APPENDIX B – BIOLOGICAL RECONNAISSANCE SURVEY

DRAFT

BIOLOGICAL RECONNAISSANCE SURVEY REPORT for the OC Grand Fleet Facility, Orange County, California

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SUMMARY OF FINDINGS

A reconnaissance-level biological resource survey was conducted for OC Public Works for the Grand Avenue Fleet Garage Project located on an approximately 11.55-acre site in the City of Santa Ana, Orange County, California. (Project). The Project proposes to build a new fleet service building. This will deliver vehicle management services to over 3,000 County-owned vehicles and equipment in County agencies and departments. This includes general maintenance, repair services, and managing enforcement of vehicle rules and regulations. This proposed Project will relocate and consolidate existing facilities at 445 Civic Center West and 1102 East Fruit Street to Orange County owned land allocated at 1300 South Grand Avenue, Santa Ana, CA. The new building will be adjacent to and located on the same site as the existing 1300 South Grand Avenue office buildings that house various county staff and data centers.

Two non-hydric soil types, Chino silty clay loam and Moche loam were identified onsite. Both soil series are well-drained to moderately well-drained and support no hydric indicators or conditions associated with wetland formations.

Vegetation observed on site consisted entirely of ruderal and ornamental species. These communities do not provide suitable habitat for the special status plant species. A total of 44 special status plant species were evaluated for their potential to occur on the Project. All were determined to be absent due to the lack of suitable soils, habitat features, hydrology, and/or the Project being outside of the elevation range for the species.

Wildlife species observed during the survey were typical of the habitats observed on site. No sensitive habitats or special status wildlife species were detected. Fourteen special status wildlife species were evaluated for their potential to occur on the Project site; however, all were determined to be absent due to a lack of suitable habitat (e.g., riparian corridors, scrub habitat, grassland, open water) on the Project site.

No jurisdictional waters or wetlands are present on the site. The site lacks natural hydrology, , riparian vegetation, and wetland indicators. Existing storm drains present on site are engineered structures and do not meet the criteria for jurisdictional water features.

Wildlife movement corridors are not present within or adjacent to the Project site. The area is fully urbanized and bounded by development, rail lines, and roadways, preventing any regional wildlife connectivity.

Overall, the survey concluded that the Project site does not support special status plant or wildlife species, sensitive vegetation communities, wetlands, or jurisdictional waters.

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SECTION 1.0 – INTRODUCTION

Chambers Group, Inc. (Chambers Group) was retained by OC Public Works to conduct a reconnaissance-level biological resource survey for the Project to identify the vegetation communities, to document the existing biological resources, and to assess the habitats on the site for their potential to support special status plant and wildlife species.

1.1 PROJECT LOCATION

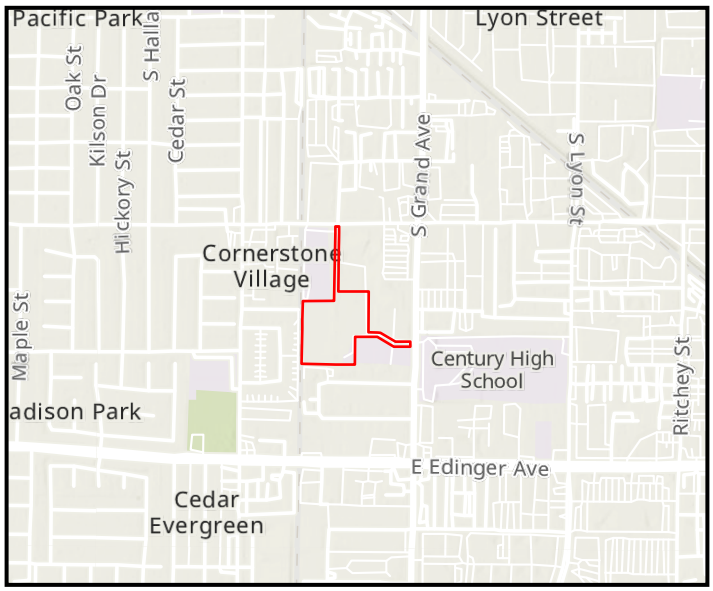
The approximately 11.55-acre Project site is located at 1400 South Grand Avenue in the City of Santa Ana on two lots. The Fleet Services Facility address is proposed as 1310 South Grand Avenue, and the Facility Operations Building would as 1324 South Grand Avenue. The Project is located within the Tustin U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle in Sections 18 and 19 of Township 05 South, Range 09 West. The Project site elevation ranges from 90 to 98 feet above mean sea level (amsl).

Surrounding the Project site is residential, commercial, and industrial uses. Vegetation within the Project site is largely ornamental and landscaped rather than intact native vegetation. Soils on site range from loam to silty clay loam. The surrounding landscape includes coastal plain that rises toward the foothills of the Santa Ana Mountains and the historic alluvial drainage system. The Project site is located approximately 3.4 miles east of the Santa Ana River.

A map depicting the Project location and vicinity is included as Figure 1: Project Location and Vicinity.

1.2 SURVEY AREA

The survey area includes approximately 6.53 acres of non-native, ornamental, ruderal vegetation within the approximately 11.55-acre Project site. Railroad tracks border the Project site to the west. To the north of the project site is a grade school. To the east is the OC veterans service office, OC register voters, OC publishing services, and parking lots. To the south of the project site are industrial buildings. Figure 2 shows a descriptive area visual of the survey area.



Project Location

Figure 1
Grand Avenue Fleet Garage CEQA
Project Location and Vicinity

N

0 125 250 500
Feet

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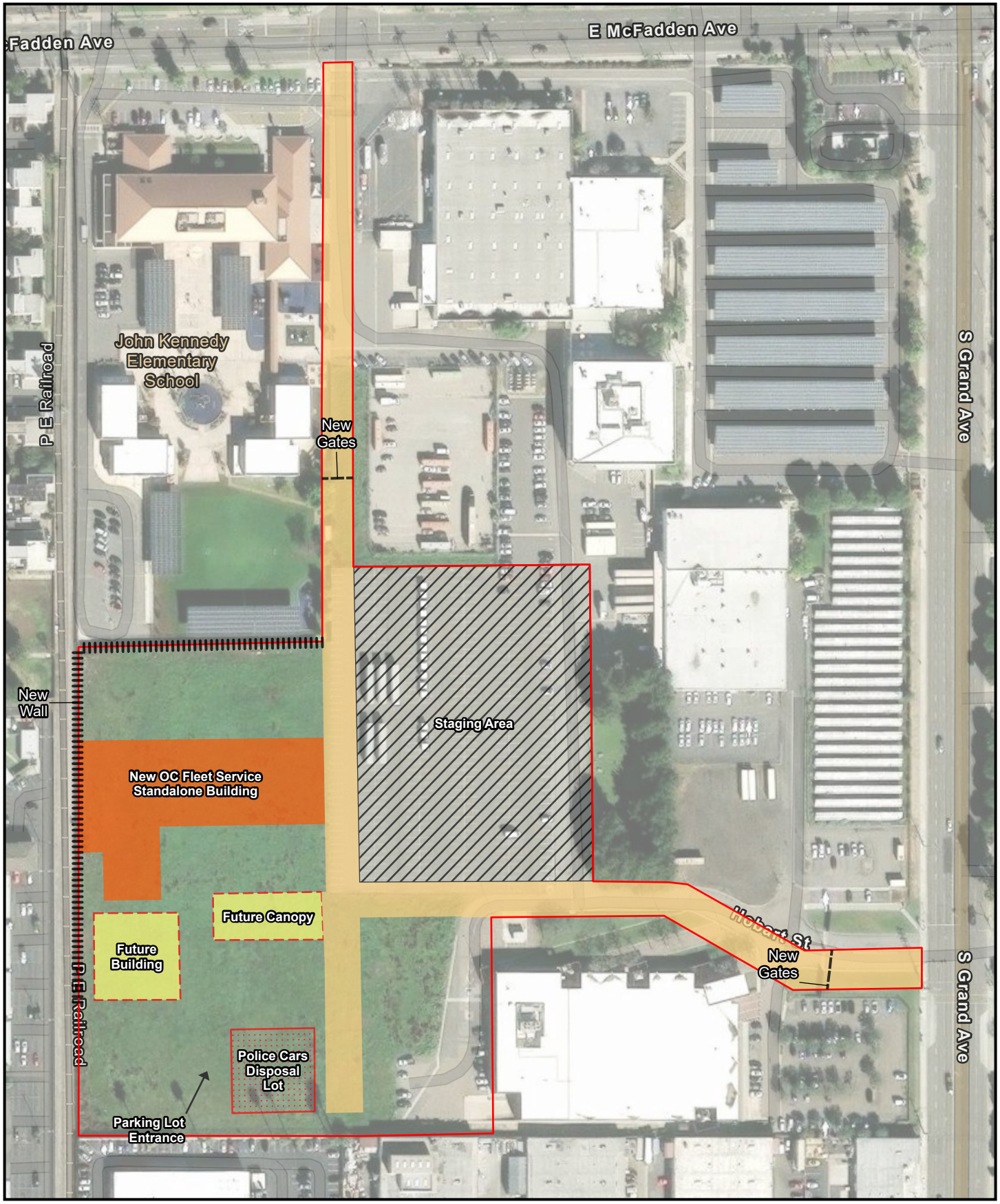

