to their small and isolated nature, their non-structured stature, and lack of suitable cover in some areas (i.e. bush seepweed).

4.4 Sensitive Natural Communities

Vegetation communities are considered sensitive biological resources if they have limited distributions, have high-wildlife value, include special-status species, or are particularly susceptible to disturbance. The CDFW ranks natural and sensitive communities using NatureServe's Heritage Methodology, the same system used to assign global and state rarity ranks for plant and animal species in the CNDDB. Plant communities with a rating of S1, S2, or S3 are considered sensitive communities by the CDFW.

The current Sensitive Natural Communities List (CDFW 2023d) was referenced to determine sensitivity status of the vegetation communities within the Study Area. The arrow weed thickets, bush seepweed scrub, California fan palm oasis, and mesquite thickets are all listed as S3 plant communities and are considered vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making them vulnerable to extirpation (NatureServe 2023).

4.5 Jurisdictional Waters and Wetlands

Since the Whitewater River is a perennial stream that directly connects to the Salton Sea, a Traditional Navigable Water (TNW), the OHWM channel of the Whitewater River will likely be considered a non-wetland water of the U.S. under the regulations of the USACE and RWQCB pursuant to Sections 404 and 401 of the CWA, respectively. The area between the Whitewater River's OHWM and top of bank (i.e., the top of channel, since riparian habitat is absent from the Whitewater River within the Study Area) will likely be considered streambed under the jurisdiction of the CDFW pursuant to Section 1600 et seq. of the CFGC.

Since hydrophytic vegetation and a hydrology indicator were observed within the southern portion of the Coachella Airport Business Park development area, a wetland sample point (i.e., WSP-1) was taken in the area most representative of the potential wetland feature. The sample point met the hydrophytic vegetation and wetland hydrology USACE parameters; however, no hydric soil indicators were observed. Since the feature did not contain all three USACE wetland parameters, it will likely not be considered a wetland water of the U.S. or State under the regulation of the USACE and RWQCB, respectively.

Two wetland sample points (i.e., WSP-2 and WSP-3) were taken within the sink in the Substation development area in the area most representative of that potential wetland. All three USACE wetland parameters were met at both sample points. Two upland sample points (i.e., USP-1 and USP-2) were taken along the lower bank of the sink where hydrophytic vegetation and hydrology indicators were no longer present. The USACE wetland parameters were not met and the USPs were used to inform the delineation of the wetland boundary. The wetland will likely be considered a wetland water of the State under the regulation of the RWQCB pursuant to the Porter-Cologne Water Quality Control Act since the State takes jurisdiction over isolated three parameter wetlands. However, since there is no direct surface connection between the wetland and a Navigable Water (NW), a TNW, or a perennial or relatively permanent tributary of a NW or TNW, the wetland will likely not be considered a wetland water of the U.S. under the regulation of the USACE. The potential wetland water of the State is 929 feet long at its widest point and covers 4.58 acres. The location of the potential wetland water of the State and all five sample points are depicted in Figure 6, representative photographs of the wetland are provided in Appendix C, and the completed Arid West Wetland Determination Data Sheet for the five sample points are included in Appendix D.

4.6 Habitat Conservation Plans

The Study Area is located within the boundaries of the CVMSHCP but is not located within a Conservation Area. As a result, proposed activities within the Project Area would avoid direct impacts to CVMSHCP Conservation Areas and would not conflict with the CVMSHCP Conservation Objectives. Species that are protected by the CVMSHCP include arroyo toad (*Anaxyrus californicus*), burrowing owl (*Athene cunicularia*), California black rail (*Laterallus jamaicensis coturniculus*), Coachella Valley fringe-toed lizard (*Uma inornata*), Coachella Valley Jerusalem cricket (*Stenopelmatus cahuilaensis*), Coachella Valley milk-vetch (*Astragalus lentiginosus* var. *coachellae*), crissal thrasher, desert pupfish (*Cyprinodon macularius*), desert tortoise (*Gopherus agassiizii*), flat-tailed horned lizard (*Phrynosoma mcallii*), gray vireo (*Vireo vicinior*), least Bell's vireo (*Vireo bellii pusillus*), LeConte's thrasher, little San Bernardino Mountains linanthus (*Linanthus maculatus*), mecca aster (*Xylorhiza cognata*), orocopia sage (*Salvia greatae*), Palm Springs pocket mouse (*Perognathus longimembris bangsi*), Palm Springs round-tailed ground squirrel (*Xerospermophilus tereticaudus chlorus*), peninsular bighorn sheep distinct population segment (DPS; *Ovis canadensis nelsoni* pop. 2), southwestern willow flycatcher (*Empidonax traillii extimus*), summer tanager (*Piranga rubra*), triple-ribbed milk-vetch (*Atragalus tricarinatus*), western yellow bat (*Lasiurus xanthinus*), yellow breasted chat (*Icteria virens*), yellow warbler (*Dendroica petechia brewsteri*), and Yuma clapper rail (*Rallus longirostris yumanensis*).

Of the above listed covered species, Le Conte's thrasher, southwestern willow flycatcher, Palm Springs pocket mouse, and Palm Springs round-tailed ground squirrel have a low potential to occur within the Study Area. Black-tailed gnatcatcher was observed within the Study Area. Crissal thrasher, burrowing owl, San Diego desert woodrat, and western yellow bat have a moderate potential to occur based on habitats present at the site and regional occurrences. These species are discussed in more detail in Section 4.1 above. Given the potential for these covered species to occur onsite, the avoidance and minimization measures described in Section 5.5 below are recommended for Project consistency with the CVMSHCP.

Figure 6 Jurisdictional Delineation

5 Impact Analysis and Minimization Measures

This section discusses the possible adverse impacts to regulated biological resources that may occur from implementation of the Project and recommends actions to avoid or minimize potential impacts in accordance with CEQA Guidelines and consistency with CVMSHCP.

5.1 Special-Status Species

Based on the results of the literature review and field survey, six special-status species have a moderate potential to occur and one special-status species is assumed present within the Study Area (Table 2).

Direct impacts could occur to the avian special-status species (i.e., burrowing owl, loggerhead shrike, black-tailed gnatcatcher, vermilion flycatcher, and crissal thrasher) if active nests are present during vegetation removal or ground disturbing activities. Direct impacts may also occur if active nests are located within close proximity to the Project Area and are abandoned due to visual and/or acoustic Project-related actions.

Direct impacts to western yellow bat may occur if an active roost is located within the California fan palm oasis in close proximity to the Project Area due to visual and/or acoustic Project-related disturbance. Direct impacts to San Diego desert woodrat may occur if the middens observed along the northern section of the study area are determined to active and are abandoned during Project related actions.

Indirect impacts to all special-status species could occur through habitat loss due to the introduction of invasive plants from construction equipment, resulting in loss of cover and foraging opportunities. Potential impacts to special-status wildlife species would be less than significant in accordance with CEQA through the implementation of recommended avoidance and minimization measures (AMM)s BIO-1 through BIO-7 as described Section 5.5 below.

Other Protected Species

Nesting Birds

Multiple species of birds protected by the MBTA and raptors protected under CFGC Section 3503 have the potential to nest within the Study Area. Direct impacts to these species may occur if active nests are present during vegetation removal or ground disturbing activities. Direct impacts may also occur if active nests are located within close vicinity to the Project Area and are abandoned due to visual and/or acoustic Project-related disturbance. Indirect impacts could occur through habitat modification through the introduction of invasive plant species during construction. Potential impacts to these species would be less than significant with implementation of AMMs BIO-1 to BIO-3 and BIO-6 through BIO-7 in Section 5.5 below.

5.2 Wildlife Movement

The Study Area contains the Whitewater River, which likely supports locally and regionally migrating wildlife. The native vegetation communities within the Substation development area (i.e., arrow weed thickets and mesquite thickets) provide moderate to high quality shelter and interim foraging habitat for migrating wildlife. Approximately 2.89 acres of these vegetation communities will be directly impacted through vegetation removal and grading. The adjoining vegetation communities could additionally be indirectly impacted through the introduction of invasive plants and an increase in human presence. Therefore, the Project has the potential to impact wildlife movement. However, the impacts would be minimized and mitigated for through the implementation of recommended AMM BIO-1, BIO-7, and BIO-8 in Section 5.5 below.

5.3 Sensitive Natural Communities

Direct impacts through vegetation removal are anticipated to occur to the three sensitive natural communities (i.e., arrow weed thicket, bush seepweed scrub, and mesquite thickets) located within the Project Area. Direct impacts are not anticipated to occur to the California fan palm oasis since it is located outside of the Project Area. Impacts to sensitive vegetation communities are summarized in Table 3 and Figure 7. Based on its location within the CVMSHCP, the project will be required to purchase a Local Development Mitigation Fee (LDMF) and Transportation Uniform Mitigation Fee (TUMF) to offset the impacts to sensitive vegetation communities within the Project Area shown below in Table 3. This fee is a component of the CVMSHCP and is authorized through the California Mitigation Fee Act. Additional mitigation for impacts to sensitive vegetation will not be required and the applicant will be expected to pay the appropriate LDMF and TUMF impact fees. These fees contribute to habitat preservation and management in the region through the CVMSHCP. The LDMF fee schedule below includes:

- Commercial/Industrial Residential: $7,225/acre
- 0-8 units per acre: $1,625/dwelling unit
- 8.1-14 units per acre: $674/dwelling unit
- >14 units per acre: $300/dwelling unit

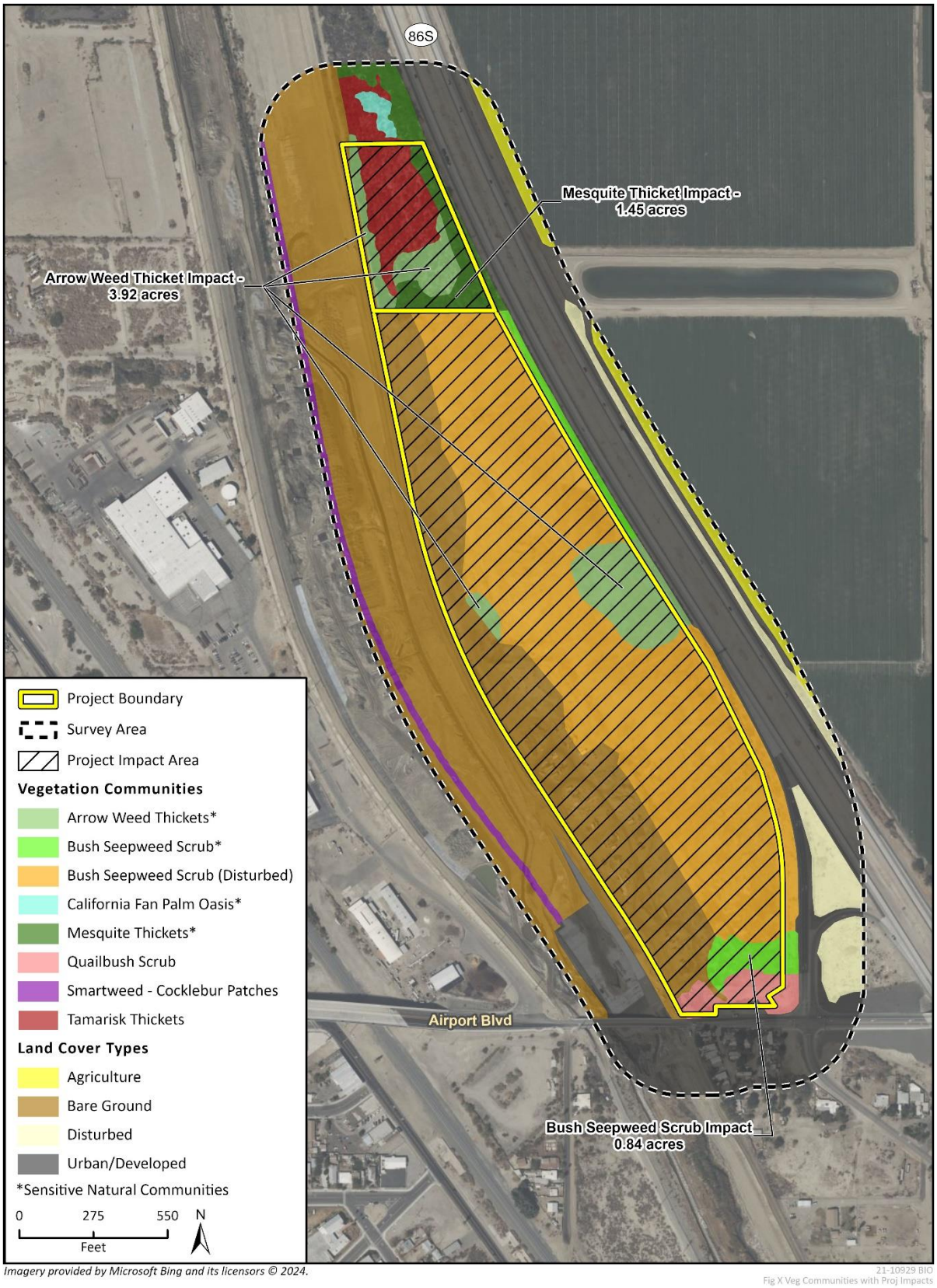
Additionally, indirect impacts, such as the introduction of invasive plant species or excessive dust generation during construction, may occur to the sensitive natural communities adjacent to the Project Area as a result of Project-related activities. Impacts to these sensitive natural communities would be minimized or mitigated for through the implementation of AMMs BIO-1, BIO-7, and BIO-8 in Section 5.5 below.