Figure 2
Grand Avenue Fleet Garage CEQA
Conceptual Site Plan

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SECTION 2.0 – METHODS

2.1 LITERATURE REVIEW

Chambers Group conducted database searches to determine which species are known to occur within the Project vicinity. The most recent records of the California Natural Diversity Database (CNDDB 2025) and the California Native Plant Society Electronic Inventory of Rare and Endangered Vascular Plants of California (CNPS 2025) were reviewed for the quadrangles containing and surrounding the project site (Tustin, El Toro, Black Star Canyon, Orange, Anaheim, Newport Beach, Laguna Beach, and San Juan Capistrano) The databases were reviewed for the 8 quads because the 9-quad search enters the Pacific Ocean. These databases contain records of reported occurrences of federal- and state-listed endangered or threatened or proposed endangered or threatened species, California Species of Special Concern (SSC), and otherwise special status species or habitats that may occur within or in the immediate vicinity of the Project site. (Figure 3)A list of special status plant and wildlife species potentially occurring within the project site was developed from the database searches.

2.1.1 Soils

Prior to conducting the surveys, soil maps from the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2025) was reviewed for soil types found within the Project footprint area for Orange County. Soil maps for Orange County were referenced online to determine the types of soil found within the Survey Area. Soils were determined in accordance with categories set forth by the United States Department of Agriculture (USDA) Soil Conservation Service and by referencing the USDA Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2025).

2.1.2 Wildlife Movement Corridors

Prior to conducting the surveys, aerial photographs were reviewed to identify potential wildlife corridors within or immediately adjacent to the Project site.

2.1.3 Critical Habitat

Prior to conducting the survey, U.S. Fish and Wildlife Service (USFWS) and CNDDB was reviewed to determine whether any federally designated critical habitat occurs within or in the immediate vicinity of the Project site.

2.2 RECONNAISSANCE-LEVEL FIELD SURVEY

Chambers Group Biologists Corey Jacobs and Alisa Hernandez conducted a reconnaissance survey to identify the potential for occurrence of special status plant and wildlife species and habitats that could support special status wildlife species within the Survey Area. All vegetation communities observed within the Survey Area were recorded (Figure 4). The survey was conducted on foot on October 28, 2025. Photographs of the Survey Area were taken to document current site conditions (Appendix B).

Biological resources on the Project site were inventoried and the potential for occurrence of special status plant and wildlife species, including species listed as threatened or endangered, and special status habitats were assessed. Qualitative observations were made of habitat types onsite, including soil and vegetation

types. In addition, a reconnaissance-level jurisdictional waters assessment was conducted. Notes were made on general vegetation types, species observed, and special status habitats existing on the property.

2.2.1 Vegetation

Vegetation communities on the property were identified and qualitatively described. Vegetation communities were determined in accordance with the categories set forth in Barbour et al. (1999) and Gray and Bramlet (1992).

Plants of uncertain identity were collected and subsequently identified from keys, descriptions, and illustrations in Hickman (1993) and Munz (1974). Plant nomenclature follows that of *The Jepson Manual, Higher Plants of California, Second Edition* (Baldwin et al. 2009). A list of plant species observed during the survey is presented as Attachment A.

2.2.2 Wildlife

The distribution and relative abundance of wildlife, wildlife resources, and wildlife habitats within the Project site were characterized. Wildlife and wildlife sign (including tracks, scat, carcasses, burrows, nests, excavations, and vocalizations) were noted and recorded. A list of wildlife species observed during the Project site visit is included as Attachment B.

2.2.3 Special Status Species

The following list of abbreviations was used in the identification of biologically special status resources potentially occurring within the Project site.

Federal

FE	=	Federally listed; Endangered
FT	=	Federally listed; Threatened
FC	=	Federal Candidate for listing

State

ST	=	State listed; Threatened
SE	=	State listed; Endangered
RARE	=	State-listed; Rare (Listed “Rare” animals have been re-designated as Threatened, but Rare plants have retained the Rare designation.)
SSC	=	State Species of Special Concern
WL	=	CDFW Watch List

California Rare Plant Rank (CRPR)

1A	=	Plants presumed extirpated in California and either rare or extinct elsewhere.
1B	=	Plants rare, threatened, or endangered in California and elsewhere.
2A	=	Plants presumed extirpated in California but common elsewhere.
2B	=	Plants rare, threatened, or endangered in California but more common elsewhere in their range.

Plants with a CRPR of a 3 or 4 are not included as they are not afforded protections under CEQA.

CRPR Extensions

0.1 = Seriously threatened in California (greater than 80 percent of occurrences threatened/high degree and immediacy of threat).
0.2 = Moderately threatened in California (20 to 80 percent occurrences threatened/moderate degree and immediacy of threat).
0.3 = Not very threatened in California (less than 20 percent of occurrences threatened/low degree and immediacy of threat or no current threats known).

The potential for occurrence of special status plants and wildlife was evaluated through a literature review and visit to the property. Special status plant and animal species include all federal- and state-listed endangered and threatened species. A special status species was considered a potential inhabitant of the Project site if general habitat requirements of the species were present (such as the presence of roosting, nesting, or foraging habitat, or a permanent water source) and/or its known geographical distribution encompassed or was adjacent to part of the project site. All habitat types on the site were visited on foot, and the probability for special-status plants to occur onsite was evaluated.

Factors used to determine the potential for occurrence included the quality of habitat, elevation, and the results of reconnaissance survey. In addition, the location of prior CNDDB records of occurrence were used as additional data, but because the CNDDB is a positive-sighting database, these data were used only in support of the analysis from the previously identified factors. The "potential for occurrence" ranking is based on the criteria presented in Table 1 below.

Table 1: Criteria for Evaluating Special Status Species Potential for Occurrence

PFO*	CRITERIA
Absent:	Species is restricted to habitats or environmental conditions that do not occur within the Project site.
Low:	Historical records for this species do not exist within the vicinity (approximately 5 miles) of the Project site, and/or habitats or environmental conditions needed to support the species are of poor quality.
Moderate:	Either a historical record exists of the species within the vicinity of the Project site (approximately 5 miles) and marginal habitat exists on the Project site, or the habitat requirements or environmental conditions associated with the species occur within the Project site, but no historical records exist within 5 miles of the Project site.
High:	Both a historical record exists of the species within the Project site or its immediate vicinity (approximately 1 mile), and the habitat requirements and environmental conditions associated with the species occur within the Project site.
Present:	Species were detected within the Project site at the time of the survey.