Table 3 Impacts to Vegetation Communities and Land Cover

Vegetation Communities	Approximate Acreage of Impacts	CDFW Sensitive
Arrow Weed Thickets (*Pluchea sericea* Shrubland Alliance)*	3.92	Yes
Bush Seepweed Scrub (*Suaeda moquinii* Shrubland Alliance)*	0.84	Yes
Mesquite Thickets (*Prosopis glandulosa* Woodland Alliance)*	1.45	Yes
Total	**6.21**	

* Classified as a CDFW designated sensitive vegetation community.

Figure 7 Project Impacts



Imagery provided by Microsoft Bing and its licensors © 2024.

21-10929 BIO
Fig X Veg Communities with Proj Impacts

5.4 Jurisdictional Waters and Wetlands

Approximately 3.66 acres of direct impacts to wetland waters of the State within the Substation project area are anticipated as a result of the Project. Impacts are summarized in Figure 6 and Table 4. Direct impacts are anticipated to occur through vegetation removal and the placement of discharges and/or fill within the wetland to create a building platform for the substation. A dredge/fill application should be submitted to the RWQCB requesting an individual Waste Discharge Requirements (WDR) permit to authorize impacts to waters of the State. Compensatory mitigation is anticipated to be required for permanent impacts to wetland waters of the State to receive a WDR permit. Impacts to jurisdictional wetlands would be minimized or mitigated for through the implementation of AMMs BIO-1, BIO-7, and BIO-8 in Section 5.5 below.

Table 4 Proposed Permanent Impacts to USACE, RWQCB, and CDFW Jurisdictions

	USACE Jurisdiction		RWQCB Jurisdiction		CDFW Jurisdiction
Feature	Non-Wetland Waters of the U.S. (acres/lin. ft.)	Wetland Waters of the U.S. (acres)	Non-Wetland Waters of the State[1] (acres/lin. ft.)	Wetland Waters of the State (acres)	Streambed/Riparian Habitat (acres/lin. ft.)
Wetland	-	-	-	3.66	-
Total	**-**	**-**	**-**	**3.66**	**-**

5.5 Avoidance and Minimization Measures

The below AMMs are recommended to avoid and minimize impacts to special-status species and other regulated biological resources.

BIO-1 Invasive Plant Species Control

Invasive plant species, for the purpose of this document, shall include all species with a California Invasive Plant Council (Cal-IPC) rating of moderate or high. Construction personnel and equipment shall be free of invasive plant seeds, propagules, and any material which may contain them (e.g., soil). Prior to entering the Project Area equipment will be inspected to confirm it is free of mud, dirt, and debris. Tire track stations will be installed at Project site entrances and exits. Staging areas and access routes shall avoid weed infestations and infestations within the work area(s) shall be flagged and avoided to the maximum extent feasible. Only certified weed-free materials (e.g., fiber rolls, straw, and fill) will be used for the Project.

BIO-2 Worker Environmental Awareness Program

The applicant shall implement a WEAP for the construction crew that will be developed by a qualified biologist. Each employee (including temporary, contractors, and subcontractors) will receive the WEAP presentation on the first day of project work. They will be advised of sensitive species in the area and avoidance measures being implemented to protect them at the site. At a minimum, the WEAP will include the following topics: occurrence of the listed and sensitive species in the area, their general ecology, sensitivity of the species to human activities, legal protection afforded these species, penalties for violations of federal and State laws, reporting requirements, and project features and conditions designed to reduce direct and indirect impacts to these species, role of the qualified biologist, and worker responsibilities to maintain compliance with mitigation measures while working at the site.

BIO-3 Pre-construction Nesting Bird Survey(s)

To avoid disturbance of nesting birds, including special-status species and birds protected by the MBTA and CFGC Section 3503, Project activities shall occur outside of the breeding season for migratory birds (generally February 1 through August 31), if feasible.

If construction must occur within the breeding season, then a pre-construction nesting bird survey will be conducted. A qualified biologist will conduct the preconstruction nesting bird survey within 7 days of ground disturbance to evaluate the presence/absence, location, and status of any active nests on or adjacent to the Project Area. The extent of the survey area surrounding the Project Area shall be determined by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. If an active nest(s) is discovered, a suitable buffer shall be established around the active nests and construction activity will not occur within the buffer until the biologist has determined that the nest is no longer active. Buffer size shall consider the species involved and relevant level of tolerance to adjacent activity, the location of the nest relative to proposed activities, and site conditions that naturally buffer the location, such as vegetation screening, topography, etc. If construction activities are delayed or paused for more than 14 days during the nesting season, the nest survey will be re-initiated for areas that still contain potential nesting habitat.

BIO-4 Bat Emergence Survey

A special-status bat species emergence survey shall be conducted if other construction activities are to occur within 300 feet of the California fan palm oasis during the bat maternity season (April 1 through August 31). The emergence survey will be conducted in areas of suitable roosting habitat during the maternity season to document the presence of special-status bat species maternal roosting habitat. The emergence survey will be conducted 30 minutes before sunset and last for up two hours after sunset. Any special-status bat species observed during the maternity roosting season within or adjacent to the Project Area should be avoided and provided a minimum buffer as determined by the qualified biologist (a 100-foot to 300-foot buffer is recommended) prior to the commencement of construction.

BIO-5 Woodrat Middens

Woodrat middens (nests) are large nests or dens made of woody debris, such as sticks, dead cacti, and bark. Middens were observed along the northern fence separating the business park and the substation project areas within the project impact area. Within 30 days of initial site disturbance, a pre-construction survey shall be conducted for woodrat middens. All occupied woodrat middens shall be mapped and flagged for avoidance to the extent feasible, with a minimum of 10-feet surrounding the active midden. If avoidance is not feasible, middens will be disturbed “daylighted” by a qualified biologist one night before anticipated vegetation removal to allow for the rats to escape and passively relocate prior to disturbance of the area.

BIO-6 Burrowing Owl Pre-Construction Survey

In accordance with Section 4.4 Required Avoidance, Minimization, and Mitigation Measures of the CVMSHCP, a pre-construction survey will be conducted within 500 feet of the project disturbance footprint to identify burrows that could be utilized by burrowing owl. Potentially suitable burrows shall be checked by a qualified biologist to see if they are occupied or not prior to the start of project disturbance activities. If the burrow is unoccupied, the burrow shall be made inaccessible to BUOW, and the project may proceed. If either a nesting or escape burrow is occupied, BUOW shall

be relocated pursuant to accepted Wildlife Agency protocols. A burrow is assumed occupied if records indicate that at least one BUOW has been observed occupying a burrow on site during the past three years. If there are no records for the site, surveys must be conducted to determine, prior to construction, if BUOW are present. Active burrows shall be avoided during the BUOW breeding season (February 1 to August 31) with an appropriate buffer zone as determined by a qualified biologist. If occupied burrows cannot be avoided determination of the appropriate method of relocation, such as eviction/passive relocation or active relocation, shall be based on the specific site conditions (e.g. distance to nearest suitable habitat and presence of burrow) and in coordination with CDFW and the City. Passive relocation may only occur in the non-breeding season (September to January).

BIO-7 General Best Management Practices

Standard construction Best Management Practices will be implemented by the contractor to minimize potential impacts to sensitive species. Standard Construction Best Management Practices shall include the following:

- Vehicle speeds will not exceed 10 miles per hour (mph) adjacent to any occupied burrowing owl habitat. Clear signage will be installed and maintained throughout the construction period.
- Placement of drip pans under parked equipment and vehicles.
- Regular inspection and maintenance of equipment to avoid spills and immediate containment of any spills.
- Chemicals and pesticides will not be used.
- Pets and firearms will not be allowed at the site.
- Trash will be removed from the site daily or be stored in wildlife proof containers
- Stormwater protection (i.e. straw waddles, silt fence) will be employed to prevent spills, runoff, or sediment from entering nearby aquatic habitats. These materials will be weed free and no project debris or rubbish will be allowed to enter into or be placed where it may be washed by rainfall or runoff in the wetlands.
- Staging/storage areas for equipment and materials will be located at least 100 feet away from the riparian areas. Equipment will be checked and maintained daily to prevent leaks of pollutants into the wetlands.
- No equipment maintenance will be carried out within 100 feet of the riparian area.
- All pipes, culverts, or similar structures with a 4-inch diameter or greater that are stored on the construction site overnight shall be thoroughly inspected for wildlife or nesting birds before the pipe is subsequently curried, capped, or otherwise used or moved in any way.
- To prevent inadvertent entrapment of wildlife during construction, all excavated, wells, steep-walled holes or trenches more than 2 feet deep shall be covered with plywood or similar materials at the close of each working day.
- Any construction lighting will be directed toward the work area and away from adjacent habitats.

BIO-8 Habitat Mitigation and Monitoring Plan

Impacts to 6.21 acres of sensitive vegetation communities will be mitigated through the CVMSHCP LDMF and TUMF fees submitted by the applicant and due ahead of a building permit of certificate of occupancy. The CVMSHCP fees are expected to mitigate the anticipated impacts to these sensitive

vegetation communities. It is not expected that additional mitigation will be required once the fees are processed.

Mitigation for 3.66 acres of wetland waters of the state impacts will occur at a minimum 1:1 ratio unless otherwise specified during the WDRs permitting process. Mitigation may occur at a suitable on-site or off-site location where habitat values meeting or exceeding those on site are achievable, or at an approved Conservation or Mitigation Bank. A Habitat Mitigation and Monitoring Plan (HMMP) will be prepared that specifies restoration and monitoring requirements for approval by the City and RWQCB prior to Project initiation. The HMMP will incorporate the WDR permit compensatory mitigation requirements for impacts to the wetland waters of the State, if pursued, along with the impacts to the sensitive natural communities. The HMMP will include, at a minimum, the following information:

- Description of the project/impact site (i.e., location, responsible parties, and areas to be impacted by habitat type);
- Goal(s) of the compensatory mitigation project (i.e., the acreage of the mitigated habitat to be restored)
- Description of the proposed compensatory mitigation site(s) (i.e., location and size, ownership status, existing conditions of the compensatory mitigation site).
- Implementation plan for the compensatory mitigation site (i.e., rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan [container sizes, seeding rates, etc.]);
- Maintenance activities during the monitoring period, including weed removal and irrigation as appropriate;
- Monitoring plan for the compensatory mitigation site (i.e., performance standards, target acreages to be established and/or preserved, annual monitoring reports);
- Success criteria based on the goals and measurable objectives;
- Funding mechanisms; and
- An adaptive management and remedial measure component.

6 Limitations, Assumptions, and Use Reliance

This Biological Resources Assessment has been performed in accordance with professionally accepted biological investigation practices conducted at this time and in this geographic area. The biological investigation is limited by the scope of work performed. Reconnaissance biological surveys for certain taxa may have been conducted as part of this assessment but were not performed during a particular blooming period, nesting period, or particular portion of the season when positive identification would be expected if present, and therefore, cannot be considered definitive. The biological surveys are limited also by the environmental conditions present at the time of the surveys. In addition, general biological (or protocol) surveys do not guarantee that the organisms are not present and will not be discovered in the future within the site. In particular, mobile wildlife species could occupy the site on a transient basis or re-establish populations in the future. Our field studies were based on current industry practices that change over time and may not be applicable in the future. No other guarantees or warranties, expressed or implied, are provided. The findings and opinions conveyed in this report are based on findings derived from site reconnaissance, jurisdictional areas, review of CNDDB RareFind5, and specified historical and literature sources (CDFW 2023a). Standard data sources relied upon during the completion of this report, such as the CNDDB, may vary with regard to accuracy and completeness. In particular, the CNDDB is compiled from research and observations reported to CDFW that may or may not have been the result of comprehensive or site-specific field surveys. Although Rincon believes the data sources are reasonably reliable, Rincon cannot and does not guarantee the authenticity or reliability of the data sources it has used. Additionally, pursuant to our contract, the data sources reviewed included only those that are practically reviewable without the need for extraordinary research and analysis.

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8 List of Preparers

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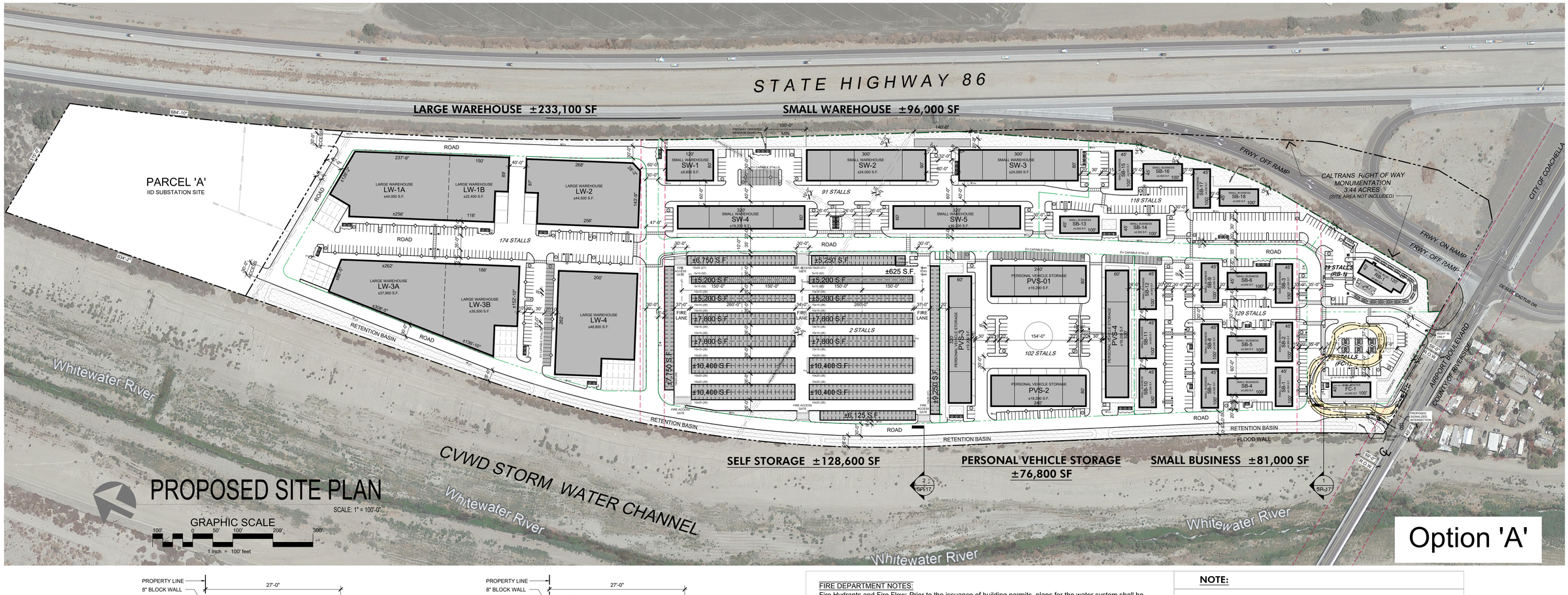
Appendix A

Proposed Site Plan



PROPOSED SITE PLAN

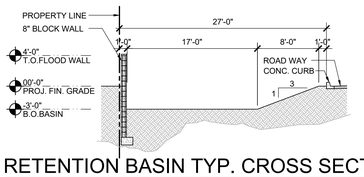
SCALE: 1" = 100'-0"

GRAPHIC SCALE

100' 0 50' 100' 200' 300'

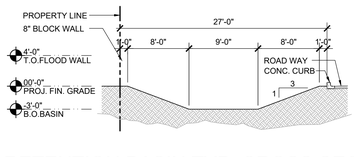
1 inch = 100' feet

Option 'A'



1 RETENTION BASIN TYP. CROSS SECTION

SCALE: 1/8" = 1'-0"



2 RETENTION BASIN TYP. CROSS SECTION

SCALE: 1/8" = 1'-0"

FIRE DEPARTMENT NOTES:

Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2016 California Fire Code (cfc) 507.5.1, 3312, Appendices B and C.

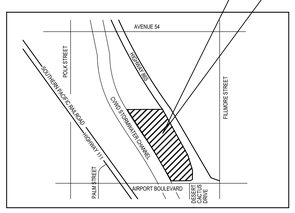
Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1

Knox Box and Gate Access: Buildings shall be provided with a knox box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Manual gates shall also be provided with approved emergency access (Knox) equipmentRef. CFC 506.1

NOTE:

1. **FIRE HYDRANT TO BE LOCATED MAX. 300 FT. O.C. OR AS APPROVED BY RIVERSIDE COUNTY FIRE DEPARTMENT**
2. **PROPOSED FIRE HYDRANT LOCATION ON SITE ARE REPRESENTED BY ⁂ FH SYMBOL**
3. **43 FT. LENGTH TEMPLATE WAS USED TO ILLUSTRATE FIRE TRUCK PATH**
4. **MINIMUM TRUCK TURNING RADIUS ±30 FT.**

N.W.C. OF STATE HWY. 86 & AIRPORT BOULEVARD COACHELLA, CALIFORNIA



VICINITY MAP

NOT TO SCALE

NORTH

PROJECT DATA

CLIENT:	HAAGEN CO., LLC
PROJECT LOCATION:	N.W.C. OF STATE HWY. 86 AND AIRPORT BOULEVARD COACHELLA, CA 92274
JURISDICTION:	CITY OF COACHELLA, CA
APN/S:	763-330-013, 018, 029 & PARCEL 'A'
ZONING: EXISTING	M-H (HEAVY INDUSTRIAL)
ZONING: PROPOSED	M-S (MANUFACTURING SERVICE) I-P (INDUSTRIAL PARK OVERLAY DIST.)
PROPOSED USE:	LARGE & SMALL WAREHOUSE, SMALL BUSINESS, SELF STORAGE, SERVICE STATION AND DRIVE THROUGH
BOUNDARY INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING THE CONSTRAINTS EXHIBIT BY THE ALTUM GROUP, DATED FEB. 15, 2018

SITE SUMMARY

SITE AREA

APN# 763-330-013	21.56 AC
APN# 763-330-018	9.62 AC
APN# 763-330-029	11.18 AC
PARCEL 'A' (IID SUBSTATION)	5.60 AC
TOTAL SITE AREA	47.96 AC

BUILDING DATA

PROPOSED BUILDING AREA

LARGE WAREHOUSE	±233,100 SF
SMALL WAREHOUSE	±96,000 SF
SMALL BUSINESS	±81,000 SF
PERSONAL VEHICLE STORAGE	±76,800 SF
SELF STORAGE	±128,600 SF
SERVICE STATION/ MINI MART	±4,000 SF
DRIVE-THRU FAST FOOD RESTAURANT	±4,650 SF
TOTAL BUILDING AREA	±624,150 SF

PARKING REQUIRED:

Restaurant w/ Drive Through (1/45 sf of Customer Area + 1/200 sf Non Customer Area)

Customer Area (±2,000 SF - 50%)		= 44.4	Stalls
Non Customer Area (±2,000 SF - 50%)		= 10	Stalls
Service Station		= 5	Stalls
Large Warehouse (233,100 sf)	20,000 sf	= 50	Stalls
	213,100 sf	= 213	Stalls
Small Warehouse (96,000 sf)	20,000 sf	= 50	Stalls
	76,000 sf	= 76	Stalls
Small Business (81,000 sf)	20,000 sf	= 50	Stalls
	61,000 sf	= 61	Stalls
Personal Vehicle Storage (76,800 sf)	20,000 sf	= 50	Stalls
	56,800 sf	= 56.8	Stalls
Self Storage Office (625 sf)		= 1.5	Stalls
GRAND TOTAL REQUIRED		667.7 or 668	Stalls

PARKING PROVIDED:

STANDARD:	490 STALLS
DISABLED:	44 STALLS
ELECTRIC / CLEAN AIR VEHICLES	134 STALLS
PER CAL GREEN TABLE 5.106.5.3.1 & 11B-228.3.2.1	
EV VAN ACCESSIBLE	1 STALL
EV STANDARD ACCESSIBLE	1 STALL
AMBULATORY	1 STALL
EV CHARGING STATION	31 STALLS
EV CAPABLE	100 STALLS
TOTAL PARKING PROVIDED	668 STALLS

BUILDING DATA

PROPOSED BUILDING HEIGHT

LARGE WAREHOUSE	±38' TO 50' HIGH
SMALL WAREHOUSE	±28' TO 32' HIGH
SMALL BUSINESS	±24' TO 28' HIGH
PERSONAL VEHICLE STORAGE	±24' TO 28' HIGH
SELF STORAGE	±24' TO 28' HIGH
RETAIL (GAS STATION & DRIVE THRU)	±24' TO 28' HIGH

BUILDING TYPE TYPE V-B (FULLY SPRINKLERED)

Coachella Airport Business Park

Coachella California

Haagen Co., LLC

12302 Exposition Boulevard, Los Angeles CA 90064

PROPOSED SITE PLAN

18028TMA | 11.06.2023

SP-30

mmaarchitecture.com

mma Architecture

Appendix B

Regulatory Setting

Regulatory Setting

The following is a brief summary of the regulatory context under which biological resources are managed at the federal, state, and local levels. A number of federal and state statutes provide a regulatory structure that guides the protection of biological resources. Agencies with the responsibility for protection of biological resources within the Study Area include:

- U.S. Army Corps of Engineers (wetlands and other waters of the United States);
- U.S. Fish and Wildlife Service (federally listed species and migratory birds);
- Colorado River Regional Water Quality Control Board (waters of the State);
- California Department of Fish and Wildlife (riparian areas, streambeds, and lakes; state-listed species; nesting birds, marine resources); and
- The City of Coachella

United States Army Corps of Engineers Jurisdiction

The United States Army Corps of Engineers (USACE) is responsible for administering several federal programs related to ensuring the quality and navigability of the nation's waters.

Clean Water Act Section 404

Congress enacted the Clean Water Act (CWA) "to restore and maintain the chemical, physical, and biological integrity of the Nation's waters." Section 404 of the CWA authorizes the Secretary of the Army, acting through the USACE, to issue permits regulating the discharge of dredged or fill materials into the "navigable waters at specified disposal sites."

Section 502 of the CWA further defines "navigable waters" as "waters of the United States, including the territorial seas." "Waters of the United States" are broadly defined at 33 CFR Part 328.3 to include navigable, tidal, and interstate waters and certain impoundments, tributaries, and wetlands. The agencies' most recent regulatory definition of the term was promulgated in January 2023, following failed attempts in prior years that had been frustrated by legal challenges. However, in May 2023 the U.S. Supreme Court issued its ruling in *Sackett v. Environmental Protection Agency,* which invalidated portions of the updated regulations. To address this ruling, in September 2023 the agencies issued a "conforming rule" (88 FR 61964-61969) modifying their definition of "waters of the United States" to comport with the Court's ruling. This definition is described in detail below.

Waters of the U.S.

Current USACE and USEPA regulations, reflecting of the January 2023 definition as modified by the September 2023 Conforming Rule, define "waters of the United States" as follows (33 CFR 328.3; see also 88 FR 61964-61969):

(1) Waters which are:

(i) 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;

(ii) The territorial seas; or

(iii) Interstate waters;

(2) Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;

(3) Tributaries of waters identified in paragraph (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;

(4) Wetlands adjacent to the following waters:

(I) Waters identified in paragraph (a)(1) of this section; or

(ii) Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;

(5) Intrastate lakes and ponds, not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section.