*PFO: Potential for Occurrence

Location information on some special status species is not available; therefore, for survey purposes, landscape factors associated with species occurrence requirements may be considered sufficient to give a species a positive potential for occurrence.

2.2.4 Jurisdictional Waters Assessment

A general assessment of jurisdictional waters regulated by the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and CDFW was conducted for the proposed Survey Area. Pursuant to Section 404 of the Clean Water Act, USACE regulates the discharge of dredged and/or fill material into waters of the United States. The State of California (State) regulates discharge of material into waters of the State pursuant to Section 401 of the Clean Water Act and the California Porter-Cologne Water Quality Control Act (California Water Code, Division 7, §13000 et seq.). Pursuant to Division 2, Chapter 6, Sections 1600-1602 of the California Fish and Game Code, CDFW regulates all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake, which supports fish or wildlife. The assessment was conducted by a desktop survey through the USGS National Hydrography Dataset for hydrological connectivity. In addition, USFWS National Wetlands Inventory (NWI) Maps were referenced to determine potential wetland or other water features occurring within the Survey Area. The assessment was also conducted in the field. Biologists walked the entire Canyon creek within the Survey Area. Suspected jurisdictional areas were field checked for the presence of riparian vegetation, definable channels, definable bed and bank, and Ordinary High Water Marks (OHWMs). The lateral extent of each jurisdictional water feature was measured to the outer edge of riparian vegetation as the line of demarcation between riparian and upland habitats, top of bank to top of bank, or by OHWM.

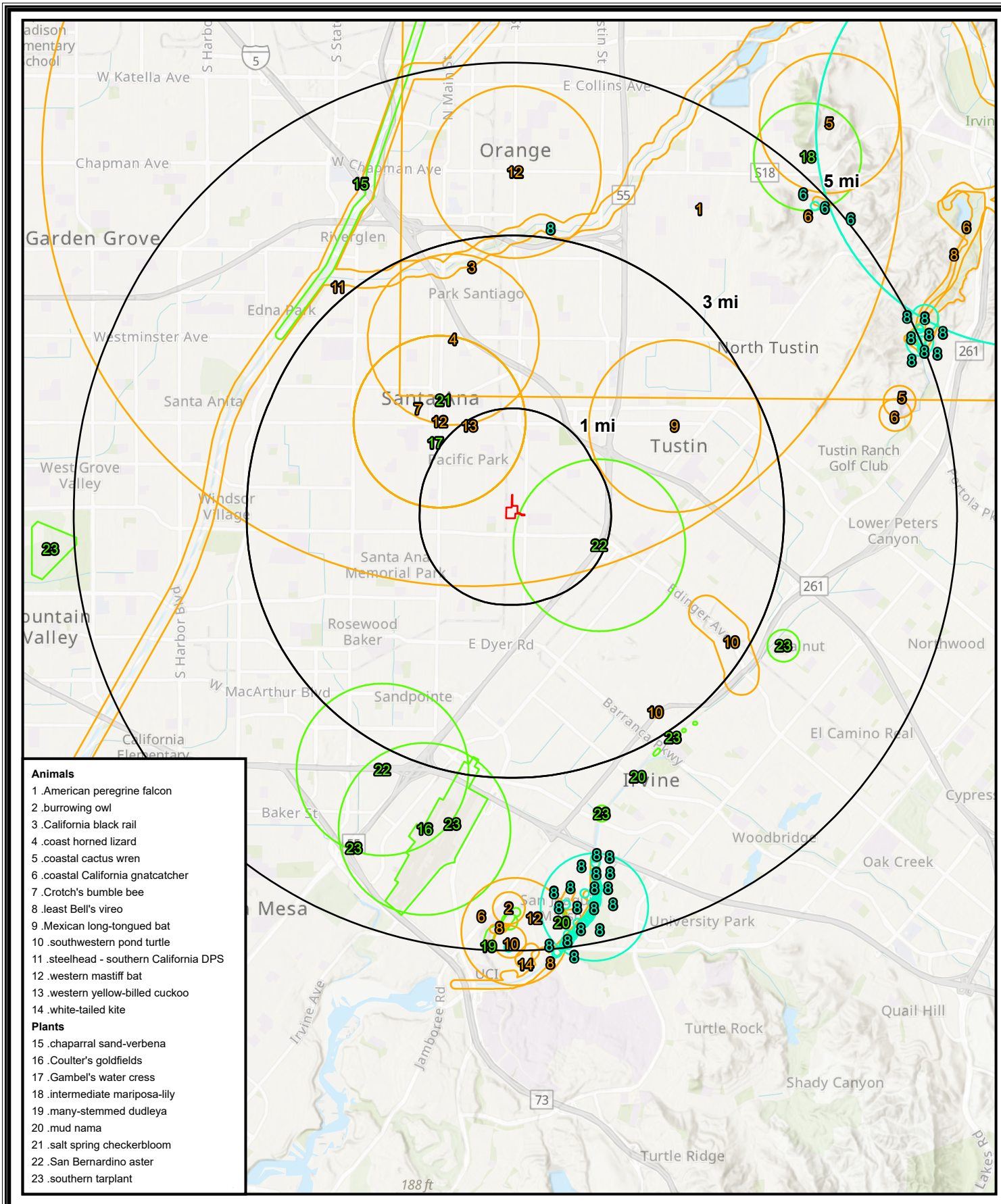

Figure 3
Grand Avenue Fleet Garage CEQA
CNDDB and USFWS Occurrences

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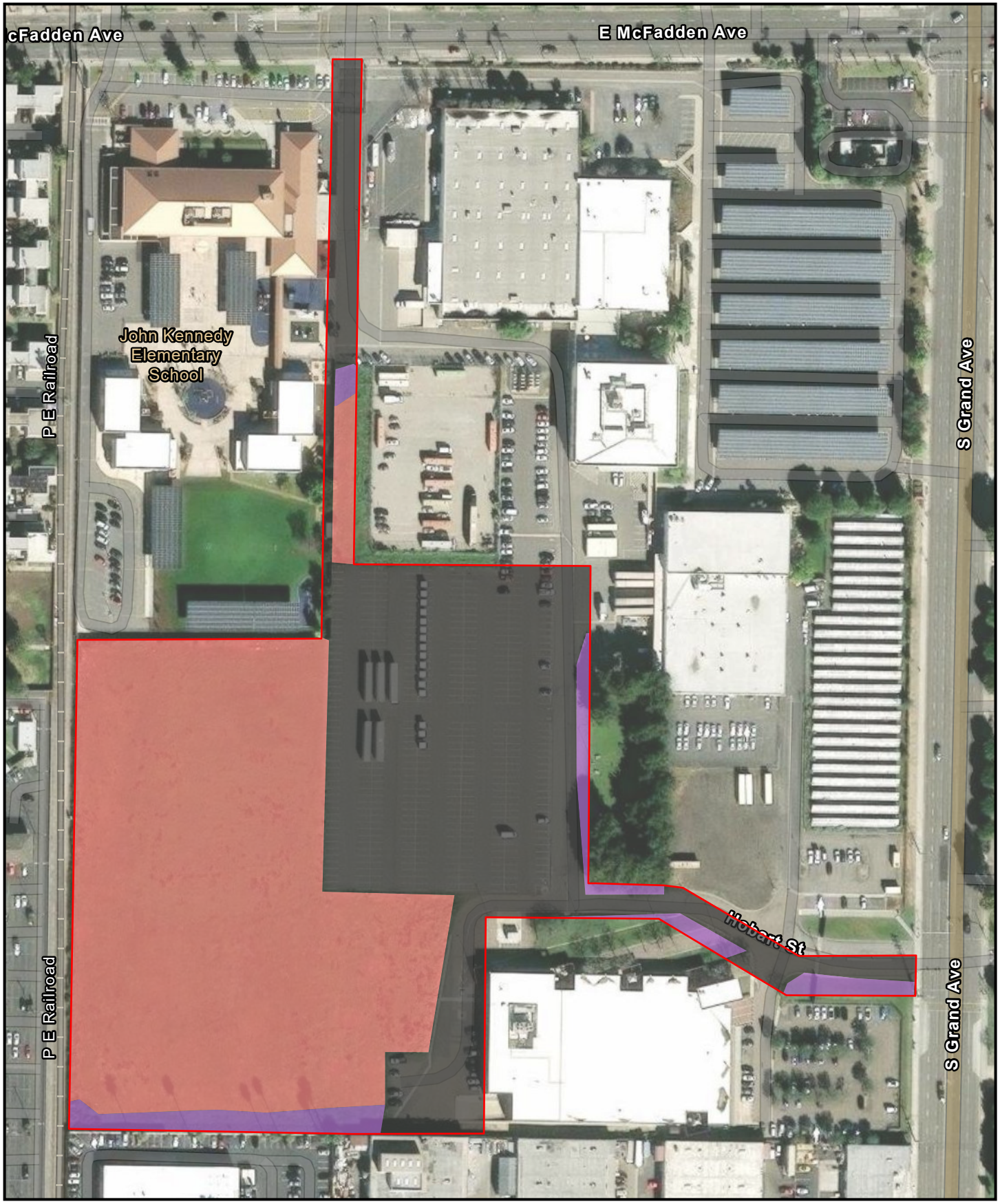