The definition specifies that the following features are not "waters of the United States" even where they otherwise meet the terms of provisions (2) through (5) above:

(1) Waste treatment systems, including treatment ponds or lagoons, designed to meet the requirements of the Clean Water Act;

(2) Prior converted cropland designated by the Secretary of Agriculture. The exclusion would cease upon a change of use, which means that the area is no longer available for the production of agricultural commodities. Notwithstanding the determination of an area's status as prior converted cropland by any other Federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with EPA;

(3) Ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water;

(4) Artificially irrigated areas that would revert to dry land if the irrigation ceased;

(5) Artificial lakes or ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;

(6) Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons;

(7) Waterfilled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and

(8) Swales and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration flow.

The lateral limits of USACE jurisdiction in non-tidal waters is defined by the "ordinary high-water mark" (OHWM) unless adjacent wetlands are present. The OHWM is a line on the shore or edge of a channel established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed upon the bank, shelving, changes in the character of soil, destruction of vegetation, or the presence of debris (33 CFR 328.3(c)(1)). As such, waters are recognized in the field by the presence of a defined watercourse with appropriate physical and topographic features. If wetlands occur within, or adjacent to, waters of the United States, the lateral limits of USACE jurisdiction extend beyond the OHWM to the outer edge of the wetlands (33 CFR 328.4 (c)). The upstream limit of jurisdiction in the absence of adjacent wetlands is the point beyond which the OHWM is no longer perceptible (33 CFR 328.4; see also 51 FR 41217).

Wetlands

The USACE defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3(c)(1)). The USACE's delineation procedures identify wetlands in the field based on indicators of three wetland parameters: hydrophytic vegetation, hydric soils, and wetland hydrology. The following is a discussion of each of these parameters.

Hydrophytic Vegetation

Hydrophytic vegetation dominates areas where frequency and duration of inundation or soil saturation exerts a controlling influence on the plant species present. Plant species are assigned wetland indicator status according to the probability of their occurring in wetlands. More than 50 percent of the dominant plant species must have a wetland indicator status to meet the hydrophytic vegetation criterion. The USACE published the National Wetland Plant List (USACE 2018), which separates vascular plants into the following four basic categories based on plant species frequency of occurrence in wetlands:

- **Obligate Wetland (OBL).** Almost always occur in wetlands
- **Facultative Wetland (FACW).** Usually occur in wetlands, but occasionally found in non-wetlands
- **Facultative (FAC).** Occur in wetlands or non-wetlands
- **Facultative Upland (FACU).** Usually occur in non-wetlands, but may occur in wetlands
- **Obligate Upland (UPL).** Almost never occur in wetlands

The USACE considers OBL, FACW and FAC species to be indicators of wetlands. An area is considered to have hydrophytic vegetation when greater than 50 percent of the dominant species in each vegetative stratum (tree, shrub, and herb) fall within these categories. Any species not appearing on the United States Fish and Wildlife Service's list is assumed to be an upland species, almost never occurring in wetlands. In addition, an area needs to contain at least five percent vegetative cover to be considered as a vegetated wetland.

Hydric Soils

Hydric soils are saturated or inundated for a sufficient duration during the growing season to develop anaerobic or reducing conditions that favor the growth and regeneration of hydrophytic vegetation. Field indicators of wetland soils include observations of ponding, inundation, saturation, dark (low chroma) soil colors, bright mottles (concentrations of oxidized minerals such as iron),

gleying (indicates reducing conditions by a blue-grey color), or accumulation of organic material. Additional supporting information includes documentation of soil as hydric or reference to wet conditions in the local soils survey, both of which must be verified in the field.

Wetland Hydrology

Wetland hydrology is inundation or soil saturation with a frequency and duration long enough to cause the development of hydric soils and plant communities dominated by hydrophytic vegetation. If direct observation of wetland hydrology is not possible (as in seasonal wetlands), or records of wetland hydrology are not available (such as stream gauges), assessment of wetland hydrology is frequently supported by field indicators, such as water marks, drift lines, sediment deposits, or drainage patterns in wetlands.

Limitations on Jurisdiction based on Sackett v. USEPA Supreme Court

On May 25, 2023, the Supreme Court issued its decision on the petition from the Sacketts, a family in Idaho that was subject to a compliance order from the USEPA for backfilling their lot near Priest Lake, which the USEPA claimed contained federally regulated wetlands. The wetlands in question were adjacent to a ditch that fed a creek that ultimately drained into Priest Lake, a navigable water body. The USEPA asserted that the Sacketts had violated the law by filling the wetlands on their property without a permit. The Court's decision addressed controversy over whether, and under what conditions, the CWA reaches navigable waters' tributaries or adjacent wetlands. The Supreme Court's decision in *Sackett* provides definitive guidance to the agencies in determining the limits of their Clean Water Act authority. Major tenets of the decision have been incorporated into the agencies' current regulations through the September 2023 Conforming Rule.

The Court decided:

- "Adjacent wetlands" are WOTUS only if there is a continuous surface connection between the wetland and a navigable or relatively permanent water body, such that it is difficult to determine the boundary between the wetland and the water body. The opinion notes that "temporary interruptions to surface connection may sometimes occur because of phenomena like low tides or dry spells." The agencies addressed this element by defining the term "adjacent" to mean "having a continuous surface connection" in the Conforming Rule.
- The Significant Nexus Standard, introduced by the Court in prior decisions, is not mentioned in the Clean Water Act and should not be used. The Court determined that the standard applies ecological factors whose use in determining jurisdiction is not supported by the statute. The Conforming Rule removed significant nexus considerations from the definition.
- Although jurisdiction over tributaries was not addressed by the Court, the decision stated that "…the [Clean Water Act's] use of "waters" encompasses only those relatively permanent, standing or continuously flowing bodies of water forming geographical features that are described in ordinary parlance as streams, oceans, rivers, and lakes." The Conforming Rule makes clear that only relatively permanent tributaries qualify as "waters of the United States."

Rivers and Harbors Act Section 10

Section 10 of the Rivers and Harbors Act of 1899 requires authorization from the USACE for the construction of any structure in or over any navigable water of the United States. Structures or work outside the limits defined for navigable waters of the United States require a Section 10 permit if the structure or work affects the course, location, or condition of the water body. The law applies to

any dredging or disposal of dredged materials, excavation, filling, re-channelization, or any other modification of a navigable water of the United States and applies to all structures and work. It further includes, without limitation, any wharf, dolphin, weir, boom breakwater, jetty, groin, bank protection (e.g. riprap, revetment, bulkhead), mooring structures such as pilings, aerial or subaqueous power transmission lines, intake or outfall pipes, permanently moored floating vessel, tunnel, artificial canal, boat ramp, aids to navigation, and any other permanent, or semi-permanent obstacle or obstruction. It is important to note that Section 10 applies only to navigable waters, and thus does not apply to work in non-navigable wetlands or tributaries. In some cases, Section 10 authorization is issued by the USACE concurrently with CWA Section 404 authorization, such as when certain Nationwide Permits are used.

Regional Water Quality Control Board

The State Water Resources Control Board (SWRCB) and nine Regional Water Quality Control Boards (RWQCBs) have jurisdiction over "waters of the State," which are defined as any surface water or groundwater, including saline waters, within the boundaries of the state (California Water Code sec. 13050(e)). These agencies also have responsibilities for administering portions of the CWA.

Clean Water Act Section 401

Section 401 of the CWA requires an applicant requesting a federal license or permit for an activity that may result in any discharge into navigable waters (such as a Section 404 Permit) to provide state certification that the proposed activity will not violate state and federal water quality standards. In California, CWA Section 401 Water Quality Certification (Section 401 Certification) is issued by the RWQCBs and by the SWRCB for multi-region projects. The process begins when an applicant requests a pre-application meeting with the RWQCB, waits no less than 30 days, and then submits an application to the RWQCB and informs the USACE (or the applicable agency from which a license or permit was requested) that an application has been submitted. The USACE will then determine a "reasonable period of time" for the RWQCB to act on the application; this is typically 60 days for routine projects and longer for complex projects but may not exceed one year. Under current regulations, once initiated, the reasonable period of time cannot be stopped or paused. When the period has elapsed, if the RWQCB has not either issued or denied the application for Section 401 Certification, the USACE may determine that Certification has been waived and issue the requested permit. If a Section 401 Certification is issued it may include binding conditions, imposed either through the Certification itself or through the requested federal license or permit.

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act (Porter-Cologne Act) is the principal law governing water quality regulation in California. It establishes a comprehensive program to protect water quality and the beneficial uses of water. The Porter-Cologne Act applies to surface waters, wetlands, and ground water and to both point and nonpoint sources of pollution. Pursuant to the Porter-Cologne Act (California Water Code section 13000 *et seq*.), the policy of the State is as follows:

- The quality of all the waters of the State shall be protected
- All activities and factors affecting the quality of water shall be regulated to attain the highest water quality within reason
- The State must be prepared to exercise its full power and jurisdiction to protect the quality of water in the State from degradation

The State Water Resources Control Board (SWRCB) works in coordination with nine Regional Water Quality Control Boards (RWQCBs) to preserve, protect, enhance, and restore water quality throughout the state. Each RWQCB makes decisions related to water quality for its region, and may approve, with or without conditions, or deny projects that could affect waters of the State. Their authority to regulate activities that could result in a discharge of dredged or fill material comes from the CWA and the Porter-Cologne Water Quality Act.

The Porter-Cologne Water Quality Act broadly defines waters of the State as "any surface water or groundwater, including saline waters, within the boundaries of the state" (SWRCB 2023). Because the act applies to any water, whereas the CWA applies only to certain waters, California's jurisdictional reach overlaps and may exceed the boundaries of waters of the United States. For example, Water Quality Order No. 2004-0004-DWQ states that "shallow" waters of the State include headwaters, wetlands, and riparian areas. In practice, the RWQCBs may claim jurisdiction over riparian areas. Where riparian habitat is not present, such as may be the case at headwaters and urbanized areas, jurisdiction is taken to the top of bank. Within the region of the project site, the SWRCB and the local Santa Ana RWQCB have jurisdiction over waters of the State, with federal authority under CWA Section 401 and State authority under the Porter-Cologne Water Quality Act.

The SWRCB adopted a State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to waters of the State, for inclusion in the forthcoming Water Quality Control Plan for Inland Surface Waters and Enclosed Bays and Estuaries and Ocean Waters of California. The Procedures consist of four major elements: a wetland definition; a framework for determining if a feature that meets the wetland definition is a water of the State; wetland delineation procedures; and procedures for the submittal, review and approval of applications for Water Quality Certifications and Waste Discharge Requirements for dredge or fill activities (SWRCB 2019).

Pursuant to Section 401 of the CWA, projects regulated by USACE must obtain a Water Quality Certification from the RWQCB. This certification ensures the proposed project will uphold State water quality standards. Because California's jurisdiction to regulate its water resources is much broader than that of the federal government, proposed impacts on waters of the State require Water Quality Certification even if the area occurs outside of USACE jurisdiction.

Non-Wetland Waters of the State

The SWRCB and RWQCBs have not established regulations for field determinations of waters of the state except for wetlands currently. In many cases the RWQCBs interpret the limits of waters of the State to be bounded by the OHWM unless isolated conditions or ephemeral waters are present. However, in the absence of statewide guidance each RWQCB may interpret jurisdictional boundaries within their region and the SWRCB has encouraged applicants to confirm jurisdictional limits with their RWQCB before submitting applications. As determined by the Colorado River RWQCB, the lateral limits of waters of the State is consistent with the OHWM, similar to the USACE.

Wetland Waters of the State

Procedures for defining wetland waters of the State pursuant to the SWRCB's *State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State* went into effect May 28, 2020. The SWRCB defines an area as wetland if, under normal circumstances:

1. the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both;

2. the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and
3. the area's vegetation is dominated by hydrophytes or the area lacks vegetation.

The SWRCB's Implementation Guidance for the Wetland Definition and Procedures for Discharges of Dredge and Fill Material to Waters of the State (2020), states that waters of the U.S. and waters of the State should be delineated using the standard USACE delineation procedures, taking into consideration that the methods shall be modified only to allow for the fact that a lack of vegetation does not preclude an area from meeting the definition of a wetland.

United States Fish and Wildlife Service

The United States Fish and Wildlife Service (USFWS) implements several laws protecting the Nation's fish and wildlife resources, including the Endangered Species Act (ESA; 16 United States Code [USC] Sections 153 et seq.), the Migratory Bird Treaty Act (MBTA; 16 USC Sections 703-711) and the Bald and Golden Eagle Protection Act (16 USC Section 668).

Endangered Species Act

The USFWS and National Marine Fisheries Service (NMFS) share responsibility for implementing the ESA. Generally, the USFWS implements the ESA for terrestrial and freshwater species, while the NMFS implements the ESA for marine and anadromous species. Projects that would result in "take" of any threatened or endangered animal species, or a threatened or endangered plant species if occurring on federal land, are required to obtain permits from the USFWS or NMFS through either Section 7 (interagency consultation with a federal nexus) or Section 10 (Habitat Conservation Plan) of the ESA, depending on the involvement by the federal government in funding, authorizing, or carrying out the Project. The permitting process is used to determine if a Project would jeopardize the continued existence of a listed species and what measures would be required to avoid jeopardizing the species. "Take" under federal definition means to harass, harm (which includes habitat modification), pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Proposed or candidate species do not have the full protection of the ESA; however, the USFWS and NMFS advise Project applicants that they could be elevated to listed status at any time.

Migratory Bird Treaty Act

The MBTA of 1918 implements four international conservation treaties that the U.S. entered into with Canada in 1916, Mexico in 1936, Japan in 1972, and Russia in 1976. It is intended to ensure the sustainability of populations of all protected migratory bird species. The law has been amended with the signing of each treaty, as well as when any of the treaties were amended, such as with Mexico in 1976 and Canada in 1995. The MBTA prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the USFWS.

The list of migratory bird species protected by the law, in regulations at 50 CFR Part 10.13, is primarily based on bird families and species included in the four international treaties. A migratory bird species is included on the list if it meets one or more of the following criteria:

- It occurs in the United States or U.S. territories as the result of natural biological or ecological processes and is currently, or was previously listed as, a species or part of a family protected by one of the four international treaties or their amendments;

- Revised taxonomy results in it being newly split from a species that was previously on the list, and the new species occurs in the United States or U.S. territories as the result of natural biological or ecological processes; or
- New evidence exists for its natural occurrence in the United States or U.S. territories resulting from natural distributional changes and the species occurs in a protected family.

In 2004, the Migratory Bird Treaty Reform Act limited the scope of the MBTA by stating the MBTA applies only to migratory bird species that are native to the United States or U.S. territories, and that a native migratory bird species is one that is present as a result of natural biological or ecological processes. The MBTRA requires the USFWS to publish a list of all non-native, human-introduced bird species to which the MBTA does not apply, and an updated list was published in 2020. The 2020 update identifies species belonging to biological families referred to in treaties the MBTA implements but are not protected because their presence in the United States or U.S. territories is solely the result of intentional or unintentional human-assisted introductions.

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act prohibits anyone, without a permit issued by the USFWS, from "taking" bald or golden eagles, including their parts (including feathers), nests, or eggs. The Act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer to sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle ... [or any golden eagle], alive or dead, or any part, nest, or egg thereof." The Act defines "take" as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb."

"Disturb" means "to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, 1) injury to an eagle, 2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior."

In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagle's return, such alterations agitate or bother an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death or nest abandonment.

California Department of Fish and Wildlife

The California Department of Fish and Wildlife (CDFW) derives its authority from the Fish and Game Code of California and administers several State laws protecting fish and wildlife resources and the habitats upon which they depend.

California Endangered Species Act

The California Endangered Species Act (CESA) (Fish and Game Code Section 2050 et. seq.) prohibits take of state listed threatened or endangered. Take under CESA is defined as "Hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill" (Fish and Game Code sec. 86). This definition does not prohibit indirect harm by way of habitat modification, except where such harm is the proximate cause of death of a listed species. Where incidental take would occur during construction or other lawful activities, CESA allows the CDFW to issue an Incidental Take Permit

upon finding, among other requirements, that impacts to the species have been minimized and fully mitigated. Unlike the federal ESA, CESA's protections extend to candidate species during the period (typically one year) while the California Fish and Game Commission decides whether the species warrants CESA listing.

Native Plant Protection Act

The CDFW also has authority to administer the Native Plant Protection Act (NPPA) (Fish and Game Code Section 1900 et seq.). The NPPA requires the CDFW to establish criteria for determining if a species, subspecies, or variety of native plant is endangered or rare, and prohibits the take of listed plant species. Effective in 2015, CDFW promulgated regulations (14 CCR 786.9) under the authority of the NPPA, establishing that the CESA's permitting procedures would be applied to plants listed under the NPPA as "Rare." With this change, there is little practical difference for the regulated public between plants listed under CESA and those listed under the NPPA.

Fully Protected Species Laws

The CDFW enforces Sections 3511, 4700, 5050, and 5515 of the Fish and Game Code, which prohibit take of species designated as Fully Protected. The CDFW is not allowed to issue an Incidental Take Permit for Fully Protected species; therefore, impacts to these species must be avoided. The exception is situations where a Natural Community Conservation Plan (NCCP) is in place that authorizes take of the fully protected species.

Avian Protection Laws

California Fish and Game Code sections 3503, 3503.5, and 3513 describe unlawful take, possession, or destruction of native birds, nests, and eggs. Section 3503.5 of the Code protects all birds-of-prey and their eggs and nests against take, possession, or destruction of nests or eggs. Section 3513 makes it a state-level offense to take any bird in violation of the federal Migratory Bird Treaty Act.

Protection of Lakes and Streambeds

California Fish and Game Code section 1602 states that it is unlawful for any person to "substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake" without first notifying the CDFW of that activity. Thereafter, if CDFW determines and informs the entity that the activity will not substantially adversely affect any existing fish or wildlife resources, the entity may commence the activity. If, however, CDFG determines that the activity may substantially adversely affect an existing fish or wildlife resource, the entity may be required to obtain from CDFW a Streambed Alteration Agreement (SAA), which will include reasonable measures necessary to protect the affected resource(s), before the entity may conduct the activity described in the notification. Upon receiving a complete Notification of Lake/Streambed Alteration, CDFW has 60 days to present the entity with a Draft SAA. Upon review of the Draft SAA by the applicant, any problematic terms are negotiated with CDFW and a final SAA is executed.

The CDFW has not defined the term "stream" for the purposes of implementing its regulatory program under Section 1602, and the agency has not promulgated regulations directing how jurisdictional streambeds may be identified, or how their limits should be delineated. However, four relevant sources of information offer insight as to the appropriate limits of CDFW jurisdiction as discussed below.

- **The plain language of Section 1602 of CFGC** establishes the following general concepts:
  - References “river,” “stream,” and “lake”
  - References “natural flow”
  - References “bed,” “bank,” and “channel”

- **Applicable court decisions**, in particular *Rutherford v. State of California* (188 Cal App. 3d 1276; 1987), which interpreted Section 1602's use of "stream" to be as defined in common law. The Court indicated that a "stream" is commonly understood to:
  - Have a source and a terminus
  - Have banks and a channel
  - Convey flow at least periodically, but need not flow continuously and may at times appear outwardly dry
  - Represent the depression between the banks worn by the regular and usual flow of the water
  - Include the area between the opposing banks measured from the foot of the banks from the top of the water at its ordinary stage, including intervening sand bars
  - Include the land that is covered by the water in its ordinary low stage
  - Include lands below the OHWM
- **CDFW regulations** defining "stream" for other purposes, including sport fishing (14 CCR 1.72) and streambed alterations associated with cannabis production (14 CCR 722(c)(21)), which indicate that a stream:
  - Flows at least periodically or intermittently
  - Flows through a bed or channel having banks
  - Supports fish or aquatic life
  - Can be dry for a period of time
  - Includes watercourses where surface or subsurface flow supports or has supported riparian vegetation
- **Guidance documents**, including A Field Guide to Lake and Streambed Alteration Agreements (CDFG 1994) and Methods to Describe and Delineate Episodic Stream Processes on Arid Landscapes for Permitting Utility-Scale Solar Power Plants (Brady and Vyverberg 2013), which suggest the following:
  - A stream may flow perennially or episodically
  - A stream is defined by the course in which water currently flows, or has flowed during the historic hydrologic course regime (approximately the last 200 years)
  - Width of a stream course can reasonably be identified by physical or biological indicators
  - A stream may have one or more channels (single thread vs. compound form)
  - Features such as braided channels, low-flow channels, active channels, banks associated with secondary channels, floodplains, islands, and stream-associated vegetation, are interconnected parts of the watercourse
  - Canals, aqueducts, irrigation ditches, and other means of water conveyance can be considered streams if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife
  - Biologic components of a stream may include aquatic and riparian vegetation, all aquatic animals including fish, amphibians, reptiles, invertebrates, and terrestrial species which derive benefits from the stream system
  - The lateral extent of a stream can be measured in different ways depending on the particular situation and the type of fish or wildlife resource at risk

The tenets listed above, among others, are applied to establish the boundaries of streambeds in various environments. Importance of each factor may be weighted based on site-specific considerations and the applicability of the indicators to the streambed at hand.

City of Coachella

The Study Area occurs within the jurisdiction of the City of Coachella. The Municipal Code of the City of Coachella includes ordinances intended to protect or conserve natural resources to varying degrees.

Code of Ordinances 12.24 & 12.28

Local tree ordinances for the City of Coachella are limited to street trees and palm trees. These ordinances require regular trimming and maintenance and/or removal and no preservation is specified within the code.

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Appendix C

Site Photographs

Photograph 1. Northwest facing representative photograph of arrow weed thickets, taken within the central portion of the Project Area.

Photograph 2. South facing representative photograph of the bush seepweed scrub, taken within the southern portion of the Project Area.

Photograph 3. North facing representative photograph of the bush seepweed scrub (disturbed), taken within the central portion of the Project Area.

Photograph 4. North facing representative photograph of the California fan palm oasis, taken within the northern portion of the Study Area.

Photograph 5. Southeast facing representative photograph of the mesquite thickets, taken within the northern portion of the Study Area.

Photograph 6. South facing representative photograph of the quailbush scrub, taken within the southern portion of the Study Area.

Photograph 7. Southwest facing representative photograph of the smartweed – cocklebur patches within the Whitewater River, taken along the northwestern boundary of the Study Area.

Photograph 8. Southwest facing representative photograph of the tamarisk thickets, taken within the northern portion of the Study Area.

Photograph 9. North facing representative photograph of the bare ground land cover type, taken within the southern portion of the Coachella Airport Business Park development area.

Photograph 10. North facing representative photograph of the disturbed land cover type, taken within the eastern portion of the Study Area toward SR-86.

Photograph 11. Southeast facing representative photograph of the urban/developed land cover type, taken within the southwestern boundary of the Study Area.

Photograph 12. Closeup view of WSP-2.

Photograph 13. Northeast facing representative photograph of the wetland within the sink in the Substation development area.

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Appendix D

Arid West Wetland Determination Data Sheets

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Coachella Airport Buisness Park City/County: Coachella/ Riverside Sampling Date: 11/1/23

Applicant/Owner: Haagen Company State: CA Sampling Point: WSP1

Investigator(s): Casey C., Jacob H. Section, Township, Range: S15 T06S R08E

Landform (hillslope, terrace, etc.): Hillside Local relief (concave, convex, none): Concave Slope (%): 3%

Subregion (LRR): D Lat: 33°38'35.71"N Long: 116° 8'8.36"W Datum: W83

Soil Map Unit Name: Gilman fine sandy loam, wet, 0 to 2 percent slopes (GcA) NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔	No ____	**Is the Sampled Area within a Wetland?** Yes ____ No ✔
Hydric Soil Present?	Yes ____	No ✔	
Wetland Hydrology Present?	Yes ✔	No ____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10')	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 10')			
1. Suaeda nigra	40	Y	OBL
2.			
3.			
4.			
5.			
	40	= Total Cover	
Herb Stratum (Plot size: 10')			
1. Chenopodiastrum murale	5	Y	FACU
2. Trianthema portulacastrum	5	Y	FAC
3.			
4.			
5.			
6.			
7.			
8.			
	10	= Total Cover	
Woody Vine Stratum (Plot size: 10')			
1. N/A			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 90 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.66% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

✔ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks:

SOIL

Sampling Point: WSP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-20	5Y 6/2	100	N/A				Loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5) (**LRR C**)
- ☐ 1 cm Muck (A9) (**LRR D**)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) (**LRR C**)
- ☐ 2 cm Muck (A10) (**LRR B**)
- ☐ Reduced Vertic (F18)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☑