Project Location

Vegetation Communities

- Developed (4.99 ac)
- Ornamental (0.61 ac)
- Ruderal (5.92 ac)

N

0 90 180 360

Feet

Figure 7
Grand Avenue Fleet Garage CEQA
Vegetation Communities

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SECTION 3.0 – RESULTS

The reconnaissance survey was conducted on October 28, 2025, by Chambers Group biologists Corey Jacobs and Alisa Hernandez between the hours of 0700 and 1300. Temperature in the morning was 61 degrees Fahrenheit (°F) with 1 to 3 miles per hour (mph) winds and clear skies. The weather at the end of the survey was 77 °F with winds up to 9 mph and no clouds.

3.1 SOILS

Two soil types occur within the Project site. These soil types are within the Chino and Mocho soil series (USDA 2025). Descriptions of each soil type are listed below and are included in Figure 5.

Chino silty clay loam, drained occurs through the western half of the Project site. They are somewhat poorly drained soils typically found in linear positions at elevations from 30 to 750 feet above mean sea level (amsl). The soil profiles are composed of silty clay loam derived from sedimentary rock. These soils are not hydric and have moderately high permeability, resulting in low runoff. The soil is more than 80 inches to bedrock.

Mocho loam, 0 to 2 percent slopes, warm MAAT, MLRA 19, occur on the eastern majority of the Project site. They are well drained soils typically found in linear positions at elevations from 20 to 1,920 feet amsl. These soil profiles are typically composed of loam, derived from sedimentary rock. These soils are not hydric and typically have moderately high to high permeability, with low runoff when wet. The soil is more than 80 inches to bedrock.

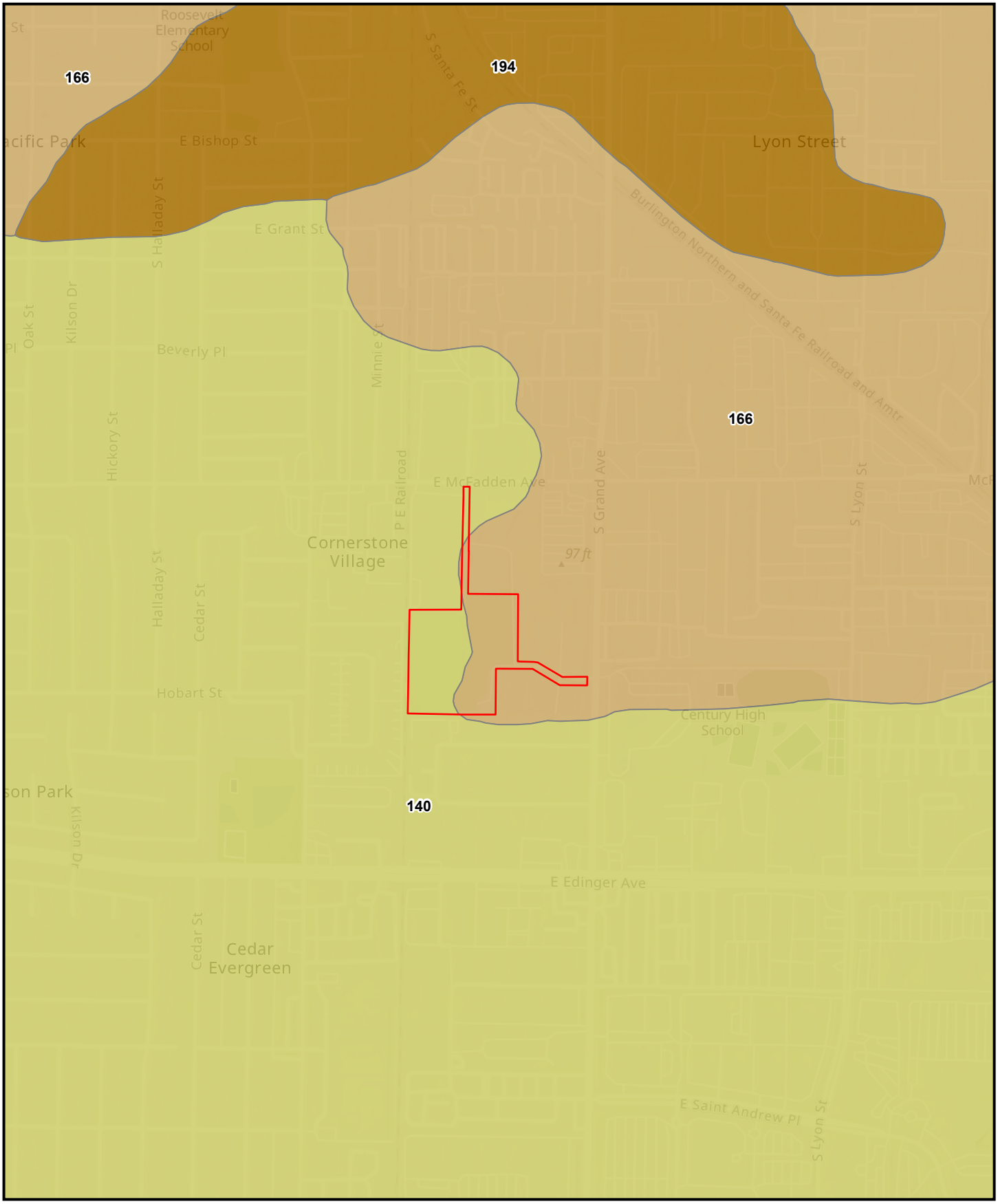
3.2 VEGETATION

The dominant vegetation community within the Project site is ruderal, with small patches of ornamental vegetation along the perimeters that has established within the Project site. All vegetation communities identified on the Project site are shown in Figure 4. The following sections summarize the principal characteristics of the vegetation communities and general locations of these communities within the Project site. A list of plant species that were observed during the survey is presented as Appendix B.

3.2.1 Vegetation Communities

Ruderal

Areas classified as Ruderal tend to be dominated by pioneering herbaceous species that readily colonize disturbed ground and that are often found in temporary, often frequently disturbed habitats (Barbour et al. 1999). The soils in ruderal areas are typically characterized as heavily compacted or frequently disturbed. The vegetation in these areas is adapted to living in compact soils where water does not readily penetrate the soil. Often, Ruderal areas are dominated by species of the *Centaurea*, *Brassica*, *Malva*, *Salsola*, *Eremocarpus*, *Amaranthus*, and *Atriplex* genera.