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1) (**Nonriverine**)
- ☐ Sediment Deposits (B2) (**Nonriverine**)
- ☐ Drift Deposits (B3) (**Nonriverine**)
- ☑ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Salt Crust (B11)
- ☐ Biotic Crust (B12)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water Marks (B1) (**Riverine**)
- ☐ Sediment Deposits (B2) (**Riverine**)
- ☐ Drift Deposits (B3) (**Riverine**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☑ Saturation Visible on Aerial Imagery (C9)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☑ Depth (inches): _____

Water Table Present? Yes ☐ No ☑ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☐ No ☑ Depth (inches): _____

Wetland Hydrology Present? Yes ☑ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Very superficial surface cracking observed.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Coachella Airport Buisness Park City/County: Coachella/ Riverside Sampling Date: 11/1/23

Applicant/Owner: Haagen Company State: CA Sampling Point: WSP2

Investigator(s): Casey C., Jacob H. Section, Township, Range: S15 T06S R08E

Landform (hillslope, terrace, etc.): Sink/ Large Depression Local relief (concave, convex, none): Concave Slope (%): 3%

Subregion (LRR): D Lat: 33°38'58.43"N Long: 116° 8'22.77"W Datum: W83

Soil Map Unit Name: Indio fine sand, wet, 0 to 2 percent slopes (Ir) NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✔ No ____	**Is the Sampled Area within a Wetland?** Yes ✔ No ____
Hydric Soil Present?	Yes ✔ No ____	
Wetland Hydrology Present?	Yes ✔ No ____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10')	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
	0 = Total Cover		
Sapling/Shrub Stratum (Plot size: 10')			
1. Pluchea sericea	20	Y	FACW
2.			
3.			
4.			
5.			
	20 = Total Cover		
Herb Stratum (Plot size: 10')			
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	0 = Total Cover		
Woody Vine Stratum (Plot size: 10')			
1. N/A			
2.			
	0 = Total Cover		

% Bare Ground in Herb Stratum 100 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

✔ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✔ No ____

Remarks:

Large depression is acting as a salt sink. Highly alkaline soil is the likely cause of low vegetation coverage within the lowest elevation portions of the wetland.

SOIL

Sampling Point: WSP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-2	2.5Y 5/3	100	N/A	-	-	-	Loam	
2-20	2.5Y 5/2	95	10YR 5/6	5	C	M	Loam	Distinct redox

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5) (**LRR C**)
- ☐ 1 cm Muck (A9) (**LRR D**)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☑ Redox Depressions (F8)
- ☐ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ☐ 1 cm Muck (A9) (**LRR C**)
- ☐ 2 cm Muck (A10) (**LRR B**)
- ☐ Reduced Vertic (F18)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches): _____

Hydric Soil Present? Yes ☑ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1) (**Nonriverine**)
- ☑ Sediment Deposits (B2) (**Nonriverine**)
- ☑ Drift Deposits (B3) (**Nonriverine**)
- ☑ Surface Soil Cracks (B6)
- ☑ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☑ Salt Crust (B11)
- ☐ Biotic Crust (B12)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water Marks (B1) (**Riverine**)
- ☐ Sediment Deposits (B2) (**Riverine**)
- ☐ Drift Deposits (B3) (**Riverine**)
- ☑ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☑ Saturation Visible on Aerial Imagery (C9)
- ☐ Shallow Aquitard (D3)
- ☑ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☑ Depth (inches): _____

Water Table Present? Yes ☐ No ☑ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ☐ No ☑ Depth (inches): _____

Wetland Hydrology Present? Yes ☑ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Soil moist at time of sampling.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: Coachella Airport Buisness Park City/County: Coachella/ Riverside Sampling Date: 11/1/23

Applicant/Owner: Haagen Company State: CA Sampling Point: USP1

Investigator(s): Casey C., Jacob H. Section, Township, Range: S15 T06S R08E

Landform (hillslope, terrace, etc.): Hillside Local relief (concave, convex, none): None Slope (%): 10

Subregion (LRR): D Lat: 33°38'57.93"N Long: 116° 8'22.15"W Datum: W83

Soil Map Unit Name: Indio fine sand, wet, 0 to 2 percent slopes (Ir) NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✔ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✔ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✔	**Is the Sampled Area within a Wetland?** Yes ____ No ✔
Hydric Soil Present?	Yes ____	No ✔	
Wetland Hydrology Present?	Yes ____	No ✔	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 10')	Absolute % Cover	Dominant Species?	Indicator Status
1. N/A			
2.			
3.			
4.			
	0	= Total Cover	
Sapling/Shrub Stratum (Plot size: 10')			
1. Larrea tridentata	10	Y	UPL
2. Atriplex lentiformis	10	Y	FAC
3.			
4.			
5.			
	40	= Total Cover	
Herb Stratum (Plot size: 10')			
1. N/A			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
	0	= Total Cover	
Woody Vine Stratum (Plot size: 10')			
1. N/A			
2.			
	0	= Total Cover	

% Bare Ground in Herb Stratum 100 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

___ Dominance Test is >50%

___ Prevalence Index is ≤3.0[1]

___ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✔

Remarks:

SOIL

Sampling Point: USP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-20	2.5Y 4/2	100	N/A				Loam	Only 1 horizon visible

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5) (**LRR C**)
- ___ 1 cm Muck (A9) (**LRR D**)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

- ___ 1 cm Muck (A9) (**LRR C**)
- ___ 2 cm Muck (A10) (**LRR B**)
- ___ Reduced Vertic (F18)
- ___ Red Parent Material (TF2)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: N/A

Depth (inches): ___

Hydric Soil Present? Yes ___ No ✔

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1) (**Nonriverine**)
- ___ Sediment Deposits (B2) (**Nonriverine**)
- ___ Drift Deposits (B3) (**Nonriverine**)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Water-Stained Leaves (B9)
- ___ Salt Crust (B11)
- ___ Biotic Crust (B12)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water Marks (B1) (**Riverine**)
- ___ Sediment Deposits (B2) (**Riverine**)
- ___ Drift Deposits (B3) (**Riverine**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✔ Depth (inches): ___

Water Table Present? Yes ___ No ✔ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ✔ Depth (inches): ___

Wetland Hydrology Present? Yes ___ No ✔

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix E

Species Detected During Field Reconnaissance Survey

Plant and Wildlife Species Detected in the Study Area on July 7, 2023

Scientific Name[1]	Common Name	Status[2]	Native or Introduced
Plants			
Ambrosia acanthicarpa	Annual bursage		Native
Atriplex hymenelytra	Desert holly		Native
Atriplex lentiformis	Big saltbush		Native
Atriplex polycarpa	Allscale saltbush		Native
Bolboschoenus maritimus	Alkalki bullrush		Native
Chenopodiastrum murale	Nettle leaf goosefoot		Introduced
Cynodon dactylon	Bermuda grass	Cal-IPC Moderate	Introduced
Distichlis spicata	Salt grass		Native
Heliotropium curassavicum	Salt heliotrope		Native
Isocoma acardenia	Alkali goldenbush		Native
Larrea tridentata	Creosote bush		Native
Ludwigia peploides	Floating water primrose	Cal-IPC High	Introduced
Melilotus albus	White sweetclover		Introduced
Parkinsonia florida	Blue palo verde		Native
Persicaria lapathifolia	Common knotweed		Native
Phoenix canariensis	Canary island date palm	Cal-IPC Limited	Introduced
Phoenix dactylifera	Date palm		Introduced
Pluchea sericea	Arrow weed		Native
Polygonum lapathifolium	White smartweed		Native
Prosopis glandulosa	Honey mesquite		Native
Salsola tragus	Russian thistle	Cal-IPC Limited	Introduced
Schismus spp.	Mediterranean grass	Cal-IPC Limited	Introduced
Sesuvium verrucosum	Western sea purslane		Native
Suaeda nigra	Bush seepweed		Native
Tamarix aphylla	Athel tamarisk	Cal-IPC Limited	Introduced
Tamarix ramosissima	Saltcedar	Cal-IPC High	Introduced
Trianthema portulacastrum	Horse purslane		Native
Typha sp.	Cattail		Native
Washingtonia filifera	California fan palm		Native
Xanthium strumarium	Rough cocklebur		Native
Animals			
Birds			
Auriparus flaviceps	Verdin		Native
Bubulcus ibis	Cattle egret		Native
Callipepla gambelii	Gambel's quail		Native
Cathartes aura	Turkey vulture		Native
Charadrius vociferus	Kill deer		Native
Columba livia	Rock pigeon		Introduced

Scientific Name[1]	Common Name	Status[2]	Native or Introduced
Corvus corax	Common raven		Native
Falco sparverius	American kestrel		Native
Geococcyx californianus	Greater road runner		Native
Geothlypis trichas	Common yellowthroat		Native
Himantopus mexicanus	Black necked stilt		Native
Hirundo pyrrhonota	Cliff swallow		Native
Melospiza melodia	Song sparrow		Native
Passer domesticus	House sparrow		Native
Pipilo aberti	Abert's towhee		Native
Polioptila melanura	Black-tailed gnatcatcher		Native
Quiscalus mexicanus	Great-tailed grackle		Native
Zenaida asiatica	White-winged dove		Native
Zenaida macroura	Mourning dove		Native
Reptiles			
Cnemidophorus tigris tigris	Great Basin whiptail lizard		Native
Uta stansburiana	Western side blotched lizard		Native
Mammals			
Canis larans	Coyote (scat, tracks)		Native
Neotoma lepida intermedia	Woodrat (middens)		Native
Sylvilagus audubonii	Desert cottontail		Native

[1] Jepson Flora Project 2022.

[2] Cal-IPC 2022.

Appendix F

Special-Status Species Evaluation Table

Special-Status Species in the Regional Vicinity of the Study Area

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Study Area	Habitat Suitability/Observations
Plants and Lichens				
Abronia villosa var. *aurita* chaparral sand-verbena	None/None G5T2?/S2 1B.1	Annual herb. Blooms Jan-Sept. Occurs in chaparral, coastal scrub. Sandy areas of the South Coast and Sonoran Desert Floristic Provinces. 80-1600m (260-5250ft).	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Ambrosia monogyra singlewhorl burrobrush	None/None G5/S2 2B.2	Chaparral, Sonoran desert scrub. Sandy, washes, dry riverbeds. 10 - 500 m. perennial shrub. Blooms Aug-Nov	No potential	No suitable habitat is present within the Study Area.
Astragalus bernardinus San Bernardino milk-vetch	None/None G3/S3 1B.2	Joshua tree (*Yucca brevifolia*) woodland, Pinyon and juniper woodland. Often granitic or carbonate. 900 - 2000 m. perennial herb. Blooms Apr-Jun	No potential	The site's elevation range occurs outside of the elevation range where this species is found; suitable habitat is not present within the Study Area.
Astragalus lentiginosus var. *coachellae* Coachella Valley milk-vetch	FE/None G5T1/S1 1B.2 CVMSHCP Covered	Desert dunes, Sonoran desert scrub (sandy). 40 - 655 m. annual / perennial herb. Blooms Feb-May	No potential	The site's elevation range occurs outside of the elevation range where this species is found. No suitable habitat is present within the Study Area.
Astragalus preussii var. *laxiflorus* Lancaster milk-vetch	None/None G4T2/S1 1B.1	Chenopod scrub. 700 - 700 m. perennial herb. Blooms Mar-May	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Astragalus sabulonum gravel milk-vetch	None/None G4G5/S2 2B.2	Desert dunes, Mojavean desert scrub, Sonoran desert scrub. Usually sandy, sometimes gravelly. Flats, washes, and roadsides, found in gravelly/course sandy soils. 60 - 930 m. annual / perennial herb. Blooms Feb-Jun	Low potential	Suitable habitat occurs on site, but suitable soils do not. Soils on site are loamy/sandy loam. The species was not observed on site and has not been documented within a 5-mile radius. All occurrences in the CNDDB within 20 years occur in Inyo County, and all occurrences south of Inyo County are over 40 years old. The closest occurrences to the project site are over a century old.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Study Area	Habitat Suitability/Observations
Astragalus tricarinatus triple-ribbed milk-vetch	FE/None G2/S2 1B.2 CVMSHCP Covered	Joshua tree woodland, Sonoran desert scrub. sandy or gravelly. 450 - 1190 m. perennial herb. Blooms Feb-May	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Ayenia compacta California ayenia	None/None G4/S3 2B.3	Mojavean desert scrub, Sonoran desert scrub. rocky. 150 - 1095 m. perennial herb. Blooms Mar-Apr	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Bursera microphylla little-leaf elephant tree	None/None G4/S2 2B.3	Sonoran Desert scrub (rocky). 200 - 700 m. perennial deciduous tree. Blooms Jun-Jul	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Ditaxis claryana glandular ditaxis	None/None G3G4/S2 2B.2	Mojavean desert scrub, Sonoran Desert scrub; in dry washes on rocky hillsides; sandy soil. 0 - 465 m. perennial herb. Blooms Oct, Dec, Jan, Feb, Mar	No potential	No suitable habitat is within the Study Area.
Eremothera boothii ssp. *boothii* Booth's evening-primrose	None/None G5T4/S3 2B.3	Joshua tree woodland, Pinyon and juniper woodland. 815 - 2400 m. annual herb. Blooms Apr-Sep	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Eriastrum harwoodii Harwood's eriastrum	None/None G2/S2 1B.2	Desert dunes. 125 - 915 m. annual herb. Blooms Mar-Jun	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Euphorbia abramsiana Abrams' spurge	None/None G4/S2 2B.2	Mojavean desert scrub, Sonoran Desert scrub; sandy flats. -5 - 1310 m. annual herb. Blooms (Aug)Sep-Nov	No potential	No suitable habitat is present within the Study Area.
Euphorbia arizonica Arizona spurge	None/None G5/S3 2B.3	Perennial herb. Sonoran Desert scrub; sandy flats. Elevations: 165-985ft. (50-300m.) Blooms Mar-Apr.	No potential	No suitable habitat is present within the Study Area.
Euphorbia platysperma flat-seeded spurge	None/None G3/S1 1B.2	Annual herb. Desert dunes, Sonoran desert scrub. Sandy places or shifting dunes. Possibly a waif in California; more common in Arizona and Mexico. Elevations: 215-330ft. (65-100m.) Blooms Feb-Sep.	No potential	No suitable habitat is present within the Study Area.
Funastrum crispum wavyleaf twinevine	None/None G4/S1 2B.2	Chaparral, Pinyon and juniper woodland. 1165 - 1840 m. perennial herb. Blooms May-Aug	No potential	The site's elevation range occurs outside of the elevation range where this species is found.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Study Area	Habitat Suitability/Observations
Jaffueliobryum raui Rau's jaffueliobryum moss	None/None G4?/S2? 2B.3	Alpine dwarf scrub, Chaparral, Mojavean desert scrub, Sonoran desert scrub. Dry openings, rock crevices, carbonate. 490 - 2100 m. moss.	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Heuchera hirsutissima shaggy-haired alumroot	None/None G3/S3 1B.3	Subalpine coniferous forest, Upper montane coniferous forest. rocky, granitic. 1520 - 3500 m. perennial rhizomatous herb. Blooms (May)Jun-Jul	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Leptosiphon floribundus ssp. *hallii* Santa Rosa Mountains leptosiphon	None/None G4T1T2/S1S2 1B.3	Pinyon and juniper woodland, Sonoran desert scrub. 1000 - 2000 m. perennial herb. Blooms May-Jul(Nov)	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Marina orcuttii var. *orcuttii* California marina	None/None G2G3T1T2/S2? 1B.3	Perennial herb. Chaparral, Pinyon and juniper woodland, Sonoran desert scrub. Gravelly hillsides, rocky soil. 1050 - 1160 m. perennial herb. Blooms May-Oct	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Matelea parvifolia spear-leaf matelea	None/None G5/S3 2B.3	Perennial herb. Mojavean desert scrub, Sonoran desert scrub. Dry rocky ledges and slopes. Elevations: 1445-3595ft. (440-1095m.) Blooms Mar-May(Jul).	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Mentzelia tridentata creamy blazing star	None/None G3/S3 1B.3	Mojavean desert scrub. rocky, gravelly, sandy. 700 - 1175 m. annual herb. Blooms Mar-May	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Nemacaulis denudata var. *gracilis* slender cottonheads	None/None G3G4T3?/S2 2B.2	Coastal dunes, Desert dunes, Sonoran desert scrub. 50 - 400 m. annual herb. Blooms (Mar)Apr-May	No potential	The dune habitat this species requires does not occur on site and this species was not observed on site
Petalonyx linearis narrow-leaf sandpaper-plant	None/None G4/S3? 2B.3	Mojavean desert scrub, Sonoran desert scrub. Sandy or rocky canyons. 25 - 1115 m. perennial shrub. Blooms (Jan-Feb)Mar-May(Jun-Dec)	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Phaseolus filiformis slender-stem bean	None/None G5/S1 2B.1	Sonoran desert scrub; washes. 125 - 125 m. annual herb. Blooms Apr	No potential	The site's elevation range occurs outside of the elevation range where this species is found. No suitable habitat is present within the Study Area.
Pseudorontium cyathiferum Deep Canyon snapdragon	None/None G4G5/S1 2B.3	Sonoran desert scrub (rocky slopes). 0 - 800 m. annual herb. Blooms Feb-Apr	No potential	The site's elevation range occurs outside of the elevation range where this species is found. No suitable habitat is present within the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Study Area	Habitat Suitability/Observations
Saltugilia latimeri Latimer's woodland-gilia	None/None G3/S3 1B.2	Chaparral, Mojavean desert scrub, Pinyon and juniper woodland. rocky or sandy, often granitic, sometimes washes. 400 - 1900 m. annual herb. Blooms Mar-Jun	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Selaginella eremophila desert spike-moss	None/None G4/S2S3 2B.2	Chaparral, Sonoran desert scrub (gravelly or rocky). 200 - 1295 m. perennial rhizomatous herb. Blooms (May)Jun(Jul)	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Senna covesii Coves' cassia	None/None G5/S3 2B.2	Sonoran desert scrub. Dry, sandy desert washes and slopes. 225 - 1295 m. perennial herb. Blooms Mar-Jun(Aug)	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Stemodia durantifolia purple stemodia	None/None G5/S2 2B.1	Sonoran desert scrub (often mesic, sandy). 180 - 300 m. perennial herb. Blooms (Jan)Apr, Jun, Aug, Sep, Oct, Dec	No potential	The site's elevation range occurs outside of the elevation range where this species is found.
Thelypteris puberula var. *sonorensis* Sonoran maiden fern	None/None G5T3/S2 2B.2	Meadows and seeps (seeps and streams). 50 - 610 m. perennial rhizomatous herb. Blooms Jan-Sep	No potential	The site's elevation range occurs outside of the elevation range where this species is found. No suitable habitat is present within the Study Area.
Wislizenia refracta ssp. *palmeri* Palmer's jackass clover	None/None G5T3T5/S1 2B.2	Chenopod scrub, Desert dunes, Sonoran desert scrub, Sonoran thorn woodland. 0 - 300 m. perennial deciduous shrub. Blooms Jan-Dec	No potential	The site's elevation range occurs outside of the elevation range where this species is found. No suitable habitat is present within the Study Area.
Wislizenia refracta ssp. *refracta* jackass-clover	None/None G5T5?/S1 2B.2	Desert dunes, Mojavean desert scrub, Playas, Sonoran desert scrub. 600 - 800 m. annual herb. Blooms Apr-Nov	No potential	The site's elevation range occurs outside of the elevation range where this species is found. No suitable habitat is present within the Study Area.
Xylorhiza cognata Mecca-aster	None/None G2/S2 1B.2 CVMSHCP Covered	Sonoran desert scrub; arid canyons, washes. 20 - 400 m. perennial herb. Blooms Jan-Jun	No potential	The site's elevation range occurs outside of the elevation range where this species is found. No suitable habitat is present within the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Study Area	Habitat Suitability/Observations
Animals				
Invertebrates				
Dinacoma caseyi Casey's June beetle	FE/None G1/S1	Found only in two populations in a small area of southern Palm Springs. Found in sandy soils; the females live underground and only come to the ground surface to mate.	No potential	This species' known population and range do not occur within the Study Area. No known occurrences are found within a 5-mile radius.
Danaus plexippus Monarch butterfly	FC/None	This species is a winter migrant to coastal areas in California and Mexico. This species is known to occur during fall, spring, and migrations in the arid southwest, including Coachella Valley. The primary host plant for this species is milkweed (*Asclepias sp.*).	No potential	The site lacks any indication of a host population and milk weed host plant species.
Fish				
Cyprinodon macularius desert pupfish	FE/SE G1/S1	Desert ponds, springs, marshes and streams in southern California. Can live in salinities from freshwater to 68 ppt; can withstand temps from 9 - 45 C and dissolved oxygen levels down to 0.1 ppm.	No potential	Aquatic habitat does not occur on site but occurs along the western portion of the Study Area within the channelized Whitewater River. This species occurs in shallow slow-moving water/ponds of the region - i.e., the Salton Sea and associated drains. The Whitewater River is not considered suitable aquatic habitat.
Xyrauchen texanus razorback sucker	FE/SE G1/S1S2 FP	Found in the Colorado River bordering California. Adapted for swimming in swift currents but also need quiet waters. Spawn in areas of sand/gravel/rocks in shallow water.	Low potential	Aquatic habitat does not occur on site but occurs along the western portion of the Study Area as the channelized Whitewater River. CNDDB records indicate a specimen was collected in 1955 approximately 4 miles south of the general project location in the Whitewater River. This species is native to large rivers within the Colorado River Basin. The Whitewater River has been channelized and lacks the specific suitability requirements for this species to occur.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Study Area	Habitat Suitability/Observations
Amphibians				
Batrachoseps major aridus desert slender salamander	FE/SE G4T1/S1	Known only from Hidden Palm Canyon and Guadalupe Creek, Riverside County, in barren, palm oasis, desert wash, and desert scrub. Occurs under limestone sheets, rocks, and talus, usually at the base of damp, shaded, north and west-facing walls.	No potential	Palm woodland and desert scrub occur within the northern portion Study Area, however, the known range and occurrences of this species are not known and not expected to occur within the Study Area.
Scaphiopus couchii Couch's spadefoot	None/None G5/S2 SSC	Temporary desert rain pools that last at least 7 days, with water temps > 15 C, and with subterranean refuge sites close by. An insect food base, especially termites, must be available.	Low Potential	Desert scrub and mesquite thickets occur within the northern portion of the Study Area. These areas are subject to seasonal flooding and evidence of hydrology was observed during the field surveys. One known CNDDB occurrence was recorded in 2007 approximately 4 miles south of the Study Area within flooded desert scrub between Highway 111 and Pacific Railroad tracks. Species requires sandy soils for aestivation; sandy soils not present in Project boundary. Sandy soils along the Whitewater River within the Study Area is subjected to frequent maintenance, thus unlikely aestivation habitat.
Reptiles				
Arizona elegans occidentalis California glossy snake	None/None G5T2/S2 SSC	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California. Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	No potential	The Study Area lacks loose and sandy soils and grassland habitats. The northern portion of the Study Area contains dense scrub, fan palms, and mesquite thickets.
Crotalus ruber red-diamond rattlesnake	None/None G4/S3 SSC	Chaparral, woodland, grassland, and desert areas from coastal San Diego County to the eastern slopes of the mountains. Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks or surface cover objects.	No potential	Suitable habitat for this species, specifically rocky areas and rodent burrows are absent from the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Study Area	Habitat Suitability/Observations
*Gopherus agassizii*desert tortoise	FT/ST G3/S2S3 CVMSHCP Covered	Most common in desert scrub, desert wash, and Joshua tree habitats; occurs in almost every desert habitat. Require friable soil for burrow and nest construction. Creosote bush (*Larrea tridentata*) habitat with large annual wildflower blooms preferred.	No potential	The project site lacks suitable habitat and has been previously disced/compacted and has evidence of anthropogenic disturbance. Small patches of saltbush scrub on site and north within the northern portion of the Study Area provides marginal suitable vegetation. However, soils on site are not suitable for tortoise burrows and the site is isolated from suitable habitat, surrounded by barriers on all sides, lacking connectivity that would allow movement onto the site. No suitable burrows of size and shape were observed on site during the field survey.
Phrynosoma blainvillii coast horned lizard	None/None G4/S4 SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	Low potential	Sands on site are compacted and do not provide suitable burrowing habitat. The site does contain open areas with scattered patches of shrub cover and ants were observed during the reconnaissance survey. This species was not observed during the reconnaissance survey.
Uma inornata Coachella Valley fringe-toed lizard	FT/SE G1Q/S1 CVMSHCP Covered	Limited to sandy areas in the Coachella Valley, Riverside County. Requires fine, loose, windblown sand (for burrowing), interspersed with hardpan and widely-spaced desert shrubs.	No potential	Sands on site are not windblown or loose and shrub communities in portions of the site are thick. The microhabitat conditions this species requires are not on site.
Thamnophis hammondii two-striped gartersnake	None/None G4/S3S4 SSC	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	No potential	The project site is outside of this species currently known range.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Study Area	Habitat Suitability/Observations
Birds				
Athene cunicularia burrowing owl	None/None G4/S3 SSC CVMSHCP Covered	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	Moderate potential	This species was documented multiple times in the nine-quadrangle CNDDB search, including in 1929 within a mile of the project site and several times in the 2000s within five miles of the project site. Open arid habitat occurs, but suitable burrows were not observed. The open areas, including berms/slopes adjacent to the river channel have been previously disced or disturbed from heavy equipment; however, this species is known to inhabit disturbed areas.
Charadrius montanus mountain plover	None/None G3/S2 SSC	Short grasslands, freshly plowed fields, newly sprouting grain fields, and sometimes sod farms. Short vegetation, bare ground, and flat topography. Prefers grazed areas and areas with burrowing rodents.	Low potential	The Study Area contains marginal to low quality suitable foraging habitat. The overall site and Study Area does not contain active agriculture but does contain short sparse vegetation, bare ground, and flat topography.
Empidonax traillii extimus southwestern willow flycatcher	FE/SE G5T2/S3 CVMSHCP Covered	Riparian woodlands in Southern California. .	Low potential	The whitewater river is present within the Study Area. This species preferred nesting habitat occurs within *Salix* Sp. (willows); which are not present in the Study Area; however, the species is known to successfully nest in non-native *Tamarix* species, which are present in the Study area. This species is known to inhabit areas with slow moving water, which is present in the adjacent whitewater river. No CNDDB occurrences were recorded within a 5-mile radius.
Icteria virens yellow-breasted chat	None/None G5/S4 SSC	Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses. Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.	No potential	Riparian willow thickets are not present within the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Study Area	Habitat Suitability/Observations
Lanius ludovicianus loggerhead shrike	None/None G4/S4 SSC	Broken woodlands, savannah, pinyon-juniper, Joshua tree, and riparian woodlands, desert oases, scrub and washes. Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	Moderate potential	Foraging and nesting habitat potentially occurs within the Study Area. Riparian woodland, saltbush scrub, and palm woodland are present. Agricultural fields within the vicinity of the project area could provide foraging habitat.
Polioptila melanura black-tailed gnatcatcher	None/None G5/S3S4 CVMSHCP Covered Species	Primarily inhabits wooded desert wash habitats; also occurs in desert scrub habitat, especially in winter. Nests in desert washes containing mesquite (*Prosopis* species), palo verde (*Parkinsonia florida*), ironwood (*Olneya tesota*), acacia (*Acacia* species); absent from areas where salt cedar (*Tamarix ramosissima*) introduced.	Present	Suitable habitat (desert scrub, mesquite thickets) occurs within the northern portion of the Study Area. This species was detected foraging and vocalizing in the northern parcel during the reconnaissance survey.
Pyrocephalus rubinus vermilion flycatcher	None/None G5/S2S3 SSC	During nesting, inhabits desert riparian adjacent to irrigated fields, irrigation ditches, pastures, and other open, mesic areas. Nest in cottonwood (*Populus* species), willow (*Salix* species), mesquite, and other large desert riparian trees.	Moderate potential	Suitable nesting habitat (desert riparian, mesquite thickets, desert riparian trees) for this species occurs in the northern portion of the Study Area.
Rallus obsoletus yumanensis Yuma Ridgway's rail	FE/ST G3T3/S1 FP	Nests in freshwater marshes along the Colorado River and along the south and east ends of the Salton Sea. Prefers stands of cattails and tules dissected by narrow channels of flowing water; principle food is crayfish.	No potential	Freshwater marsh habitat with stands of tules or cattails do not occur within the Study Area.
Rynchops niger black skimmer	None/None G5/S2 SSC	Nests on gravel bars, low islets, and sandy beaches, in unvegetated sites. Nesting colonies usually less than 200 pairs. .	No potential	The Study Area lacks gravel bars, sandy beaches, and undisturbed unvegetated areas. This species was not observed during the reconnaissance survey.
Toxostoma crissale Crissal thrasher	None/None G5/S3 SSC CVMSHCP Covered	Resident of southeastern deserts in desert riparian and desert wash habitats. Nests in dense vegetation along streams/washes; mesquite, screwbean mesquite (*Prosopis pubescens*), ironwood, catclaw (*Senegalia greggii*), acacia, arrow weed, willow.	Moderate potential	Desert riparian habitat (mesquite thickets, arrow weed, acacia) and saltbush scrub occurs within the northern portion Study Area and the species was historically documented within a mile of the project site (1922). This species has been historically recorded to occur within the vicinity of the project site and within a 5-mile radius. The species was not detected during the field survey.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Study Area	Habitat Suitability/Observations
Toxostoma lecontei Le Conte's thrasher	None/None G4/S3 SSC CVMSHCP Covered	Desert resident; primarily of open desert wash, desert scrub, alkali desert scrub, and desert succulent scrub habitats. Commonly nests in a dense, spiny shrub or densely branched cactus in desert wash habitat, usually 2-8 feet above ground.	Low potential	This species is generally found in open desert flat habitats, primarily sandy creosote scrub, but is known to utilize sparse saltbush scrub for foraging. This species frequents desert washes but prefers denser bushier nesting habitat. This species is known to nest in mesquite trees. Three historical records in the early 1900s of specimen collection were recorded within a 5-mile radius.
Mammals				
Antrozous pallidus pallid bat	None/None G4/S3 SSC	Found in a variety of habitats including deserts, grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting. Roosts in crevices of rock outcrops, caves, mine tunnels, buildings, bridges, and hollows of live and dead trees which must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	No potential	Suitable foraging habitat occurs on site and adjacent areas, but suitable roosting habitat does not occur.
Chaetodipus fallax pallidus pallid San Diego pocket mouse	None/None G5T3T4/S3S4 SSC	Occurs in desert and arid coastal border areas in eastern San Diego, Riverside, and San Bernardino Counties. Habitats include desert wash, desert scrub, desert succulent scrub, and pinyon-juniper. Prefers sandy soils, usually with rocks or coarse gravel.	No potential	Marginal desert scrub occurs within the Study Area. Suitable soils (sandy, rocky, gravely) do not occur. No evidence of burrowing animals were observed within the Study Area during the reconnaissance survey.
Corynorhinus townsendii Townsend's big-eared bat	None/None G4/S2 SSC	Occurs throughout California in a wide variety of habitats. Most common in mesic sites, typically coniferous or deciduous forests. Roosts in the open, hanging from walls & ceilings in caves, lava tubes, bridges, and buildings. This species is extremely sensitive to human disturbance.	Low potential	Potential foraging habitat (mesic, riparian woodland) occurs within the Study Area. Suitable roosting habitat associated occurs with the Airport Boulevard bridge in the southwest portion of the Study Area. This bridge is exposed to high levels of disturbance, including vehicular traffic, and channel maintenance and construction.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Study Area	Habitat Suitability/Observations
Euderma maculatum spotted bat	None/None G4/S3 SSC	Occupies a wide variety of habitats from arid deserts and grasslands through mixed conifer forests. Typically forages in open terrain; over water and along washes. Feeds almost entirely on moths. Roosts in rock crevices in cliffs or caves. Occasionally roosts in buildings.	Low potential	Suitable foraging habitat is present within the Study Area, but suitable roosting habitat does not occur.
Eumops perotis californicus western mastiff bat	None/None G5T4/S3S4 SSC	Occurs in open, semi-arid to arid habitats, including coniferous and deciduous woodlands, coastal scrub, grasslands, and chaparral. Roosts in crevices in cliff faces and caves, and buildings. Roosts typically occur high above ground.	Low potential	Suitable foraging habitat occurs on site and in adjacent areas, but suitable roosting habitat does not occur.
Lasiurus xanthinus western yellow bat	None/None G5/S3 SSC CVMSHCP Covered	Occurs in arid regions of the southwestern United States. Typically found in riparian woodlands, oak or pinyon-juniper woodland, desert wash, palm oasis habitats, and urban or suburban areas. Roosts in trees, often between palm fronds.	Moderate potential	Suitable foraging habitat occurs within the riparian woodlands and palm oasis within the northern substation development area. Suitable roosting habitat is located within the untrimmed California fan palms in the northern portion of the Study Area. This species could also utilize the Whitewater River for foraging.
Neotoma lepida intermedia San Diego desert woodrat	None/None G5T3T4/S3S4 SSC	Occurs in scrub habitats of southern California from San Luis Obispo County to San Diego County.	Moderate potential	Woodrat middens were observed on site and assumed to be from this species, however they were not verified as active. There were eight occurrences of this species approximately 16 miles from the Study Area in CNDDB in the 1990s.
Nyctinomops femorosaccus pocketed free-tailed bat	None/None G5/S3 SSC	Variety of arid areas in Southern California; pine-juniper woodlands, desert scrub, palm oasis, desert wash, desert riparian, etc. Rocky areas with high cliffs.	Low potential	Suitable foraging habitat is present within the Study Area. This species prefers rocky outcrops and high cliffs for roosting which are not present.
Nyctinomops macrotis big free-tailed bat	None/None G5/S3 SSC	Low-lying arid areas in southern California. Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	No potential	No suitable roosting habitat is present within the Study Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Study Area	Habitat Suitability/Observations
Perognathus longimembris bangsi Palm Springs pocket mouse	None/None G5T2/S2 SSC CVMSHCP Covered	Desert riparian, desert scrub, desert wash and sagebrush habitats. Most common in creosote-dominated desert scrub. Rarely found on rocky sites or in saltbush communities. Occurs in all canopy coverage classes.	Low potential	Habitat on site is primarily saltbush, scattered shrub cover with open bare ground. The site lacks creosote dominated desert scrub. The site conditions are generally not suitable for this species. Small mammal burrows were not detected during the field survey.
Xerospermophilus tereticaudus chlorus Palm Springs round-tailed ground squirrel	None/None G5T2Q/S2 SSC CVMSHCP Covered	Restricted to the Coachella Valley. Prefers desert succulent scrub, desert wash, desert scrub, alkali scrub, and levees. Prefers open, flat, grassy areas in fine-textured, sandy soil. Density correlated with winter rainfall.	Low potential	Suitable open habitat and scattered saltbush scrub habitat occurs within the Study Area. Small mammal burrows were not detected during the field survey. The site has been disturbed heavily in the past 5 years, which recent heavy equipment or soil disturbances were noted during the reconnaissance survey.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Study Area	Habitat Suitability/Observations