Project Location

USDA Soils

- 140 - Chino silty clay loam, drained
- 166 - Mocho loam, 0 to 2 percent slopes, warm MAAT, MLRA 19
- 194 - San Emigdio fine sandy loam, 0 to 2 percent slopes

N

0 450 900 1,800

Feet

Figure 5
Grand Avenue Fleet Garage CEQA
USDA Soils

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Areas with Ruderal vegetation are present within the southwestern field and north-south extending section between the buildings of the Project site. Ruderal plant species found on the Project site include:

Bermuda grass (*Cynodon dactylon*), cheeseweed (*Malva parviflora*), Russian thistle (*Salsola australis*), and Johnsongrass (*Sorghum halepense*). There are 5.92 acres of Ruderal Vegetation on the Project site.

Ornamental Landscaping

Ornamental Landscaping includes areas where the vegetation is dominated by non-native horticultural plants (Gray and Bramlet 1992). Typically, the species composition consists of introduced trees, shrubs, flowers, and turf grass.

Ornamental Landscaping is present within the Project perimeters to the south, east, and northwestern sections of the Project site. Plant species found on the Project site typical of this community include: silk floss tree (*Ceiba speciosa*), star jasmine (*Trachelospermum jasminoides*), pomegranate (*Punica granatum*), bougainvillea (*Bougainvillea* sp.), carrotwood (*Cupaniopsis anacardioides*). There is 0.61 acre of Ornamental Landscaping on the Project site.

Developed

Developed areas are areas that have been altered by humans and now display man-made structures such as houses, paved roads, buildings, parking lots, and other maintained areas.

Developed areas are present within the Project site and make up approximately 4.99 acres. Developed areas of the Project site include two asphalt roads entrances, one off Grand Ave on the east side of the Project site and the other off McFadden Ave on the north side of the Project site. Butting up against the Ruderal community is a developed parking lot to the east.

3.2.2 Special Status Plants

The database searches (CNDDB 2025, CNPS 2025) literature reviews resulted in a list of 44 special status plant species with a potential to occur on or within the vicinity of the Project site based on habitat present and a 5 mile radius of the Project site. Ten of these 44 special status plant species are federal- and/or state-listed as endangered or threatened. The current listing status including the federal (F) and state (S) listing as threatened (T) or endangered (E) and the California Rare Plant Rank (CRPR) for each species is provided after their scientific names.

The following 26 species are considered **absent** from the proposed Project site due to lack of suitable habitat, lack of suitable soil types and/or typically occur outside the elevation range on site:

- *Abronia villosa* var. *aurita* (chaparral sand-verbena) – 1B.1
- *Allium marvinii* (Yucaipa onion) – 1B.2
- *Aphanisma blitoides* (aphanisma) – 1B.2
- *Astragalus hornii* var. *hornii* (Horn's milk-vetch) – 1B.1
- *Atriplex pacifica* (south coast saltscale) – 1B.2
- *Atriplex parishii* (Parish's brittlescale) – 1B.1
- *Atriplex serenana* var. *davidsonii* (Davidson's saltscale) – 1B.2
- *Baccharis malibuensis* (Malibu Baccharis) – 1B.1

- *Chaenactis glabriuscula* var. *orcuttiana* (Orcutt's pincushion) – 1.B1
- *Chloropyron maritimum* subsp. *maritimum* (salt marsh bird's beak) – **CE**, **FE**, 1B.2
- *Chorizanthe parryi* var. *fernandina* (San Fernando Valley spineflower) – **CE**, 1B.1
- *Eryngium aristulatum* var. *parishii* (San Diego button-celery) – **CE**, **FE**, 1B.1
- *Euphorbia misera* (cliff spurge) – 2B.2
- *Helianthus nuttallii* subsp. *parishii* (Los Angeles sunflower) – 1A
- *Hesperocyparis forbesii* (Tecate cypress) – 1B.1
- *Horkelia cuneata* var. *puberula* (mesa morkelia) – 1.B1
- *Monardella hypoleuca* subsp. *intermedia* (intermediate monardella) – 1B.3
- *Nama stenocarpa* (mud nama) – 2B.2
- *Nemacaulis denudata* var. *denudate* (coast woolly-heads) – 1B.2
- *Nolina cismontana* (chaparral nolina) – 1B.2
- *Orcuttia californica* (California Orcutt grass) – **CE**, **FE**, 1B.1
- *Penstemon californicus* (California beardtongue) – 1B.2
- *Pseudognaphalium leucocephalum* (white rabbit-tobacco) – 2B.2
- *Senecio aphanactis* (chaparral ragwort) – 1B.2
- *Suaeda esteroa* (estuary seablite) – 1B.2
- *Verbesina dissita* (big-leaved crownbeard) – **CT**, **FT**, 1B.1

The following 12 species can occur in disturbed, meadow and grassland habitat, but are considered **absent** from the proposed Project site due to level of repeated disturbance in the area and because they were not observed on site:

- *Astragalus brauntonii* (Braunton's milk-vetch) – **FE**, 1B.1
- *Atriplex coulteri* (Coulter's saltbush) – 1B.2
- *Brodiaea filifolia* (thread-leaved brodiaea) – **CE**, **FT**, 1B.1
- *Centromadia parryi* subsp. *australis* (southern tarplant) – 1B.1
- *Chorizanthe polygonoides* var. *longispina* (long-spined spineflower) – 1B.2
- *Comarostaphylis diversifolia* subsp. *diversifolia* (summer holly) – 1B.2
- *Dudleya multicaulis* (many-stemmed dudleya) – 1B.2
- *Eriastrum densifolium* subsp. *sanctorum* (Santa Ana River woollystar) – **CE**, **FE**, 1B.1
- *Isocoma menziesii* var. *decumbens* (decumbent goldenbush) – 1B.2
- *Lepechinia cardiophylla* (heart-leaved pitcher sage) – 1B.2
- *Navarretia prostrata* (prostrate vernal pool navarretia) – 1B.2
- *Pentachaeta aurea* subsp. *allenii* (Allen's pentachaeta) – 1B.1

The following 6 species are presumed to be extirpated, and are **absent** from the proposed Project site because there is a lack of suitable habitat, depleted seed bank in the surrounding area, recent records are greater than 5 miles away from the proposed Project site and/or are more than 40 years old:

- *Calochortus weedii* var. *intermedius* (intermediate mariposa-lily) – 1B.2
- *Dudleya stolonifera* (Laguna Beach dudleya) – **CT**, **FT**, 1B.1
- *Lasthenia glabrata* subsp. *coulteri* (Coulter's goldfields) – 1B.1
- *Nasturtium gambelii* (Gambel's water cress) – **CE**, **FT**, 1B.1
- *Sidalcea neomexicana* (salt spring checkerbloom) – 2B.2
- *Symphyotrichum defoliatum* (San Bernadino aster) – 1B.2

Of the 44 special status plant species evaluated for their potential occurrence on the Project site, all 44 species are considered to be absent from the site.

3.3 WILDLIFE

The following paragraphs describe the wildlife species observed or otherwise detected on or in the vicinity of the site during the reconnaissance-level survey. Wildlife detections or signs included those for birds, mammals, and reptiles. Species observed on the site are common in developed areas and ruderal vegetation. The list of wildlife observed and/or detected is provided in Appendix C.

3.3.1 Reptiles

One reptile species, western fence lizard (*Sceloporus occidentalis* longipes), was observed during the survey. Special status species are discussed further in Section 4.2 below.

3.3.2 Birds

Six avian species were observed or otherwise detected during the survey. These species included American crow (*Corvus brachyrhnchos*), common poorwill (*Phalaenoptilus nuttallii*), house finch (*Haemorhous mexicanus*), black phoebe (*Sayornis nigricans*), Say's phoebe (*Sayornis saya*), and yellow-rumped warbler (*Setophaga coronata*).

3.3.3 Mammals

One mammal species, California ground squirrel (*Otospermophilus beecheyi*), was observed during the survey.

3.3.4 Special Status Wildlife

The database searches (CNDDB 2025, USFWS 2025) resulted in a list of 14 special status wildlife species with a potential to occur on or within the vicinity of the Project site. Fourteen of the special status wildlife species are federal- and/or state-listed as endangered or threatened, federally proposed threatened, or state candidate endangered. These special status wildlife species, their current status, their habitat requirements, and potential for occurrence are summarized in Appendix D.

Of the 14 special status wildlife species evaluated for their potential occurrence on the Project site 1 species has a low potential to occur and 14 species are considered to be absent from the site The current listing status including the federal (F) and state (S) listing as threatened (T) or endangered (E) and the Species of Special Concern (SSC) for each species is provided after their scientific names. These 14 species and their special status are listed below.

The following six species are considered absent because of the highly developed, urbanized conditions of the Project site and lack of native vegetation or natural habitat:

- **American Peregrine Falcon** (*Falco peregrinus anatum*) – Federal and State Delisted
- **Coastal California Gnatcatcher** (*Polioptila californica californica*) – FT, SSC
- **Coastal Cactus Wren** (*Campylorhynchus brunneicapillus sandiegensis*) – SSC (San Diego and Orange Counties)
- **Least Bell's Vireo** (*Vireo bellii pusillus*) – FE, SE

- **Western Yellow-Billed Cuckoo** (*Coccyzus americanus occidentalis*) – FT, SE
- **White-Tailed Kite** (*Elanus leucurus*) – FP

The following three species are considered absent because the Project site lacks required hydrological features such as streams, rivers, riparian corridors, or standing freshwater habitats:

- **California Black Rail (*Laterallus jamaicensis coturniculus*) – ST**
- **Coastal Rainbow Trout (Southern Steelhead) (*Oncorhynchus mykiss irideus*) – FE, Candidate SE**
- **Southwestern Pond Turtle (*Actinemys pallida*) – FT, SSC**

The following two species are considered absent because it lacks the appropriate soil conditions, host plants, or specific habitat features required for the species are not present:

- **Coast Horned Lizard (*Phrynosoma blainvillii*) – SSC**
- **Crotch's Bumble Bee (*Bombus crotchii*) – Candidate SE**

The following two species are considered absent because the Project site lacks roosting, foraging, or structural habitat needed by the species.

- **Mexican Long-Tongued Bat (*Choeronycteris mexicana*) – SSC**
- **Western mastiff bat (*Eumops perotis californicus*) – SSC**

One species has a low potential to occur because the site contains minimal marginal habitat features such as small debris piles, landscape outside of the Project site boundaries to provide foraging opportunities. There are ground squirrel burrows on site but they are active with squirrels and in poor habitat for a burrowing owl to occupy.

- **Burrowing Owl** (*Athene cunicularia*) – SSC, CESA Candidate

3.4 WILDLIFE MOVEMENT CORRIDORS

The Project site does not function as a wildlife movement corridor. The surrounding area is highly urbanized and fragmented, bordered by train tracks, residential developments, schools, and commercial businesses. These existing barriers substantially limit wildlife movement and connectivity. As a result, the site does not provide a continuous or viable pathway for wildlife species to travel between habitat areas.

3.5 CRITICAL HABITAT

The USFWS designates critical habitat for the coastal California gnatcatcher approximately 4.7 miles from the Project site. However, no suitable habitat for coastal California gnatcatcher occurs within or adjacent to the Project site due to the highly developed and urbanized condition surrounding the area. No impacts to USFWS critical habitat will occur as a result of the Project.

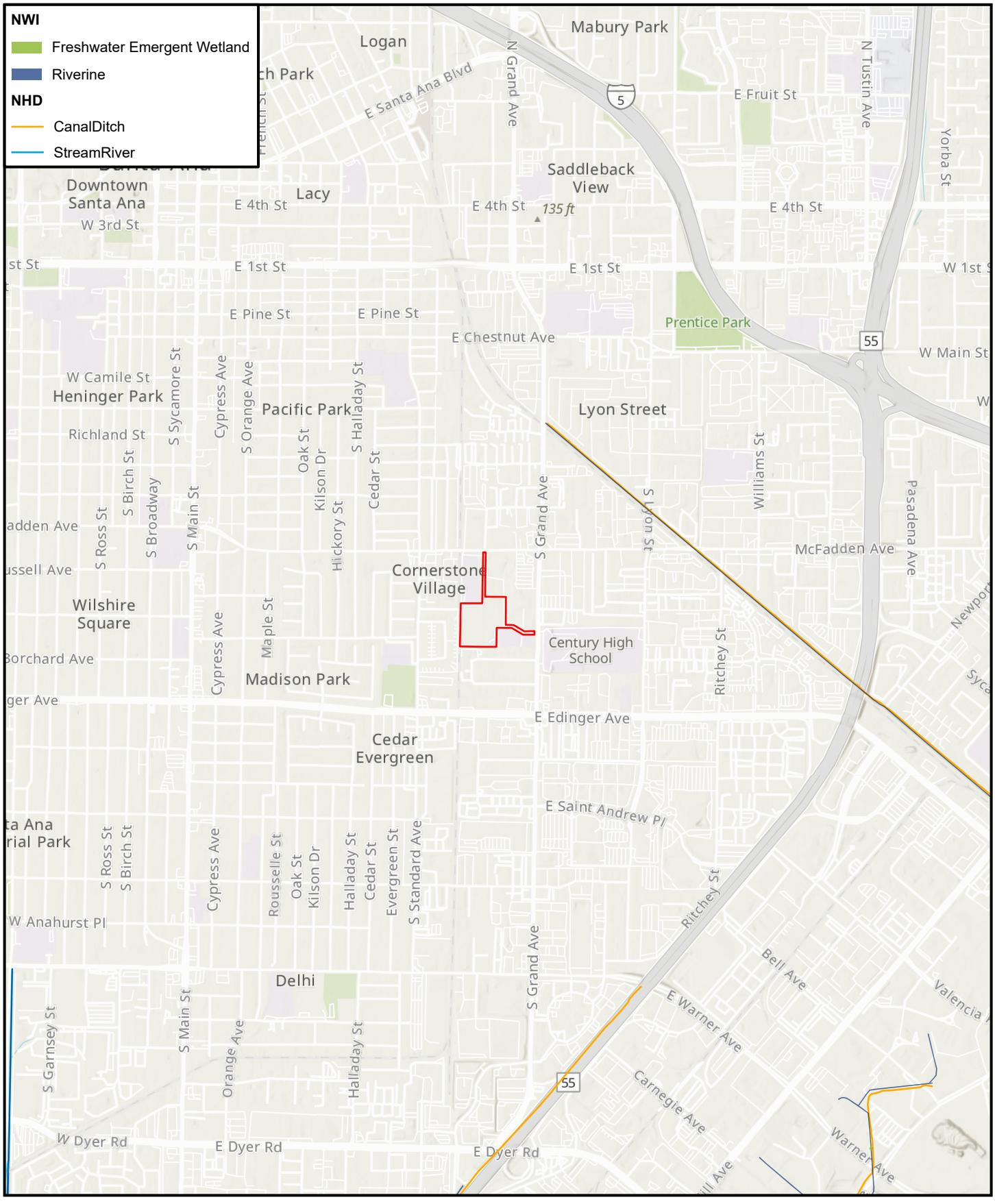

Figure 6
Grand Avenue Fleet Garage CEQA
NHD and NWI

Name: 21556 Grand Avenue Fleet Garage CEQA
Print Date: 11/17/2025 1:11 PM Author: pcarlos

CHAMBERS GROUP

3.6 JURISDICTIONAL WATERS ASSESSMENT

Pursuant to Section 404 of the Clean Water Act, the USACE regulates the discharge of dredged and/or fill material into waters of the United States. Waters of the United States include navigable waterways and wetlands adjacent to navigable waterways, non-navigable waterways, and wetlands adjacent to non-navigable waters that are contiguous with navigable waterways.