ft. = feet; meter = m.

Regional Vicinity refers to within a 9-quad search radius of site.

Status (Federal/State)

FE = Federal Endangered
FT = Federal Threatened
FPE = Federal Proposed Endangered
FPT = Federal Proposed Threatened
FD = Federal Delisted
FC = Federal Candidate
SE = State Endangered
ST = State Threatened
SCE = State Candidate Endangered
SCT = State Candidate Threatened
SR = State Rare
SD = State Delisted
SSC = CDFW Species of Special Concern
FP = CDFW Fully Protected
WL = CDFW Watch List

CRPR (CNPS California Rare Plant Rank)

1A = Presumed extirpated in California, and rare or extinct elsewhere
1B = Rare, Threatened, or Endangered in California and elsewhere
2A = Presumed extirpated in California, but common elsewhere
2B= Rare, Threatened, or Endangered in California, but more common elsewhere

CRPR Threat Code Extension

.1 = Seriously endangered in California (>80% of occurrences threatened/high degree and immediacy of threat)
.2 = Moderately threatened in California (20-80% of occurrences threatened/moderate degree and immediacy of threat)
.3 = Not very endangered in California (<20% of occurrences threatened/low degree and immediacy of threat)

Other Statuses

G1 or S1 Critically Imperiled Globally or Subnationally (state)
G2 or S2 Imperiled Globally or Subnationally (state)
G3 or S3 Vulnerable to extirpation or extinction Globally or Subnationally (state)
G4/5 or S4/5 Apparently secure, common and abundant
GH or SH Possibly Extirpated – missing; known from only historical occurrences but still some hope of rediscovery
LR Locally Rare (Santa Barbara Botanical Gardens 2018)

Additional notations may be provided as follows

T – Intraspecific Taxon (subspecies, varieties, and other designations below the level of species)
Q – Questionable taxonomy that may reduce conservation priority
? – Inexact numeric rank

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