The State of California regulates discharge of dredged and/or fill material into waters of the State pursuant to Section 401 of the Clean Water Act. The RWQCB asserts jurisdiction to all those areas defined as jurisdictional under Section 404 of the Clean Water Act, plus isolated waters. As a State agency, the State Water Resources Control Board (SWRCB) regulates all waters of the State, including isolated wetlands as identified in the California Porter-Cologne Water Quality Control Act (Porter Cologne; Ca. Water Code, Div. 7, §13000 et seq.).

Jurisdictional authority of the CDFW over waters is established under Section 1600 of the Fish and Game Code, which pertains to activities that would disrupt the natural flow or alter the channel, bed, or bank of any lake, river, or stream. The Fish and Game Code stipulates that it is unlawful to substantially divert or obstruct the natural flow or substantially change the bed, channel or bank of any river, stream, or lake without notifying the CDFG, incorporating necessary mitigation, and obtaining a Streambed Alteration agreement. In addition, CDFW does not have jurisdiction over wetlands, but has jurisdiction to protect against a net loss of wetlands. CDFW supports the wetland criteria recognized by USFWS; one indicator of wetland conditions must exist for wetlands conditions to be considered present.

The Project site does not contain any potential jurisdictional waters or wetlands. The entire site is developed and lacks any natural drainages, washes, or evidence of an ordinary high-water mark (OHWM). No surface hydrology features, such as channels, culverts, or depressions that would support hydric conditions were observed during the site visit. On October 28, 2025, the site was inspected for potential waterways or jurisdictional features. No dry streambeds, defined channels, or evidence of fluvial processes were present. Vegetation across the site consisted primarily of developed and non-native landscape typical of urbanized areas. No wetland indicator vegetation, hydric soils, or wetland hydrology indicators were identified. Because no aquatic resources or wetland features were observed, a formal jurisdictional delineation is not warranted at this time. Two concrete storm drains occur along the southern entrance road. This feature is an engineered structure designed to convey site runoff and does not exhibit characteristics of a natural watercourse (no OHWM, bed, or bank). Therefore, it is not considered a jurisdictional water feature under section 404 of the Clean Water Act or section 1602 of the California Fish and Game code.

SECTION 5.0 – CONCLUSIONS AND RECOMMENDATIONS

This section summarizes the findings of the biological surveys and provides recommendations for the Project site.

5.1 SPECIAL STATUS PLANTS

The CNDDB and CNPSEI literature review resulted in a list of 44 special status plant species that have potential to occur on the Project site. Of the 44 special status plants that were evaluated for their potential occurrence onsite, there were no species that have a potential for occurrence.

Therefore, focused surveys are not required, for any special status plant species identified during the literature review on the proposed Project site.

5.2 SPECIAL STATUS WILDLIFE

Of the 14 special status wildlife species evaluated for their potential occurrence on the Project site, one has a low potential for occurrence, none have a moderate potential, and none have a high potential. The remaining 13 are absent from the site based on the lack of suitable habitat features such as riparian corridors, sage scrub, grassland, and open water. Wildlife observed onsite consisted exclusively of common urban-adapted species. No focused surveys or additional wildlife assessments are recommended.

5.3 SPECIAL STATUS HABITATS

The Project site does not contain hydrological features associated with a definable channel or wetland, pursuant to Section 404 of the Clean Water Act or Section 1603 of the CDFG code. Therefore, no ACOE or CDFG jurisdiction was identified onsite.

5.3.1 USACE and CDFW Preliminary Jurisdictional Assessment

Although the Project site is fully developed and does not contain any natural drainage or jurisdictional waters, to minimize potential stormwater impacts, Best Management Practices (BMPs) should be implemented around all storm drain inlets to prevent sediment, debris, or pollutants from entering the stormwater system during and after construction. Recommended measures include installing fiber rolls, sandbag barriers, or inlet protection devices at storm drain openings, maintaining perimeter controls around disturbed soil areas, and conducting regular inspections and street sweeping during active construction.

5.3.2 Wildlife Movement Corridors

The Project site is surrounded by dense urban development, rail lines, roadways, and commercial buildings. No wildlife corridors or habitat linkages occur onsite or in the immediate vicinity, and project construction will not impede wildlife movement.

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

DATE: _____ SIGNED: _____
Corey Jacobs, LEAD BIOLOGIST

DATE: _____ SIGNED: _____
Lisa Louie, CHAMBERS GROUP PROJECT MANAGER

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APPENDIX A – SITE PHOTOGRAPHS

APPENDIX A – SITE PHOTOGRAPHS

	Photo 1. Overview of ruderal vegetation within the Project site. Photo taken from the southwest corner of the site, facing northeast.
	Photo 2. Overview of the Project site from the southeast corner, facing west. The southern border of the Project is on the left.
	Photo 3. Overview of the Project site from the southeast corner, facing north.

	Photo 4. Overview of the parking lot where the staging area will go, facing north.
	Photo 5. Overview of the Project site from the west side of the Project. Photo facing east.
	Photo 6. Overview of the northwestern portion of the Project site, facing southeast.

	Photo 7. Depicts a ground squirrel complex at the northwestern corner of the Project site. Photo facing west.
	Photo 8. Depicts a ground squirrel skull observed outside of a burrow. No burrowing owl sign was observed at any of the burrows on site. Photo facing east.
	Photo 9. Overview of where the OC Fleet Service building will stand within the northern portion of open field. Photo facing southwest.

	Photo 10. Depicts Project area where the new northern entrance/gate will be extended. Photo facing north.
	Photo 11. Depicts Project area (currently ruderal vegetation) where the new northern entrance will be constructed at the northernmost portion of the Project site. Photo facing south.
	Photo 12. Depicts parking lot at the northeastern portion of the Project site. photo facing northeast.

	Photo 13. Depicts existing location of the new entrance on the east side of the Project site. Photo facing east.
	Photo 14. Depicts the east entrance off South Grand Avenue. Ornamental tree species line the streets. Photo facing east.
	Photo 15. Depicts stormwater drain at the eastern entrance to the Project site. Photo facing southwest.

APPENDIX B – PLANT SPECIES OBSERVED

APPENDIX B: PLANT SPECIES OBSERVED

Scientific Name	Common Name
ANGIOSPERMS (EUDICOTS)	
ANACARDIACEAE	**SUMAC OR CASHEW FAMILY**
*Schinus terebinthifolia**	Brazilian pepper tree
APOCYNACEAE	**DOGBANE FAMILY**
*Araujia sericifera**	bladder flower
*Trachelospermum jasminoides**	star jasmine
ASTERACEAE	**SUNFLOWER FAMILY**
*Erigeron bonariensis**	flax-leaved horseweed
*Lactuca serriola**	prickly lettuce
BOMBACACEAE	**BOMBAX FAMILY**
*Chorisia speciosa**	floss-silk tree
BRASSICACEAE	**MUSTARD FAMILY**
*Brassica nigra**	black mustard
CHENOPODIACEAE	**GOOSEFOOT FAMILY**
*Atriplex semibaccata**	Australian saltbush
*Salsola tragus**	Russian thistle
FABACEAE	**LEGUME FAMILY**
*Albizia lophantha**	plume acacia
GERANIACEAE	**GERANIUM FAMILY**
Erodium sp.*	erodium
MALVACEAE	**MALLOW FAMILY**
*Malva parviflora**	cheeseweed
NYCTAGINACEAE	**FOUR O'CLOCK FAMILY**
Bougainvillea sp.*	bougainvillea
POLYGONACEAE	**BUCKWHEAT FAMILY**
Polygonum aviculare subsp. *aviculare**	common knotweed
Rumex sp.*	dock
PUNICACEAE	**POMEGRANATE FAMILY**
Punica granatum+	pomegranate
SAPINDACEAE	**SOAPBERRY FAMILY**
*Cupaniopsis anacardioides**	carrotwood
TAMARICACEAE	**TAMARISK FAMILY**
*Tamarix gallica**	French tamarisk/salt-cedar
ANGIOSPERMS (MONOCOTS)	
ARECACEAE	**PALM FAMILY**
*Washingtonia robusta**	Mexican fan palm
POACEAE	**GRASS FAMILY**
*Avena barbata**	slender wild oat

*Cynodon dactylon**	Bermuda grass
*Ehrharta erecta**	panic veldt grass
*Sorghum halepense**	Johnsongrass
Stipa miliacea var. *miliacea**	smilo grass

*Non-Native Species, +Ornamental, Unlikely to be Invasive

APPENDIX C – WILDLIFE SPECIES OBSERVED

APPENDIX C: WILDLIFE SPECIES OBSERVED OR DETECTED

Scientific Name	Common Name
CLASS AVES	**BIRDS**
CORVIDAE	**JAYS & CROWS**
Corvus brachyrhnchos	American crow
CAPRIMULGIDAE	**NIGHTJARS**
Phalaenoptilus nuttallii	common poorwill
FRINGILLIDAE	**TRUE FINCHES**
Haemorhous mexicanus	house finch
TYRANNIDAE	**TYRANT FLYCATCHERS**
Sayornis nigricans	black phoebe
Sayornis saya	Say's phoebe
PARULIDAE	**NEW WORLD WARBLERS**
Setophaga coronata	yellow-rumped warbler
CLASS REPTILIA	**REPTILES**
Sceloporus occidentalis longipes	western fence lizard
CLASS MAMMALIA	**MAMMALS**
SCIURIDAE	**SQUIRRELS**
Otospermophilus beecheyi	California ground squirrel

APPENDIX D – WILDLIFE POTENTIAL FOR OCCURENCE

APPENDIX D – SPECIAL STATUS WILDLIFE SPECIES POTENTIAL FOR OCCURRENCE

Common Name (*Scientific Name*)	Status: Federal/State/Other	Habitat and Distribution	Potential to Occur
CLASS INSECTA			
Crotch's bumble bee (*Bombus crotchii*)	Candidate SE	Primarily occurs in coastal southern California in grassland and scrub habitat. Nests underground in abandoned rodent dens. Diet includes lupines, phacelias, milkweeds, sages, and more.	**Absent.** The site does not support native vegetation.
CLASS OSTEICHTHYES			
steelhead - southern California DPS (*Onorhynchus mykiss irideus* pop.10)	FE, SE	Found in the Coast Ranges from Point Conception south to the Mexican border. Spawns in cool, clear, well-oxygenated streams. They migrate from marine environments into freshwater streams and rivers to mate and spawn. Diet consists of terrestrial insects, invertebrates and their own young as well.	**Absent.** Due to a lack of suitable habitat (i.e., stream) within the Survey Area.
CLASS REPTILIA			
coast horned lizard (*Phrynosoma blainvillii*)	SSC	Found in many habitats, including oak woodlands, chaparral, coastal sage scrub, grasslands, valleys, foothills, riparian wetlands, conifer forests, and semiarid mountains at elevations up to 8,000 feet amsl. It inhabits sandy washes or areas with loose, fine, sandy soils for burying, low brush for cover, and open areas for basking. It feeds primarily on harvester ants and other native ant species.	**Absent.** Due to lack of suitable habitat within the Survey Area and no recent occurrences within its home range. No wildlife corridors where this animal could make it to the site.

Common Name (*Scientific Name*)	Status: Federal/State/Other	Habitat and Distribution	Potential to Occur
southwestern pond turtle (*Actinemys pallida*)	Proposed FT, SSC	Inhabits permanent or nearly permanent bodies of water in ponds, marshes, rivers, and streams that typically have a rocky or muddy bottom and extensive aquatic vegetation along water body margins. Requires basking sites such as partially submerged logs, vegetation mats, or open mud banks for thermoregulation. While it is considered aquatic, it leaves the water to reproduce, estivate, and overwinter.	**Absent.** Due to a lack of suitable habitat within the Survey Area and no wildlife corridors where this animal could make it to the site.
CLASS AVES			
coastal cactus wren (*Campylorhynchus brunneicapillus sandiegensis*)	SSC	Found on westward drainage slopes in southern California south into Mexico. Preferred habitat includes coastal sage scrub interlaced with patches of opuntia cactus, which it uses almost exclusively for the construction of nests. Primarily insectivorous, foraging on the ground and in vegetation for caterpillars, moths, and grasshoppers along with seeds and cactus fruits.	**Absent.** Due to the lack of suitable habitat within the survey area and no recent occurrences within its range
coastal California gnatcatcher (*Polioptila californica californica*)	FT, SSC	An obligate, permanent resident of coastal sage scrub below 2,500 feet in elevation in Southern California. Found in low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	**Absent.** Due to lack of suitable habitat within the survey area and no recent occurrences within the site. no home range nearby for any chance of this species ending up on site.
least Bell's vireo (*Vireo bellii pusillus*)	FE, SE (nesting)	Occurs in early-successional habitats along rivers with low, dense vegetation. Diet consists of insects and spiders. Requires densely vegetated riparian habitat along streams and rivers for nesting.	**Absent.** Due to lack of any habitat on or near the site.

Common Name (*Scientific Name*)	Status: Federal/State/Other	Habitat and Distribution	Potential to Occur
Burrowing owl (*athene cunicularia*)	SSC, CESA Candidate	occurs throughout open grasslands, deserts, agricultural areas, and disturbed sites with sparse vegetation across western North America and parts of Florida. The species relies on underground burrows, often created by ground squirrels or other fossorial mammals, for nesting and roosting.	**Low.** As this species has been observed 4.32 miles from the site and there is Ground squirrel burrows on site; however, low quality habitat is present within the site.
white-tailed kite (*Elanus leucurus*)	FP	Inhabits open, savanna, or grassland areas with scattered trees or tall shrubs for nesting and perching, including agricultural fields, marshes, and riparian corridors adjacent to open spaces.	**Absent.** Due to no suitable habitat for nesting or foraging.
California black rail (*laterallus jamaicensis coturniculus*)	ST	This secretive species inhabits freshwater and brackish marshes with dense, low-growing vegetation and shallow water or saturated soils. It requires stable hydrologic conditions and dense cover for foraging and nesting.	**Absent.** Due to lack of suitable habitat Last known occurrence was in 1896.
Western yellow-billed cuckoo	FT, SE	Breeds in riparian woodlands along rivers and streams in the western United States, particularly where mature cottonwood and willow forests are present. It winters in South America, migrating north each spring. In California, it primarily occurs along the Sacramento, Kern, and Colorado rivers and other large riparian corridors with dense canopy cover and abundant insect prey.	**Absent.** Due to lack of suitable habitat with no mature cottonwood-willow vegetation required for nesting. Last location was 0.2 miles away in 1918.

Common Name (*Scientific Name*)	Status: Federal/State/Other	Habitat and Distribution	Potential to Occur
CLASS MAMMILIA			
Mexican long-tongued bat (*falco peregrinus anatum*)	SSC	In California, it is primarily found in the southern portions of the state, particularly in desert and foothill regions. This nectar- and pollen-feeding species typically inhabits arid and semi-arid environments with agave, yucca, and flowering cacti, and it roosts in caves, mines, rock crevices, and occasionally buildings.	**Absent.** Due to a lack of suitable habitat and food within the Survey Area and there are no recent occurrences. One male was collected 1.02 miles away in 1995. This project site is outside of its home range.
western mastiff bat (*Eumops perotis californicus*)	SSC	Permanent resident in southern California, southern Arizona, Texas, and south to South America. It is the largest bat species in North America with a wingspan approaching two feet. Roosts in small colonies or singly on cliff faces, large boulders, and exfoliating rock surfaces. It is less commonly found in artificial structures such as buildings and roof tiles. Found in a wide variety of habitats including desert scrub, chaparral, woodlands, floodplains, and grasslands. Nursery roosts described as tight rock crevices at least 35 in deep and 2 in wide, or crevices in buildings. Nocturnal foraging range may exceed 15 mi from roost sites	**Absent.** Due to a lack of suitable habitat within the Survey Area and there are no recent occurrences.